

SOUTH GATE PLAZA

**±14,054 SF & ±6,046 SF FOR LEASE
(CAN BE COMBINED TO ±21,000 SF)**

9715 Otis St, South Gate, CA 90280



TWEEDY BLVD



OTIS STREET

**±14,054 SF AND ±6,046 SF
FOR LEASE
(CAN BE COMBINED TO ±21,000 SF)**

**±383,400 RESIDENTS
(3-MILE RADIUS)**

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PROGRESSIVE
REAL ESTATE PARTNERS



Presented By



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Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+



PROPERTY HIGHLIGHTS

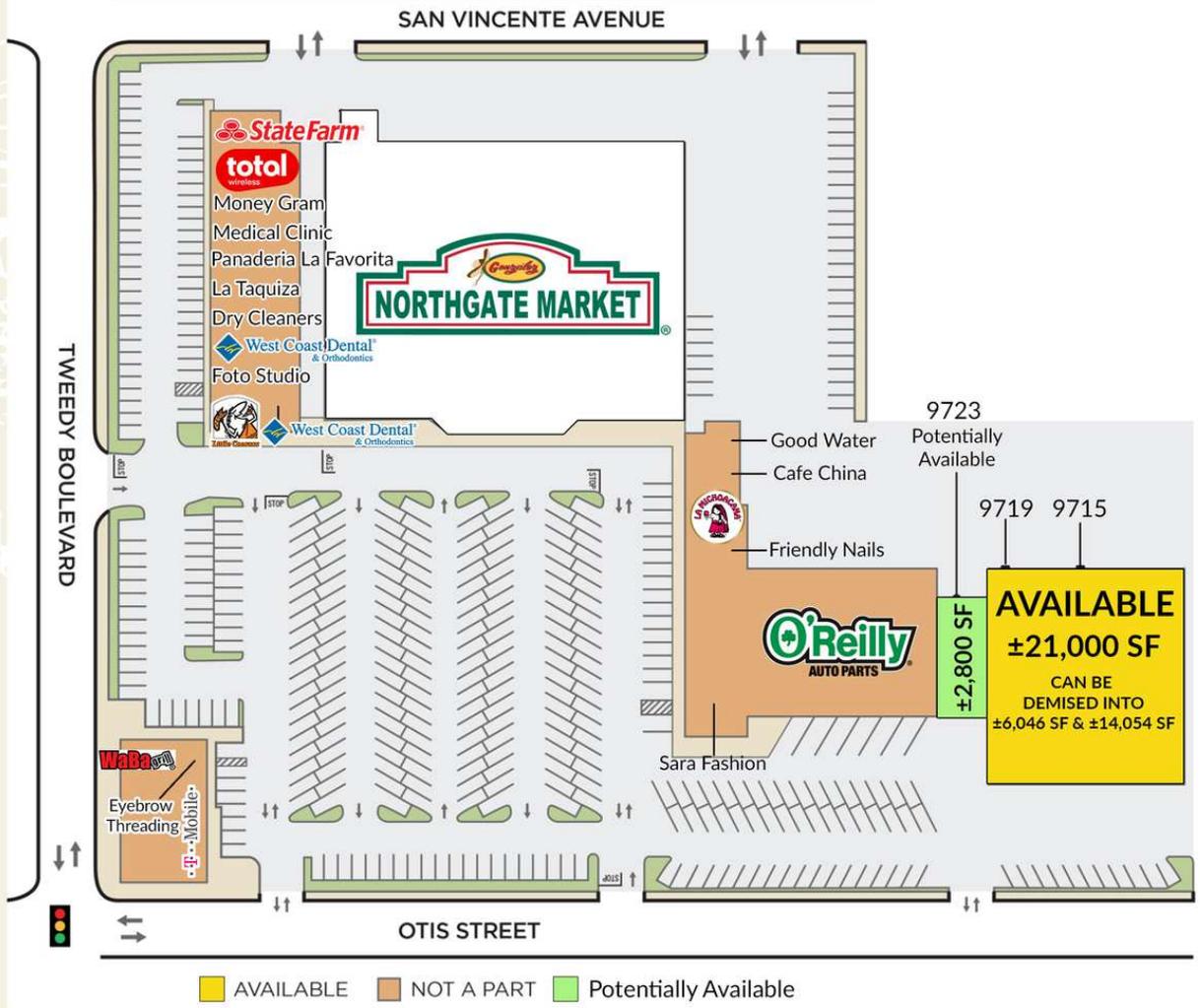
- Anchored by Northgate Markets, Southgate Plaza captures approximately 2.2M annual visits (Placer AI), demonstrating strong foot traffic and built-in customer loyalty as a trusted daily-needs shopping destination.
- ±21,000 SF anchor for lease (can also be demised into ±6,046 SF and ±14,054 SF) at South Gate Plaza with street front visibility and pylon signage opportunity.
- Strategically positioned at Tweedy Boulevard and Otis Street along the renowned "Tweedy Mile"—South Gate's historic downtown commercial district since the early 1800s and the heart of the city's retail and dining scene.
- Surrounded by over 383,400 people within 3 miles, creating robust everyday demand from a highly concentrated residential base.
- Well-curated tenant mix including Northgate González Market, O'Reilly Auto Parts, T-Mobile, West Coast Dental, La Michoacana, and Taqueria Gonzales—creating a one-stop destination that maximizes convenience and cross-shopping opportunities.



SITE PLAN

Site Plan South Gate Plaza

4155 Tweedy Blvd., South Gate CA - 9715 Otis St., South Gate CA 90280



Tenants

ADDRESS	TENANT	SF
4155	NORTHGATE MARKET	50,000
9723	Potentially Available	±2,800 SF
9719	AVAILABLE	±21,000 SF
9715		

CAN BE DEMISED INTO
±6,046 SF & ±14,054 SF

**±14,054 SF AND ±6,046 SF
FOR LEASE
(CAN BE COMBINED TO ±21,000 SF)**

YOUR NAME HERE

YOUR NAME HERE

RETAILER & TRAFFIC GENERATOR MAP

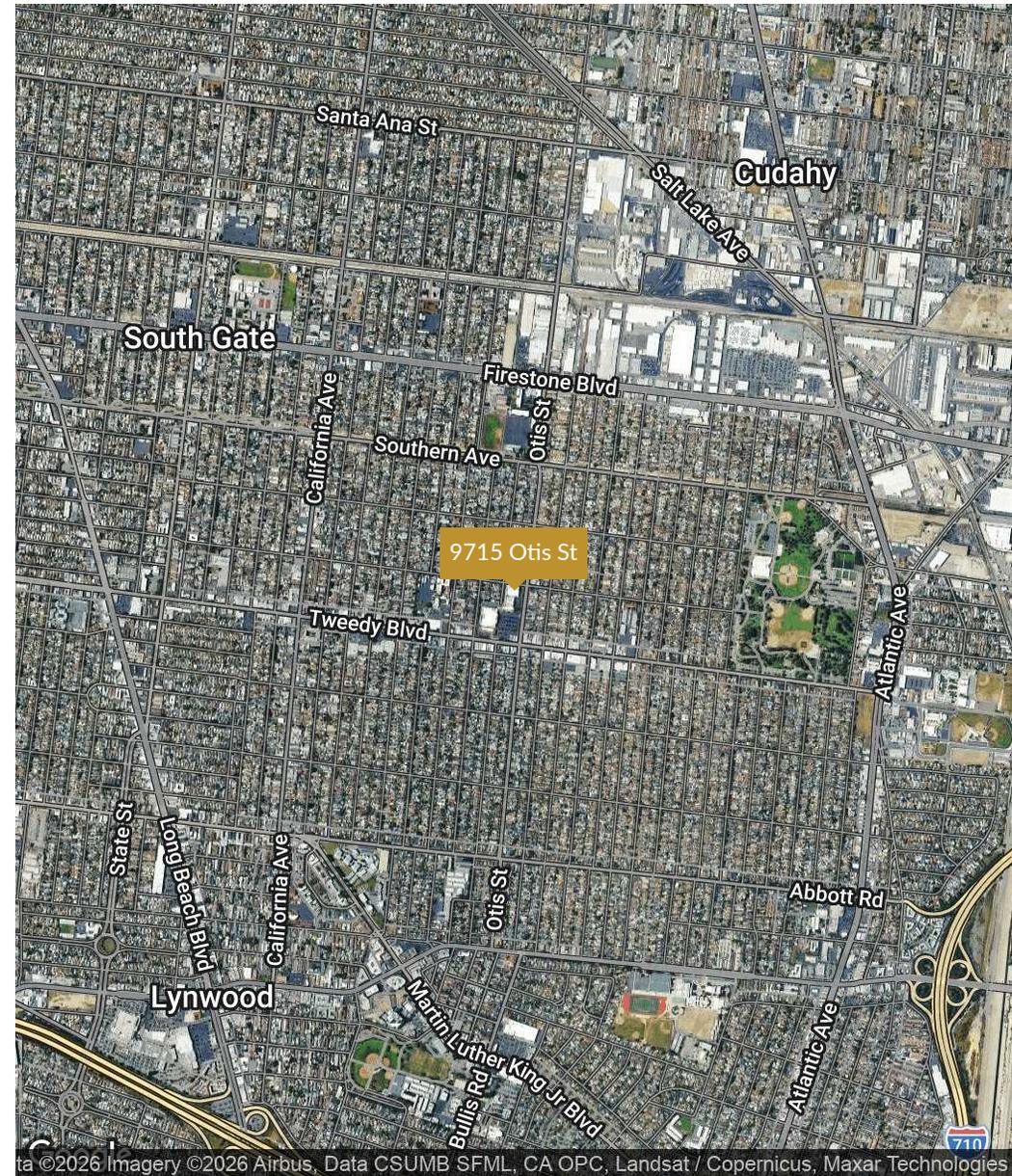
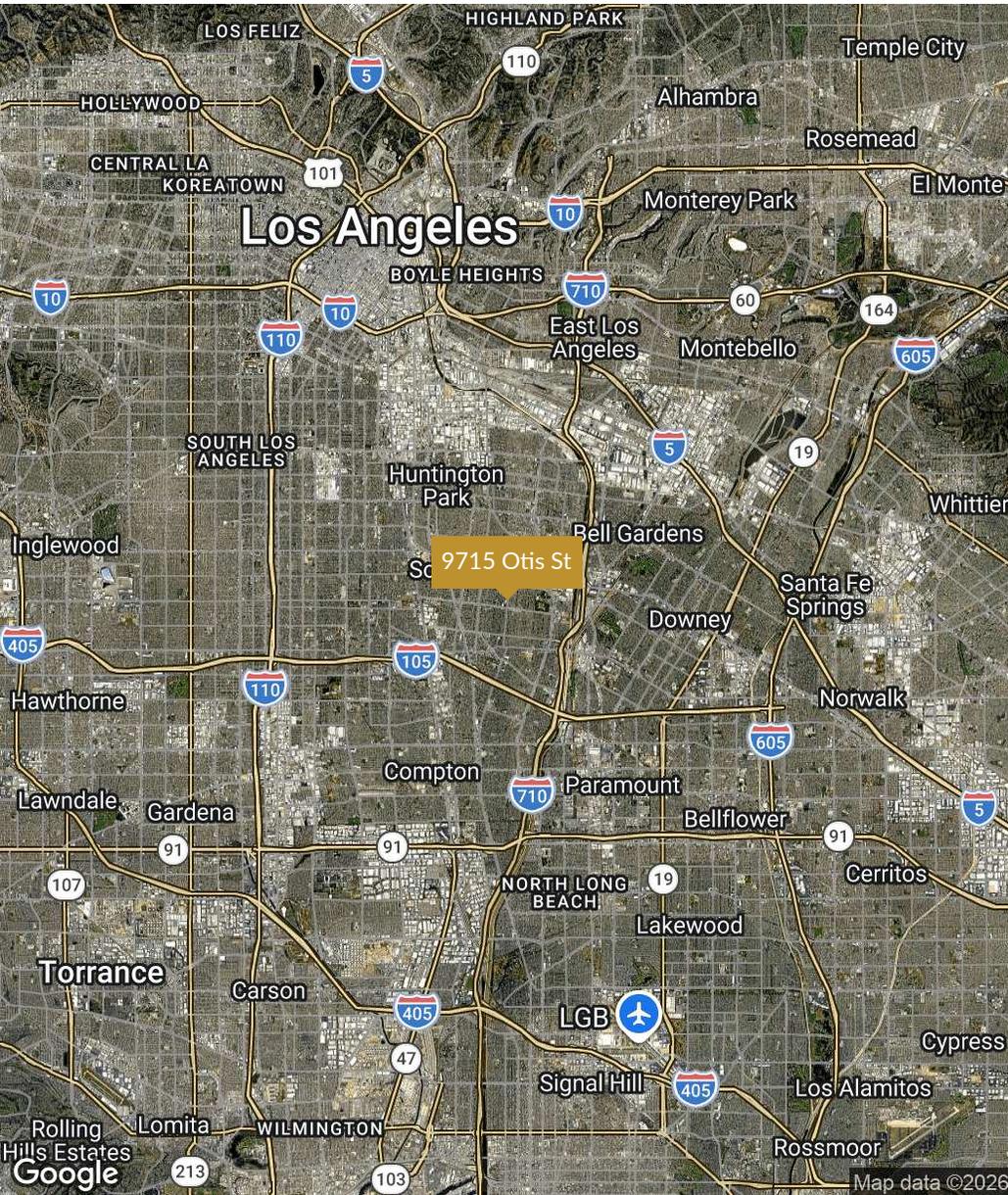


Imagery ©2026 Airbus

PYLON SIGNAGE



REGIONAL AND LOCATION MAPS



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DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	47,327	383,402	873,307
2025 Median Age	34.0	32.7	32.9
2025 Total Households	12,944	102,649	237,620
2025 Average Household Size	3.6	3.7	3.6
INCOME			
2025 Average Household Income	\$94,907	\$88,659	\$93,342
2025 Median Household Income	\$78,785	\$71,992	\$74,810
2025 Per Capita Income	\$26,008	\$23,864	\$25,524
BUSINESS SUMMARY			
2025 Total Businesses	968	8,157	27,932
2025 Total Employees	6,395	64,040	291,578

