

# 2ND GEN

RESTAURANT & RETAIL  
FOR LEASE AT RINCON DEL SOL



**DANIEL BARRIGA**  
CALDRE #02031360  
949.608.4886  
DANIEL@CBM1.COM

**AARON GUIDO**  
CALDRE #01924252  
714.769.6117  
AARON@CBM1.COM

**CBM1.COM**

**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS



# PROPERTY SUMMARY

RINCON DEL SOL SHOPPING CENTER | 9849 ATLANTIC AVE, SOUTH GATE, CA 90280

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## PROPERTY DESCRIPTION

Rincon Del Sol Shopping Center offers a rare opportunity to lease prime inline retail or restaurant space in a high-traffic South Gate corridor—ranging from a fully built-out second-generation restaurant to a smaller inline retail suite—this corner lot property boasts excellent visibility, ample parking, and strong co-tenancy. The center is professionally managed and ideally suited for QSR, fitness, medical, or service-oriented uses seeking a strategic infill location in a densely populated trade area.

## LOCATION DESCRIPTION

Situated at the signalized intersection of Atlantic Avenue and Tweedy Boulevard, Rincon Del Sol sits in the heart of South Gate's bustling Mid-Cities submarket. This ±1.43 acre site benefits from over 44,000 combined vehicles per day and dual access points on both major streets. Anchored by successful neighborhood-serving tenants, the shopping center is surrounded by dense residential housing, public schools, and is less than a mile from the Walmart Supercenter. The location also provides easy access to the 710 and 105 freeways, making it a convenient destination for both local and regional consumers.

## PROPERTY HIGHLIGHTS

- Corner Lot with 155' Frontage on Atlantic Ave & 185' on Tweedy Blvd
- 92 Surface Parking Spaces | 4.31/1,000 SF Ratio
- Strong Neighborhood Demographics & Walk Score of 77
- High Visibility Signage & Pylon Opportunity
- Co-tenancy includes The Pan, MacroFit, Farmers Insurance & more
- Proximity to Walmart, Legacy High (2,814 students), and Tweedy Elem. (535 students)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,165	97,557	239,141
Total Population	26,976	372,409	897,074

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## AVAILABLE SPACES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,157 - 2,680 SF	Lease Rate:	\$2.25 - \$4.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite C/D	Available	1,157 - 2,315 SF	NNN	\$2.25 SF/month	±1,157–2,315 SF inline retail shop space available
Freestanding Restaurant	Available	2,680 SF	NNN	\$4.00 SF/month	±2,680 SF fully built-out restaurant with hood and potential Type 41 license

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## SITE PLAN

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**DANIEL BARRIGA**  
 CALDRE #02031360  
 949.608.4886  
 DANIEL@CBM1.COM

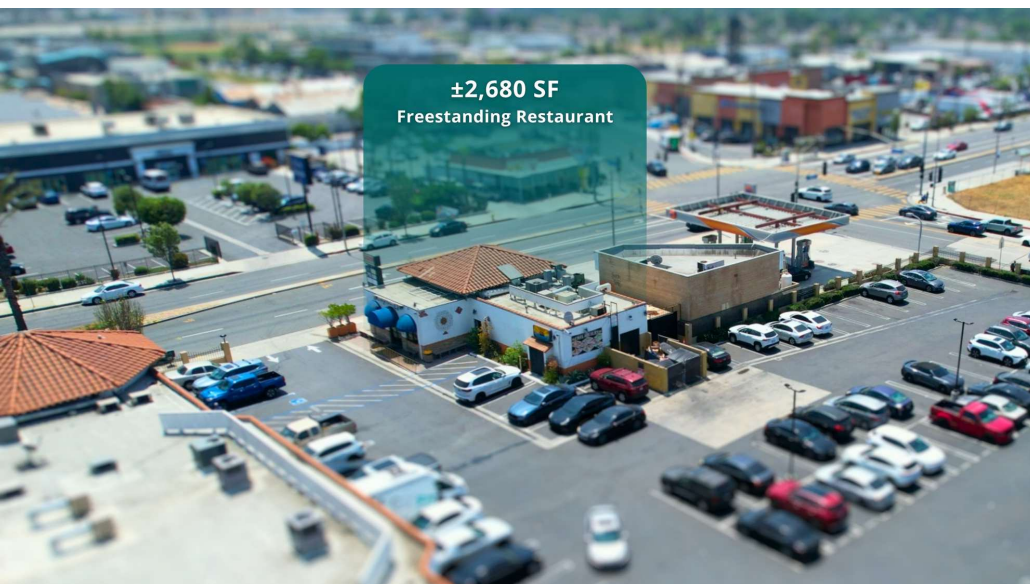
**AARON GUIDO**  
 CalDRE #01924252  
 714.769.6117  
 AARON@CBM1.COM



## ADDITIONAL PHOTOS

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**DANIEL BARRIGA**  
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## RETAILER MAP

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**DANIEL BARRIGA**

CALIRE #02031360

949.608.4886

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**AARON GUIDO**

CALIRE #01924252

714.769.6117

AARON@CBM1.COM

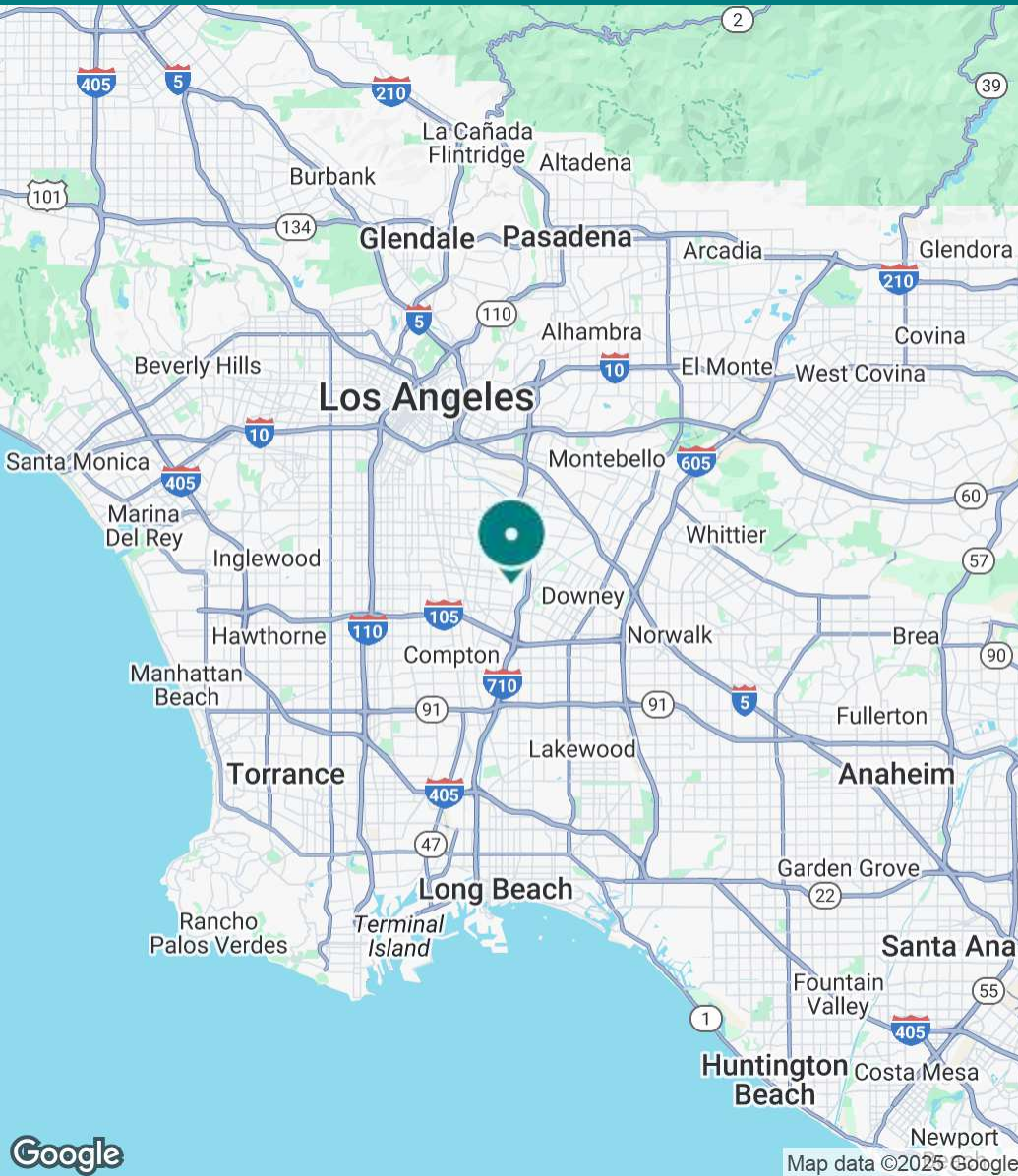
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## LOCATION MAP

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**DANIEL BARRIGA**

CALBRE #02031360

949.608.4886

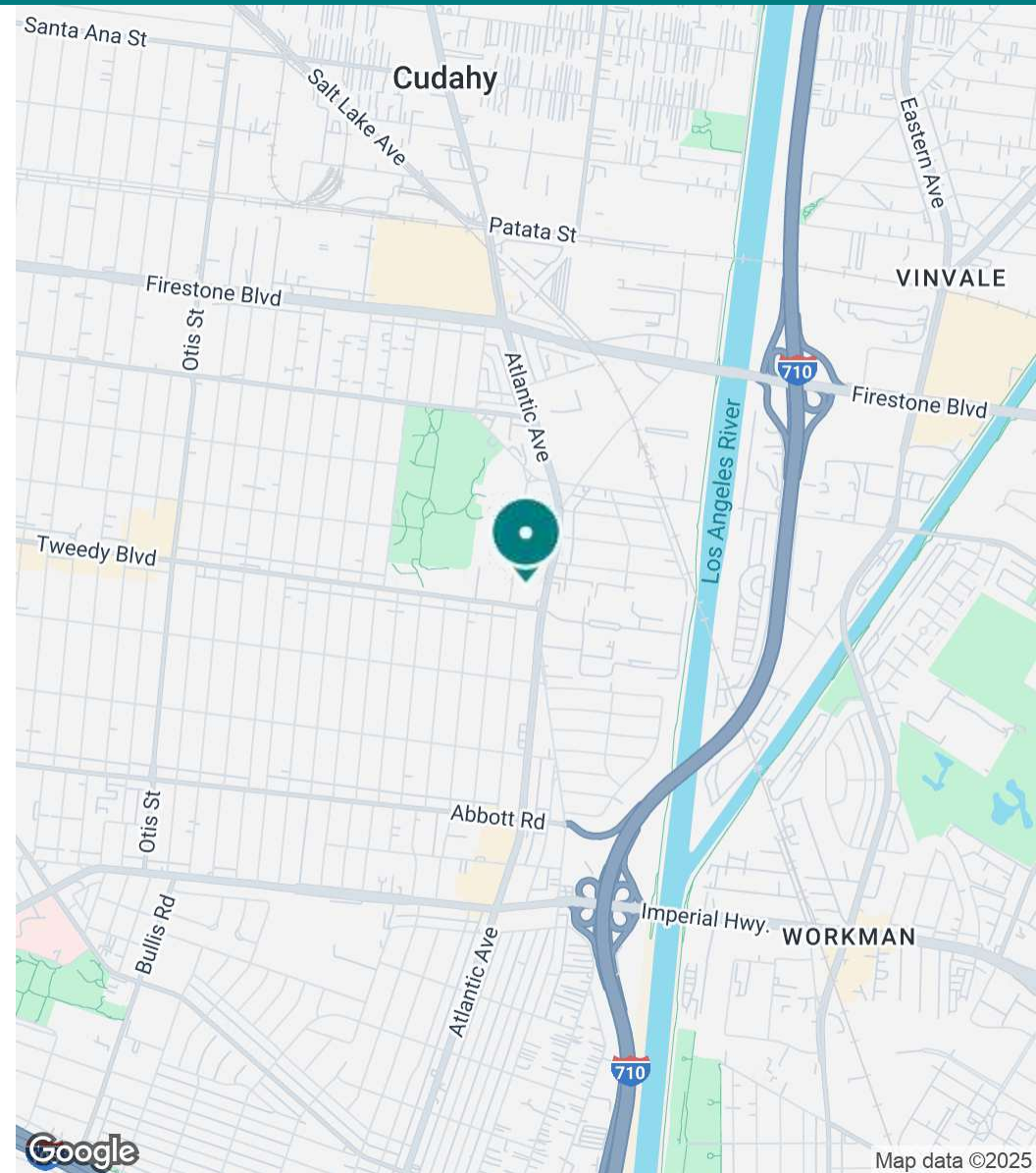
DANIEL@CBM1.COM

**AARON GUIDO**

CalDRE #01924252

714.769.6117

AARON@CBM1.COM



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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,976	372,409	897,074
Average Age	38	37	36
Average Age (Male)	38	36	36
Average Age (Female)	39	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,165	97,557	239,141
Persons per HH	3.8	3.8	3.8
Average HH Income	\$87,953	\$83,701	\$85,537
Average House Value	\$650,522	\$668,231	\$663,133
Per Capita Income	\$23,145	\$22,026	\$22,509

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	15.30%	14.90%	14.20%
Population Black (%)	2.30%	3.80%	7.90%
Population American Indian (%)	5%	3.10%	2.60%
Population Asian (%)	0.80%	1.40%	2.60%
Population Pacific Islander (%)	0.10%	0.20%	0.30%
Population Other (%)	53.60%	56.20%	53.20%

Map and demographics data derived from AlphaMap

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949.608.4886

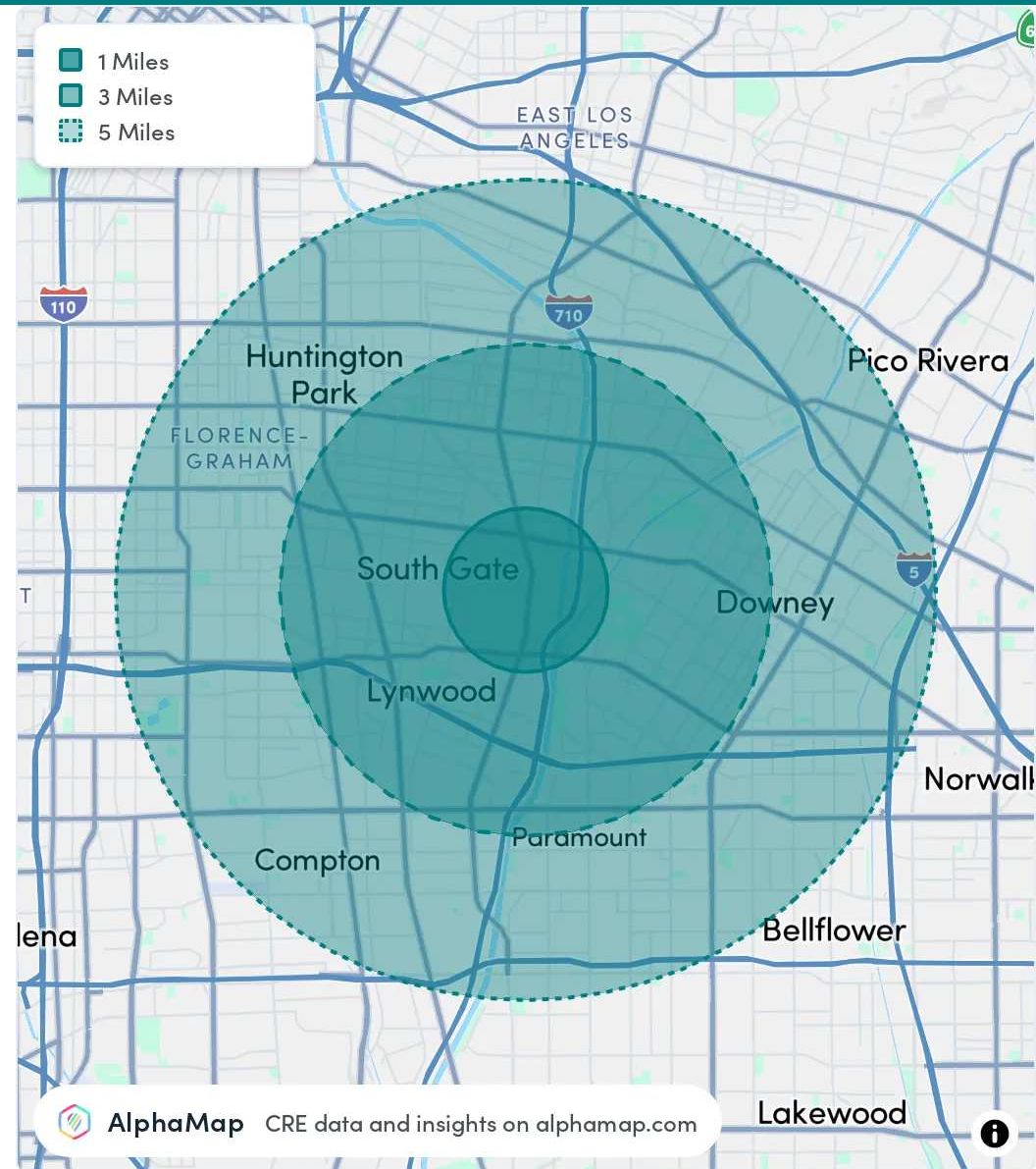
DANIEL@CBM1.COM

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## MEET THE TEAM

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**DANIEL BARRIGA**

Vice President

**Direct:** 949.608.4886 **Cell:** 714.394.5052  
daniel@cbm1.com



CalDRE #02031360



**AARON GUIDO**

Senior Vice President

**Direct:** 714.769.6117 **Cell:** 714.335.9887  
Aaron@cbm1.com



CalDRE #01924252

**DANIEL BARRIGA**

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

**AARON GUIDO**

CalDRE #01924252

714.769.6117

AARON@CBM1.COM