

FOR LEASE

5700 Firestone Boulevard

South Gate, CA 90280



Pad Opportunity

±2,500 SF - 3,000 SF

Potential Pad Development

**Subject to approval from Anchor Tenant(s)*

CONTACT

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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

DESCRIPTION

- Established Target and El Super anchored center in highly sought after market filled with some of the nation's top retailers
- National and regional anchors create a symbiotic customer draw for both daily needs and destination purchases
- Outstanding densities and demographics in the immediately surrounding area with a population of over 330,000 within a 3 mile radius
- Strategically located along one of the trade area's most successful retail corridors with easy access from Firestone (approx 48,700 cars per day) and the 710 Freeway (225,100 cars per day)

2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,748	330,238	849,426
Avg Household Income	\$77,148	\$85,300	\$83,038
Daytime Population	6,686	90,055	252,959

Source: Esri

TRAFFIC COUNTS

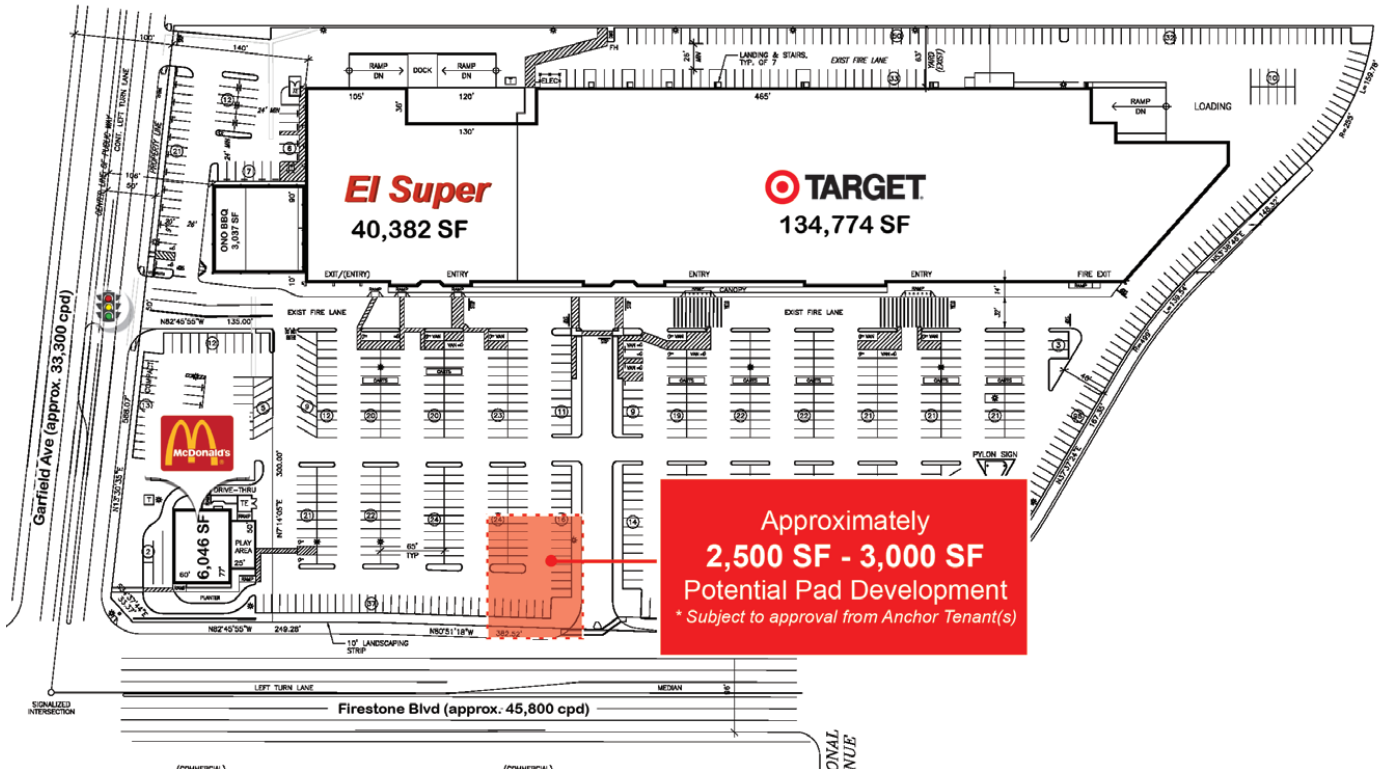
Firestone Boulevard	approx. 48,700cpd
Garfield Avenue	approx. 30,000 cpd
710 Freeway	approx. 225,100 cpd

Source: Costar

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Site

Downey

Walmart
Marshalls
WING-STOP
WELLS FARGO
petco
FIVE BELOW
carter's

Michels
ROSS
DANIEL'S
ULTA
CVS
Habit

FOREVER 21
IN-N-OUT
FRIDAYS
Sams
Wendy's

curacao
Food 4 Less
Spectrum
Denny's
verizon
T-Mobile

RITE AID
O'Reilly AUTO PARTS
Wal-Mart Gas
Waba
GameStop

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