

OWNER/USER/INVESTOR PURCHASE OPPORTUNITY

South Gate Auto Repair Facility

9501-9511 Atlantic Avenue, South Gate, CA 90280

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum



4,286± SF Building on 15,270± SF of Land

**9501-9511 ATLANTIC AVENUE
SOUTH GATE, CA 90280**

Property Details

Building Area: 4,286± SF

Land Area (Per Assessor Plat Map): 15,270± SF

Year Built: 1945

Construction: Masonry

Bays: 5

Parking: 22± Surface Spaces

Zone: SGCM

Assessor's Parcel Number: 6222-026-041

Traffic Count: 27,160 Vehicles Per Day (2022)

Property Highlights

- Prime auto repair facility for sale
- Ideal for owner/user or investor
- Large lot with parking for 22± vehicles
- Heavy traffic signalized corner location
- Fantastic signage and exposure
- Southwest corner of Atlantic Avenue and Southern Avenue
- 3 blocks south of Firestone Boulevard
- 1/2-mile west of the Long Beach (710) Freeway and 2-miles north of the Century (105) Freeway
- Adjacent to Cudahy and Bell Gardens

Asking Price: \$2,300,000

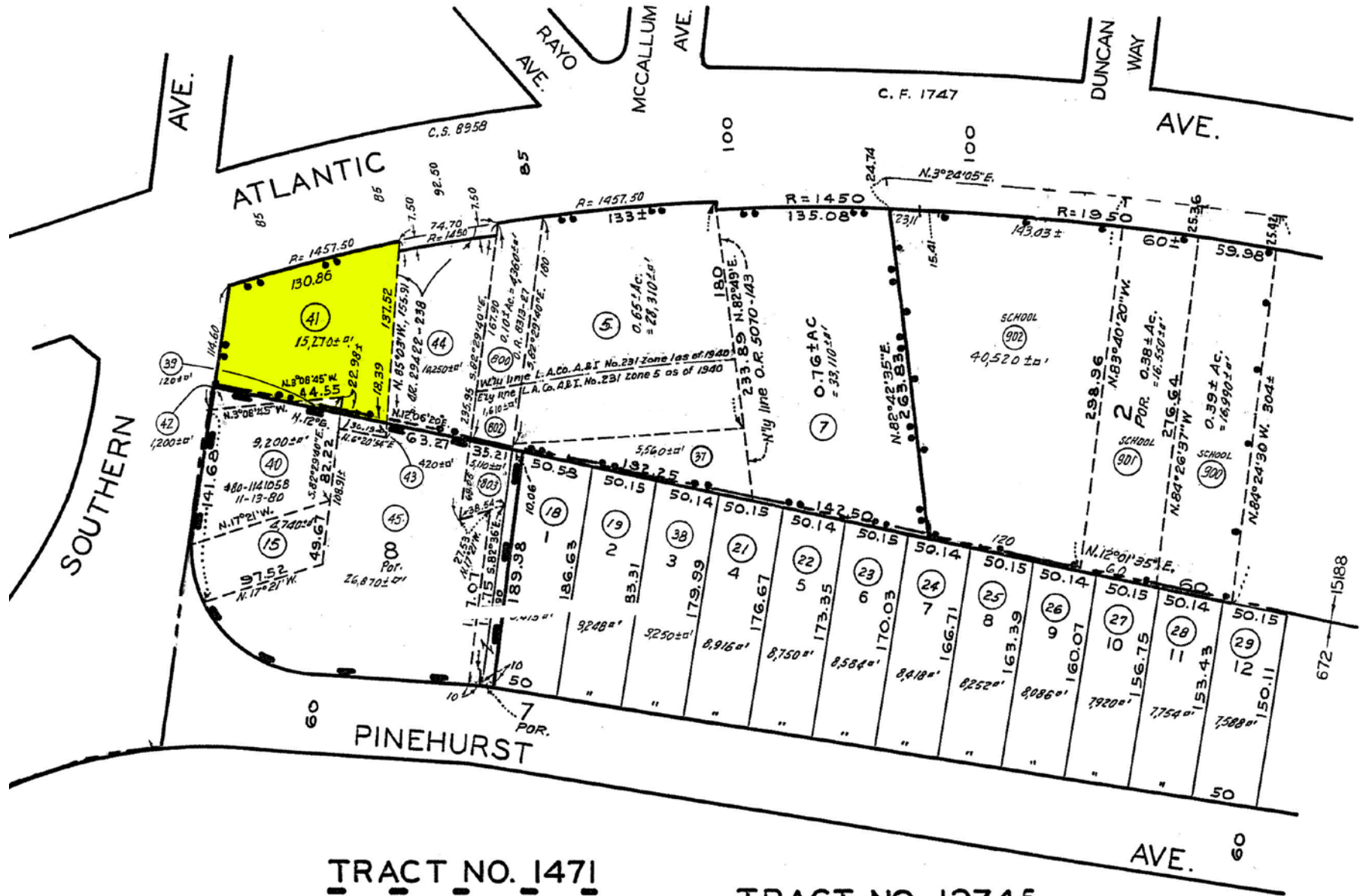
Property Photo



Aerial Photo

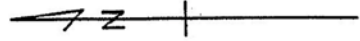


Plat Map



TRACT NO. 1471
M.B. 18-167

TRACT NO. 12745
M.B. 241-50



Area Aerial



Downtown Los Angeles

Azalea Shopping Center

South Gate Park

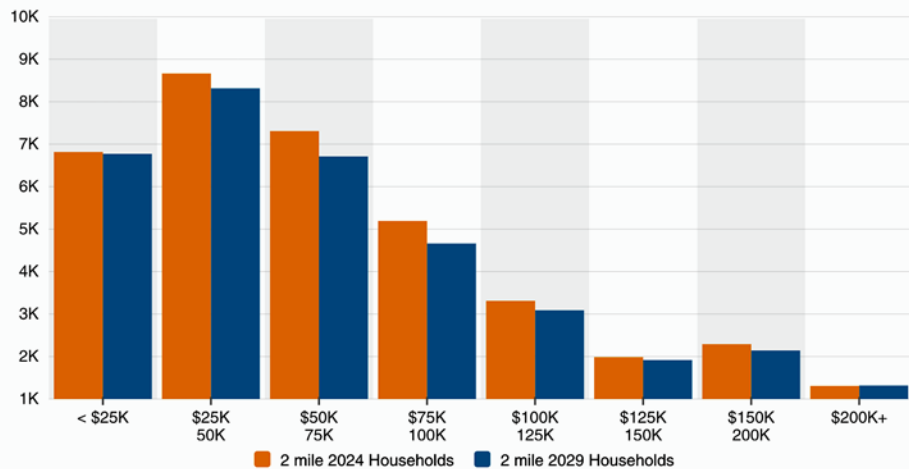
Sepulveda Blvd

Southern Ave

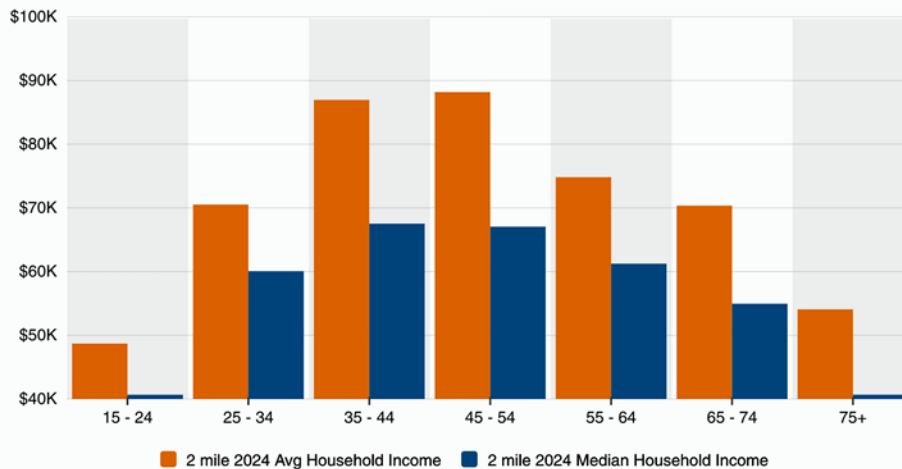
SUBJECT

Area Demographics

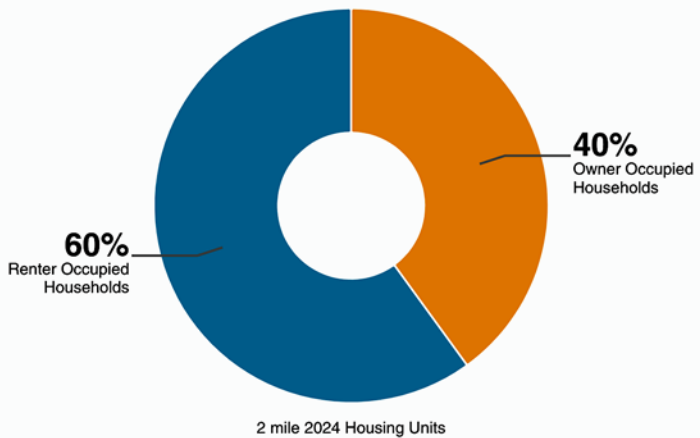
Household Income



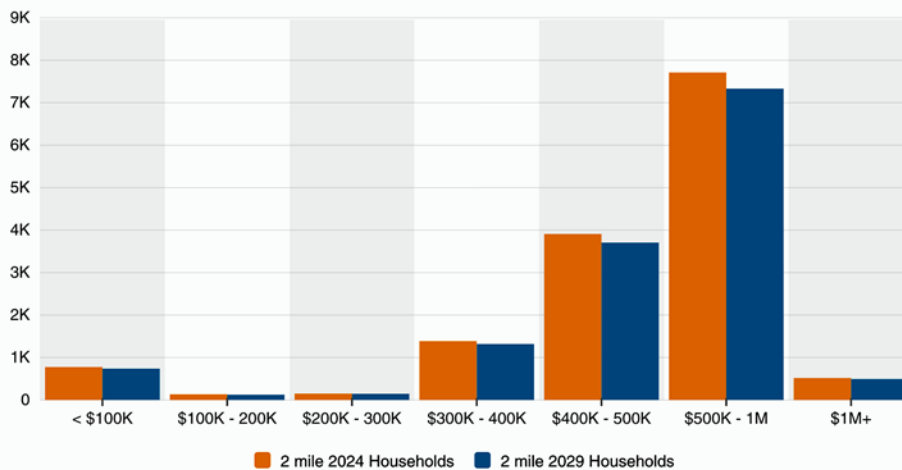
Household Income By Age



Housing Occupancy



Home Values



9501-9511 Atlantic Avenue
South Gate, CA 90280

4,286± SF Building
15,270± SF of Land

Heavy Traffic Auto Repair Facility
Signalized Corner Location



Exclusively offered by

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