



SOUTH GATE CENTER

5700 Firestone Blvd SOUTH GATE, CA

FOR LEASE

40,382 SF | Space Available

± 3,000 SF | Future Pad Development

CONTACT FOR MORE INFORMATION

JACK FARLO

310.451.8171 X220
JFARLO@EPSTEEN.COM
BRE LIC: 02067149

MIKE GETZ

310.451.8171 X226
MGETZ@EPSTEEN.COM
BRE LIC: 01838728

JACK AUSTIN

310.451.8171 X221
JAUSTIN@EPSTEEN.COM
BRE LIC: 02217375

JASON GORDON

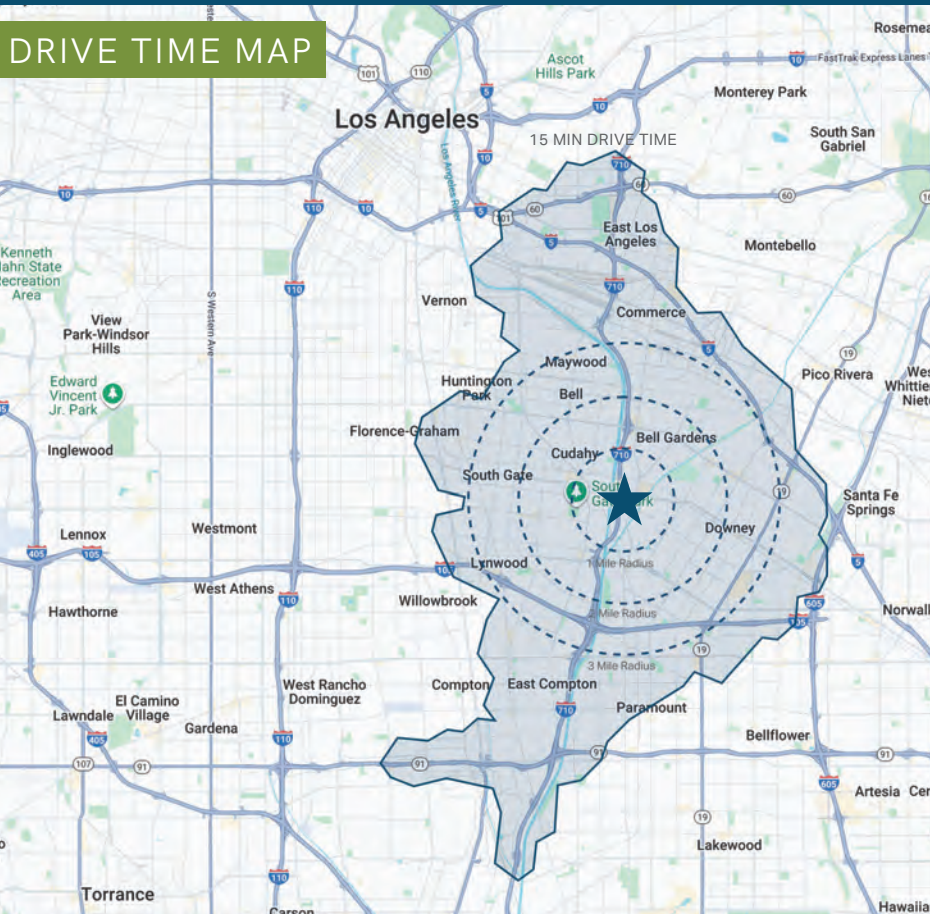
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BRE LIC: 01139740



PROPERTY DETAILS

- Anchored by Target and El Super in a high-demand trade area
- Positioned off the **710 Freeway** with **217,000+** vehicles per
- **84%** Hispanic Population in a 5 Mile radius
- Supported by **300,000+** residents and nearly **57,000+** daytime employees within three miles
- Excellent access, visibility, and ample parking

DRIVE TIME MAP



TRADE AREA MAP



DEMOGRAPHICS

Trade Area: 15 Min Drive Time



Population
1 MILE 22,307
2 MILE 134,509
3 MILE 315,765

Trade Area: 625,931



Daytime Population
1 MILE 15,911
2 MILE 40,284
3 MILE 57,602

Trade Area: 20,163



Med Household Income
1 MILE \$73,918
2 MILE \$75,863
3 MILE \$79,846

Trade Area: \$78,770



Avg Household Income
1 MILE \$71,479
2 MILE \$83,059
3 MILE \$80,867

Trade Area: \$98,355

LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 within 3 Mile Radius



90
 Meals at Restaurants



78
 Entertainment / Recreation



77
 Retail Goods



86
 Apparel & Services



76
 Home Services

This infographic contains data provided by ESRI



SOUTH GATE

South Gate Center offers an exceptional drive-thru opportunity in the heart of South Gate, positioned to capture strong daily traffic and high-volume consumer demand. Located along a heavily traveled corridor with excellent visibility and convenient access, the center is ideally suited for drive-thru concepts such as coffee, quick-service Mexican food, or other fast-casual operators that rely on speed, convenience, and repeat visits. The surrounding dense residential base and nearby employment centers support consistent all-day traffic, while the site configuration allows for efficient circulation and stacking.

In addition, the property is well positioned for EV charging, benefiting from strong commuter patterns and extended dwell times associated with food and beverage uses. South Gate Center combines location, accessibility, and market fundamentals that make it a natural fit for high-performing drive-thru and future-forward concepts seeking to establish a strong presence in this dynamic trade area.



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