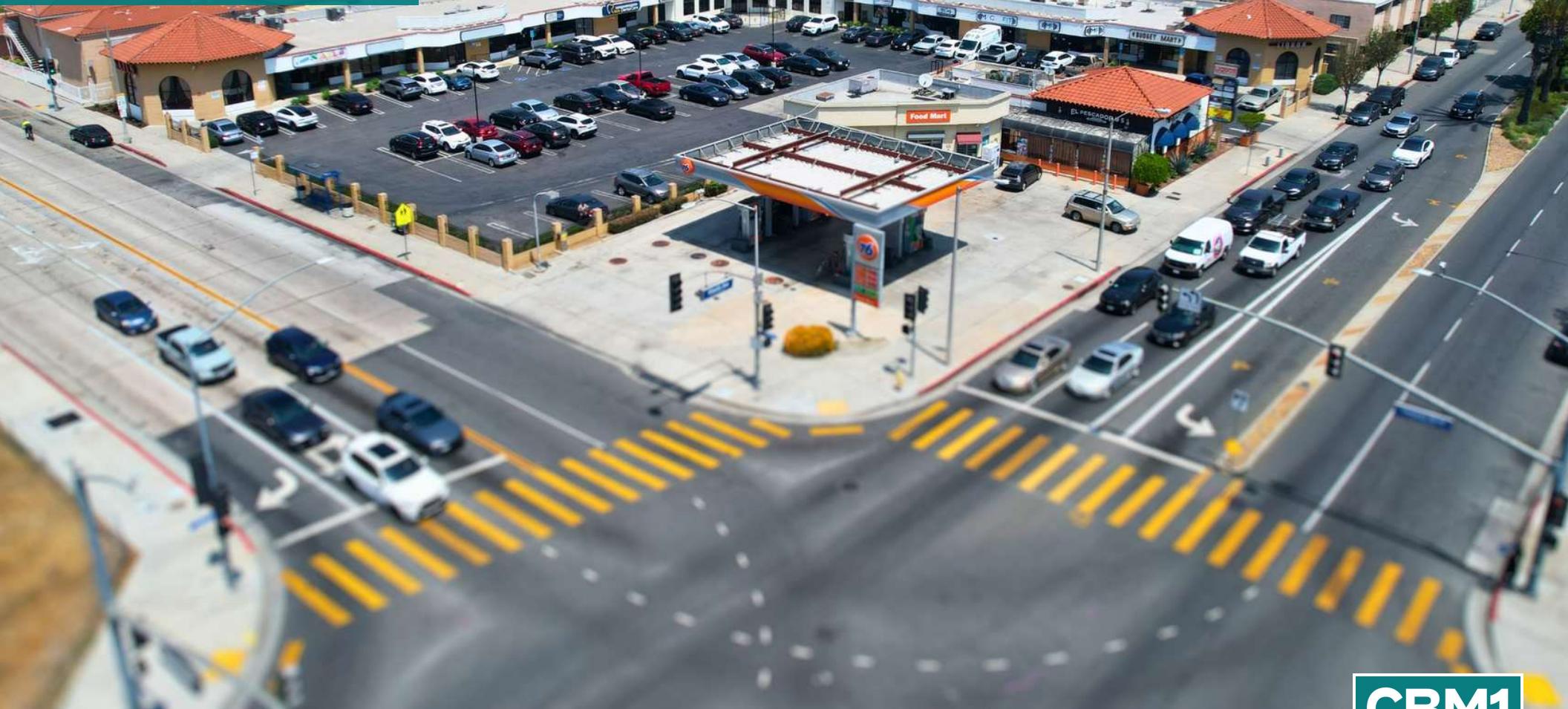


2ND GEN

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

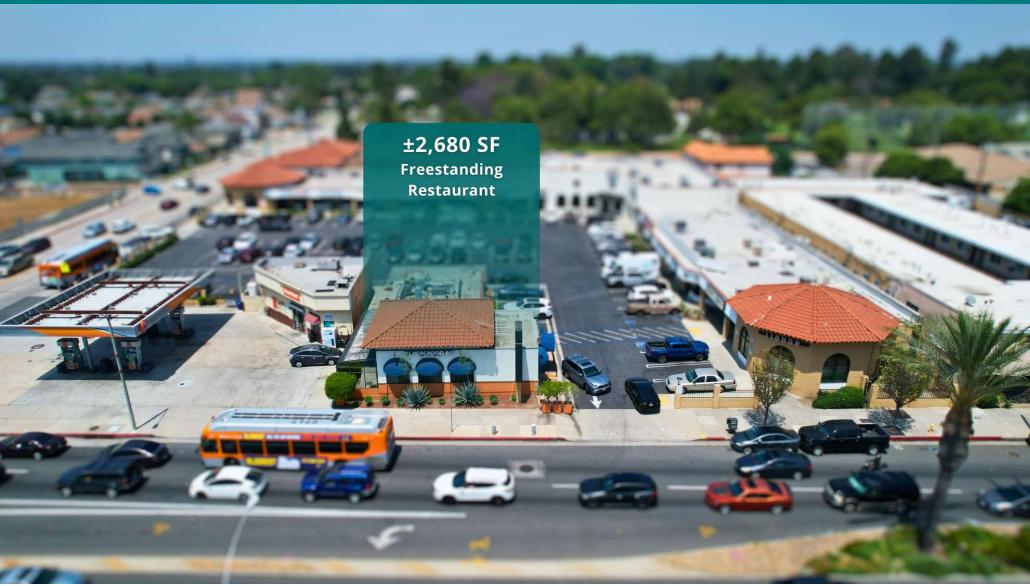
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

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

BROCHURE | PAGE 2



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CalDRE #01924252
714.769.6117
AARON@CBM1.COM

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

AVAILABLE SPACES

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

BROCHURE | PAGE 3



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

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

SITE PLAN

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

BROCHURE | PAGE 4



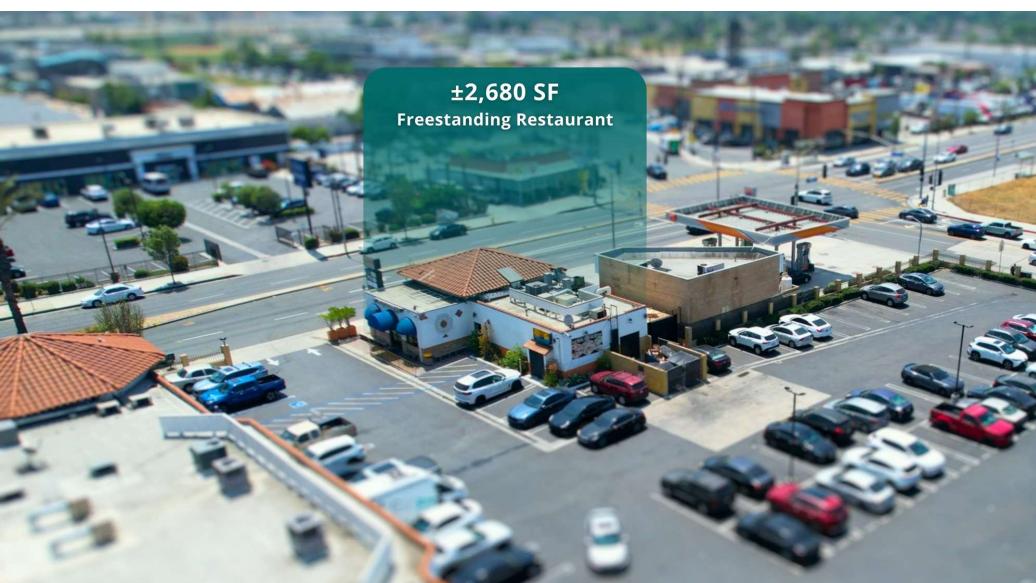
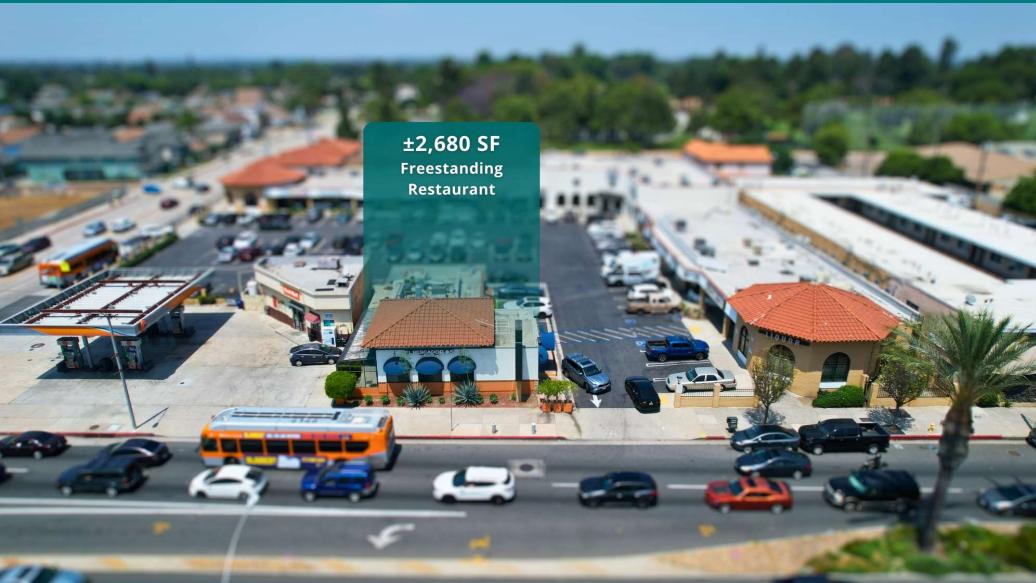
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

ADDITIONAL PHOTOS

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

BROCHURE | PAGE 5



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CalDRE #01924252
714.769.6117
AARON@CBM1.COM

RETAILER MAP

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

BROCHURE | PAGE 6



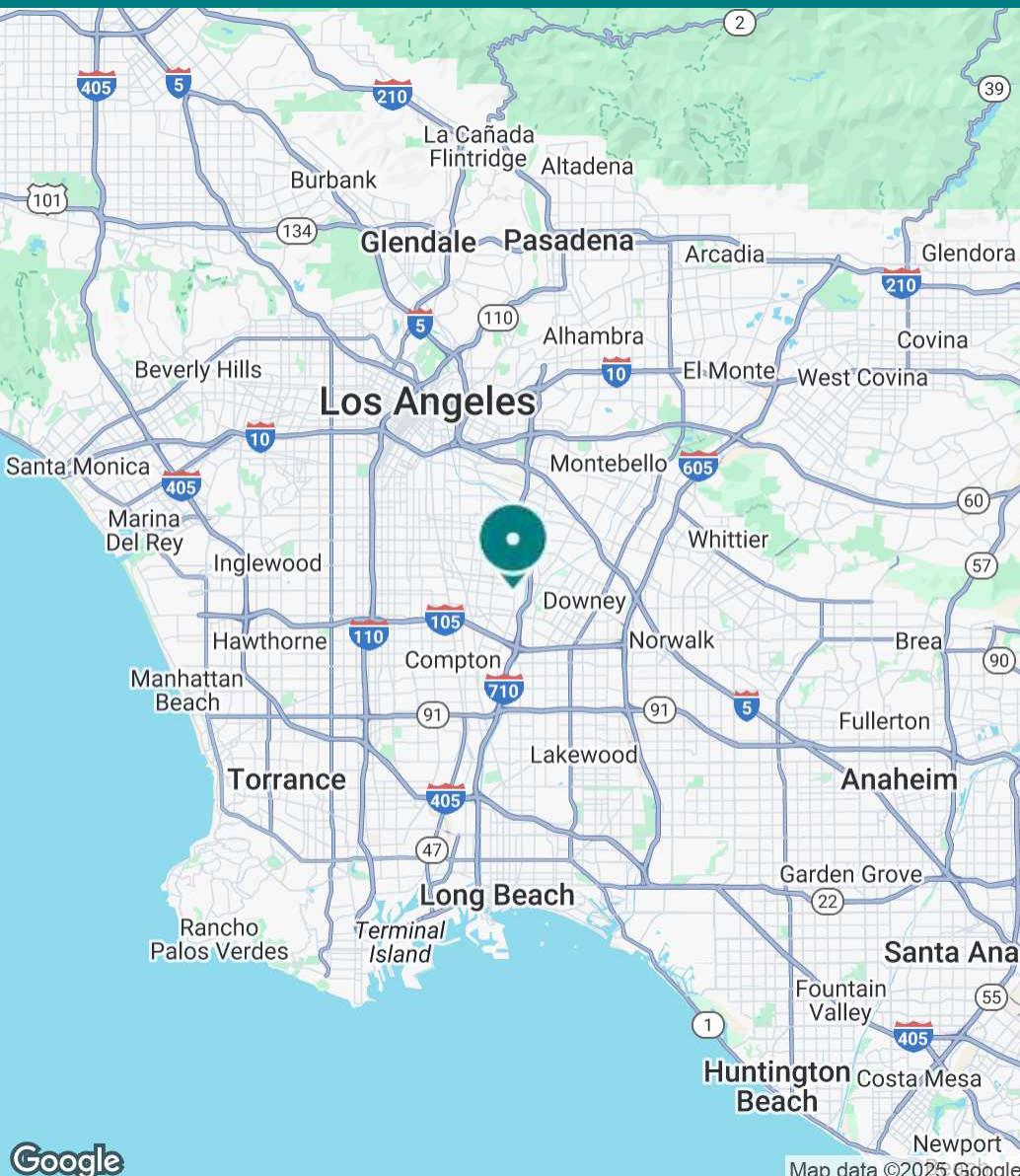
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

LOCATION MAP

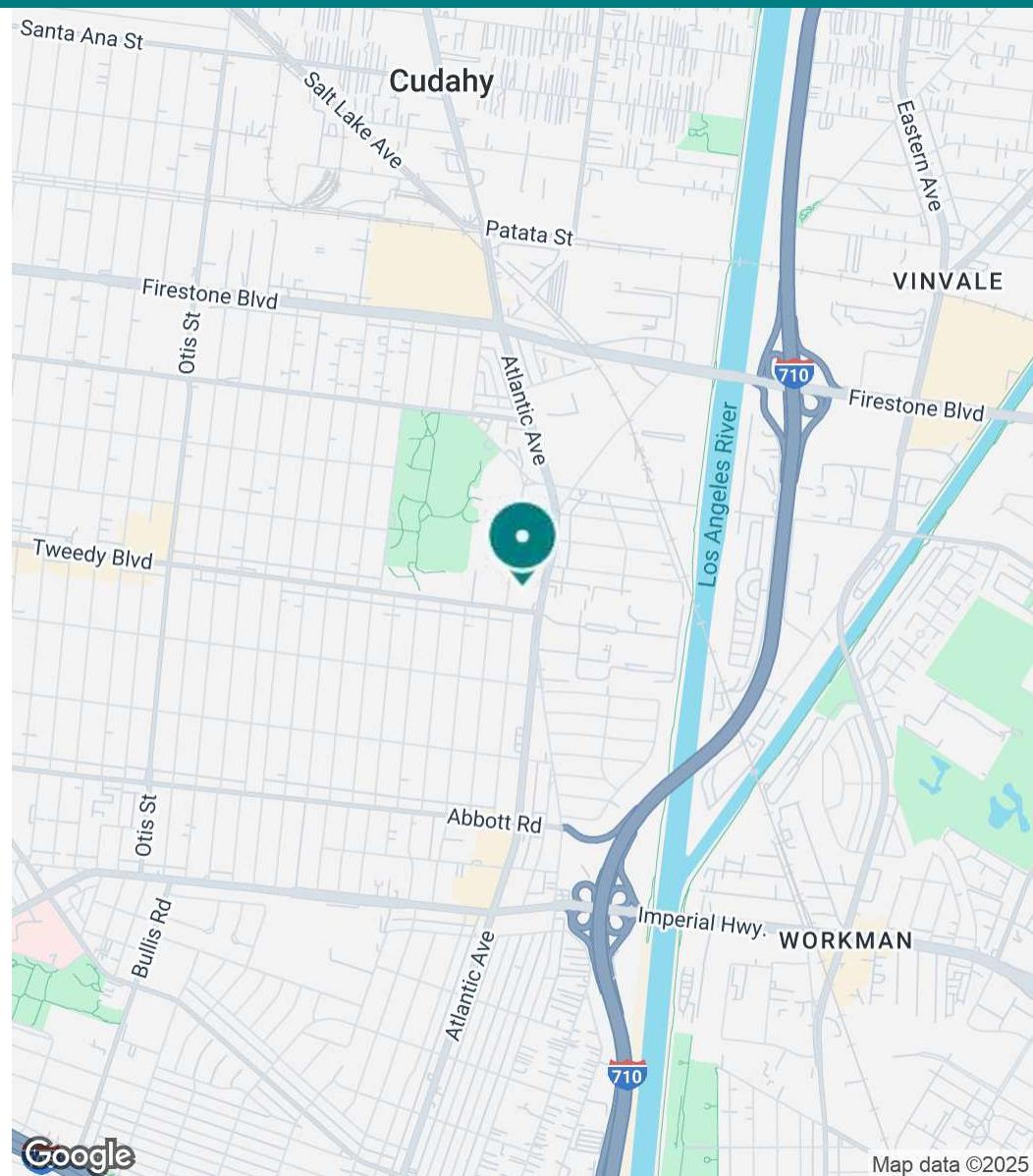
RINCON DEL SOL SHOPPING CENTER | 9849 ATLANTIC AVE, SOUTH GATE, CA 90280

BROCHURE | PAGE 7



Google

Map data ©2025 Google

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM**AARON GUIDO**
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

Map data ©2025 Google

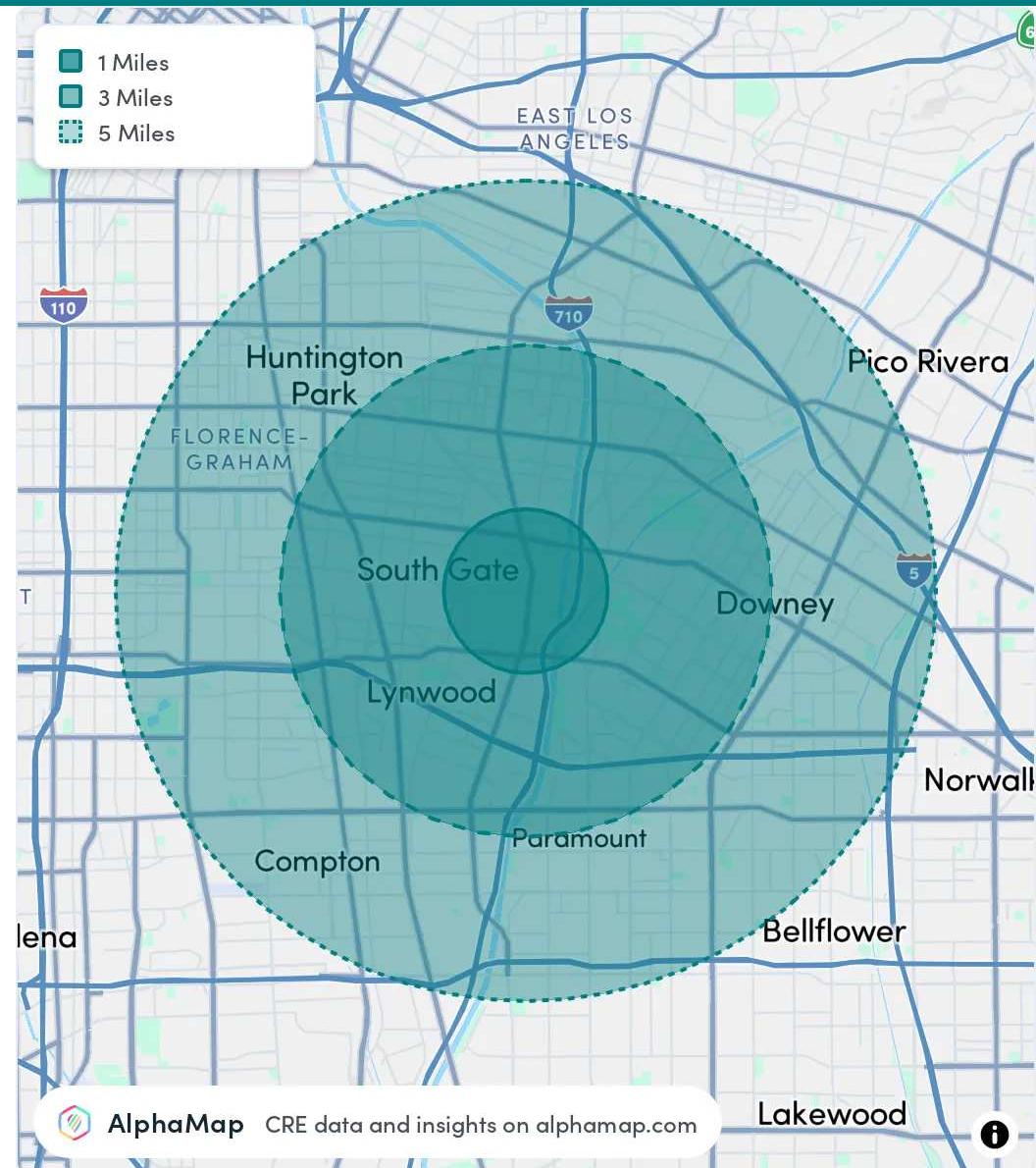
AREA ANALYTICS

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

BROCHURE | PAGE 8

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



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CalDRE #01924252
714.769.6117
AARON@CBM1.COM

MEET THE TEAM

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

BROCHURE | PAGE 9



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