



RENOVATIONS COMING SOON!

2701 Firestone Blvd South Gate, CA 90280

Property Highlights

- Busy Shopping Center at signalized intersection
- Fully building facelift and renovations coming soon
- Located on major east/west thoroughfare: Firestone Blvd
- Pylon Signage available
- Strong demographics with over 465,000 residents within 3 miles, average income over \$59,000, and over 108,000 households
- Across the street from the new \$65M East LA College South Gate Educational Center: Over 100,000 SF Campus serving over 7,500 students

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Available:

±624 - 8,196 SF

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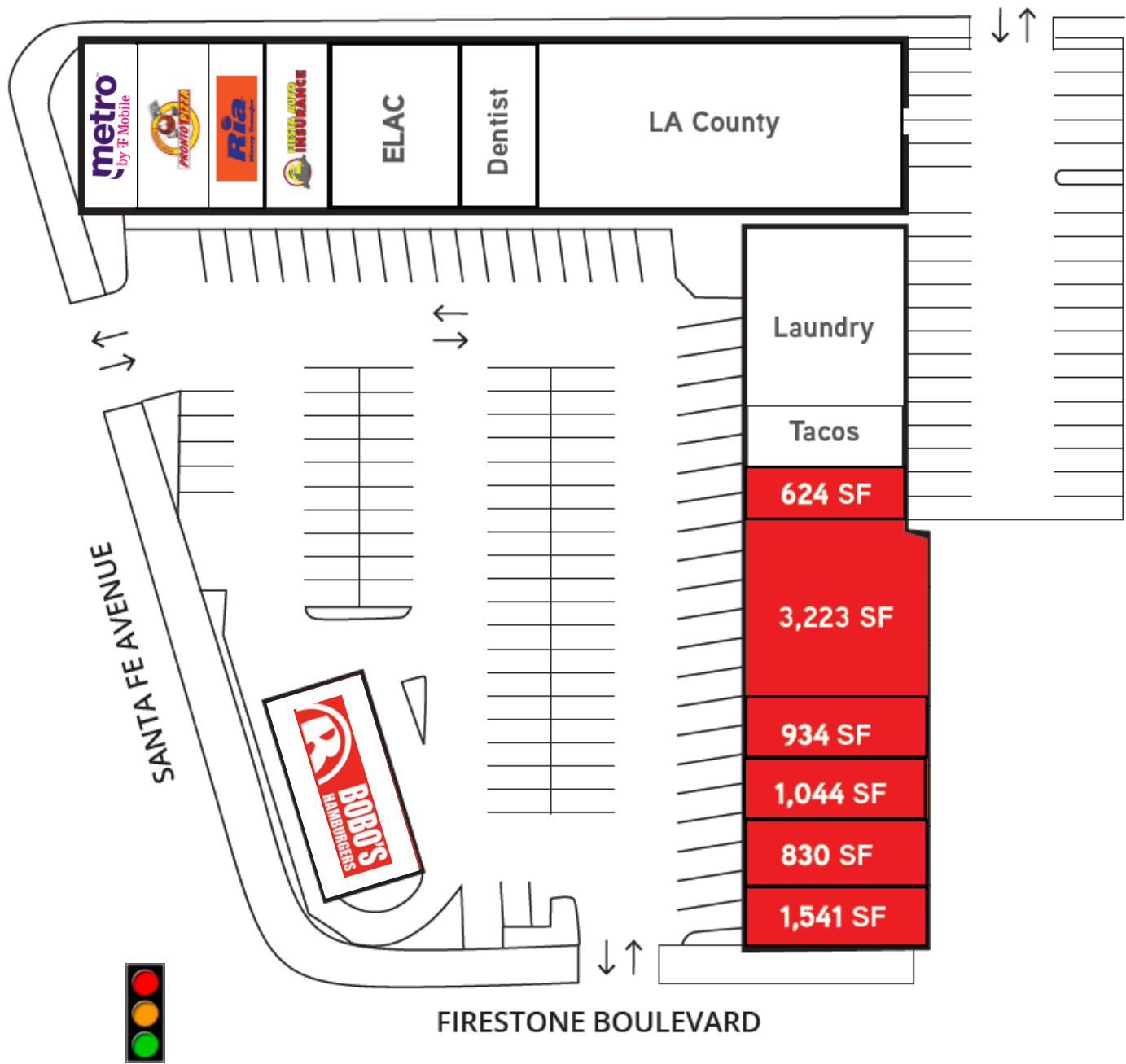
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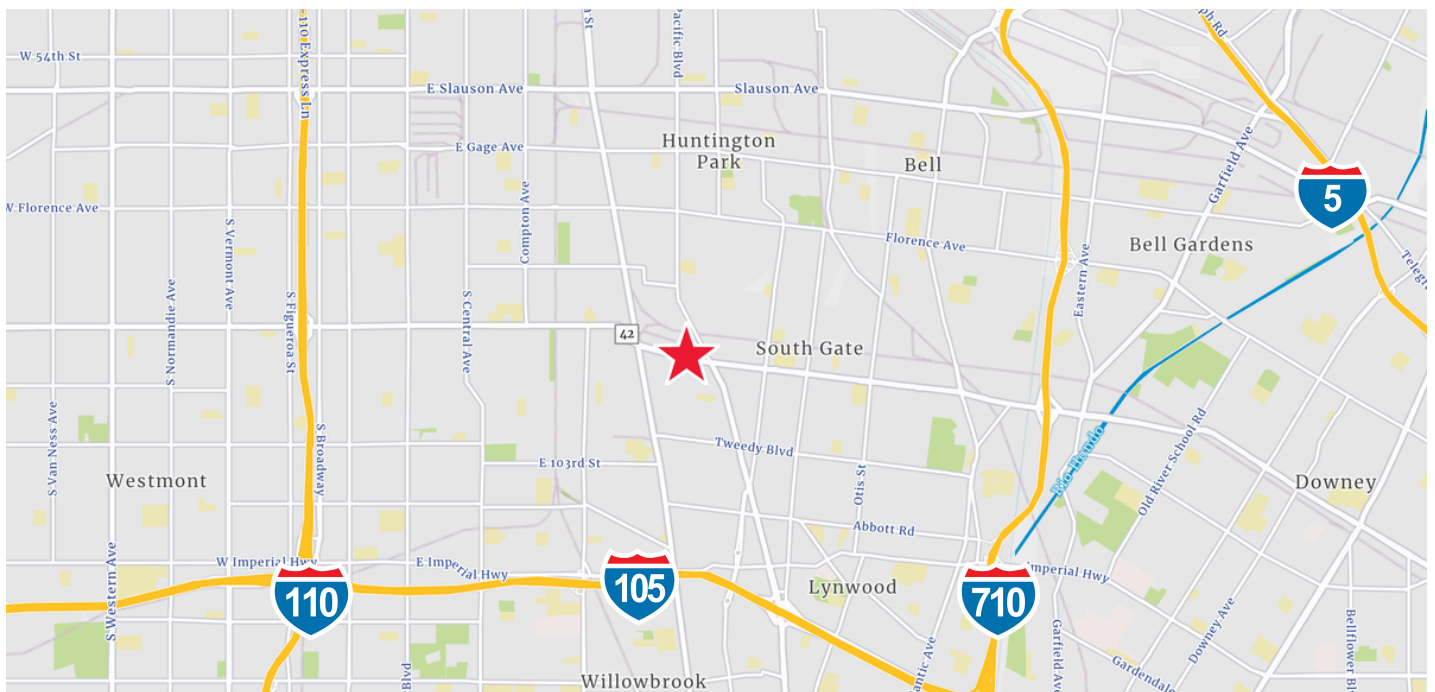
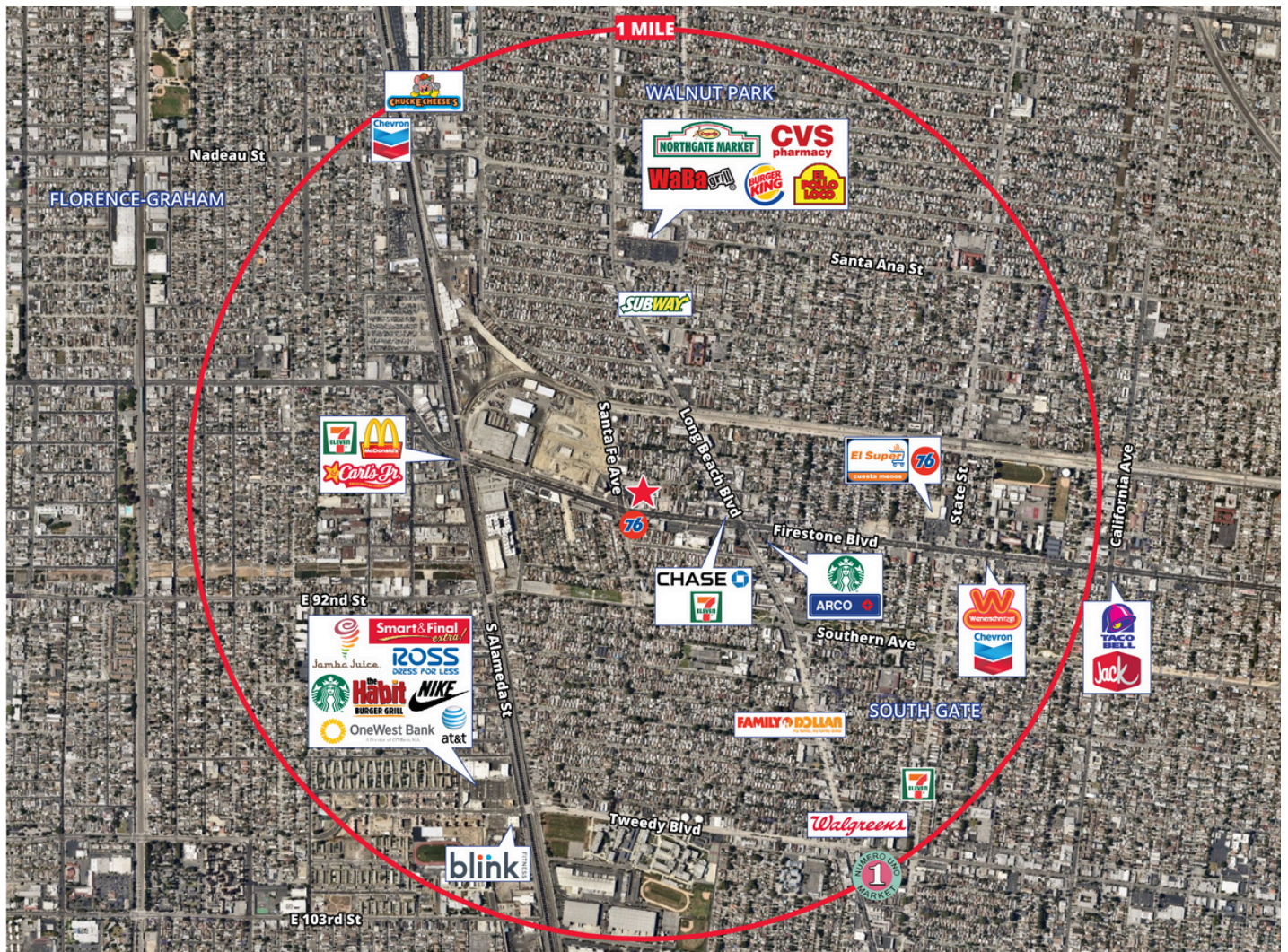
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan



- Vacant
- Potentially Available

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	53,523	432,626	1,008,341
Total Households	14,031	113,257	269,708
Total Family Households	11,798	93,077	215,445
Average Household Size	3.78	3.77	3.70
Median Age	32.9	32.6	32.9
Population Age 25+	33,894	272,108	636,965
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.13%	-0.11%	0.02%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.77%	-0.78%	-0.78%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.56%	-0.46%	-0.41%
Households	-0.04%	0.01%	0.05%
Families	-0.02%	0.03%	0.07%
Median Household Income	2.54%	2.62%	2.89%
Current Year Population by Sex			
Male Population	26,626	214,581	500,772
% Male	49.8%	49.6%	49.7%
Female Population	26,897	218,045	507,569
% Female	50.3%	50.4%	50.3%
Current Year Race and Ethnicity			
Total	53,522	432,626	1,008,342
White Alone	13.1%	12.1%	10.8%
Black Alone	3.8%	8.5%	13.4%
American Indian Alone	2.7%	2.7%	2.7%
Asian Alone	0.5%	0.6%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	60.3%	58.5%	56.0%
Two or More Races	19.6%	17.5%	16.1%
Hispanic Origin	94.0%	88.8%	82.9%
Diversity Index	62.6	68.4	73.5
Current Year Educational Attainment			
Total	33,896	272,108	636,968
Less than 9th Grade	27.2%	25.8%	24.6%
9th - 12th Grade, No Diploma	16.3%	16.4%	14.6%
High School Graduate	24.0%	25.2%	25.4%
GED/Alternative Credential	3.1%	2.6%	2.7%
Some College, No Degree	14.2%	14.2%	15.1%
Associate Degree	4.6%	5.4%	5.9%
Bachelor's Degree	8.6%	8.2%	8.7%
Graduate/Professional Degree	2.1%	2.2%	2.9%
Current Year Income and Households Summary			
Median Household Income	\$68,988	\$63,522	\$65,009
Average Household Income	\$87,774	\$81,180	\$83,825
Per Capita Income	\$23,093	\$21,344	\$22,493
Current Year Summary Business Data			
Total Businesses	831	8,873	23,048
Total Daytime Population	38,762	340,377	826,375
Daytime Population: Workers	9,167	94,598	255,991
Daytime Population: Residents	29,595	245,779	570,384

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