

FOR LEASE

RETAIL SHOP SPACES

RINCON DEL SOL PLAZA

1,157 SF
Suite C
Up to 2,315 SF

1,157 SF
Suite D
Up to 2,315 SF



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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 restaurant or inline retail shop 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)

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE	DESCRIPTION
Suite C	\$2.25 SF/month	Est. \$0.78 NNN	1,157 SF	Combine up to 2,315 SF
Suite D	\$2.25 SF/month	Est. \$0.78 NNN	1,157 SF	Combine up to 2,315 SF

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SITE PLAN

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ADDITIONAL PHOTOS

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RETAILER MAP

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

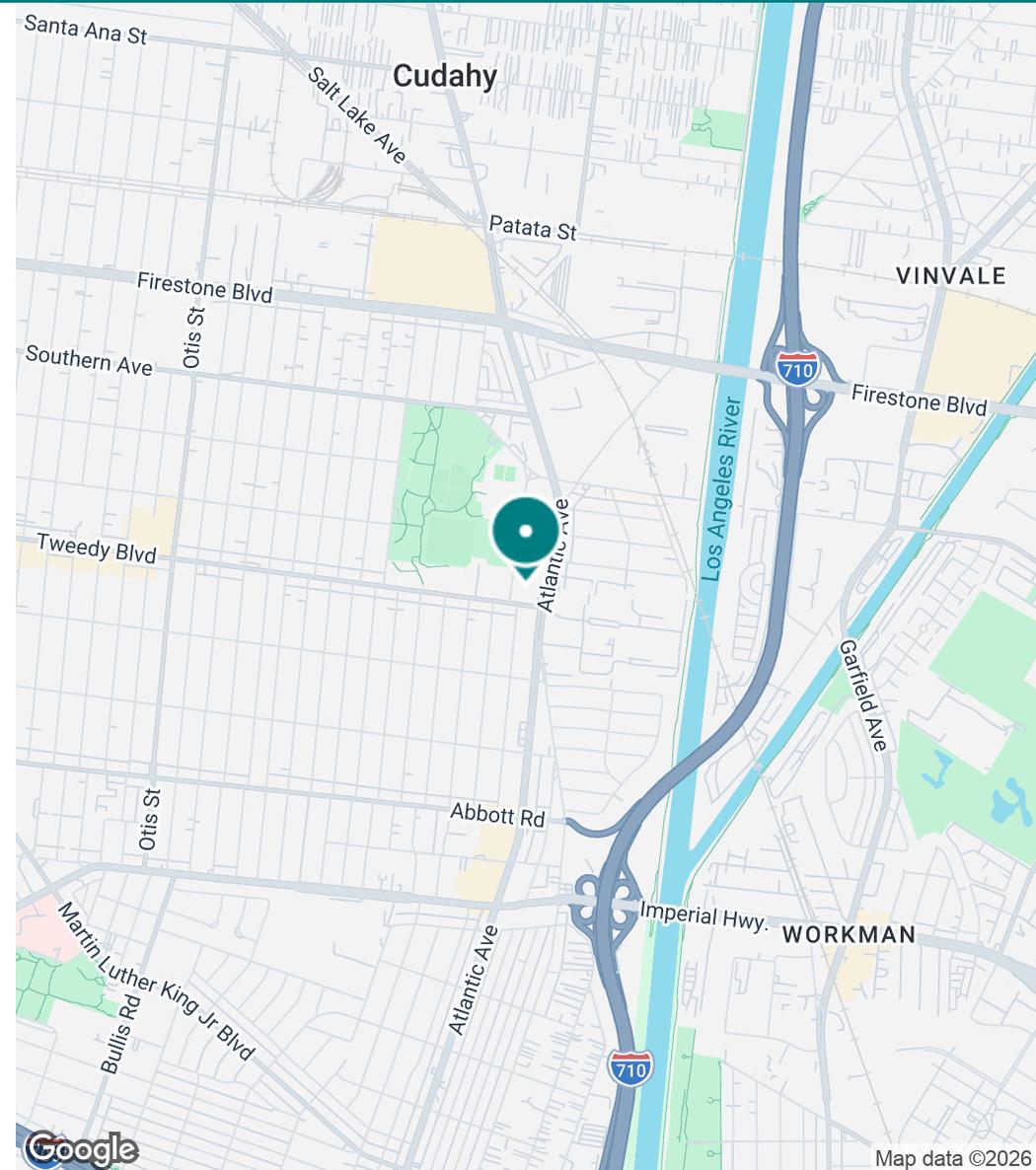
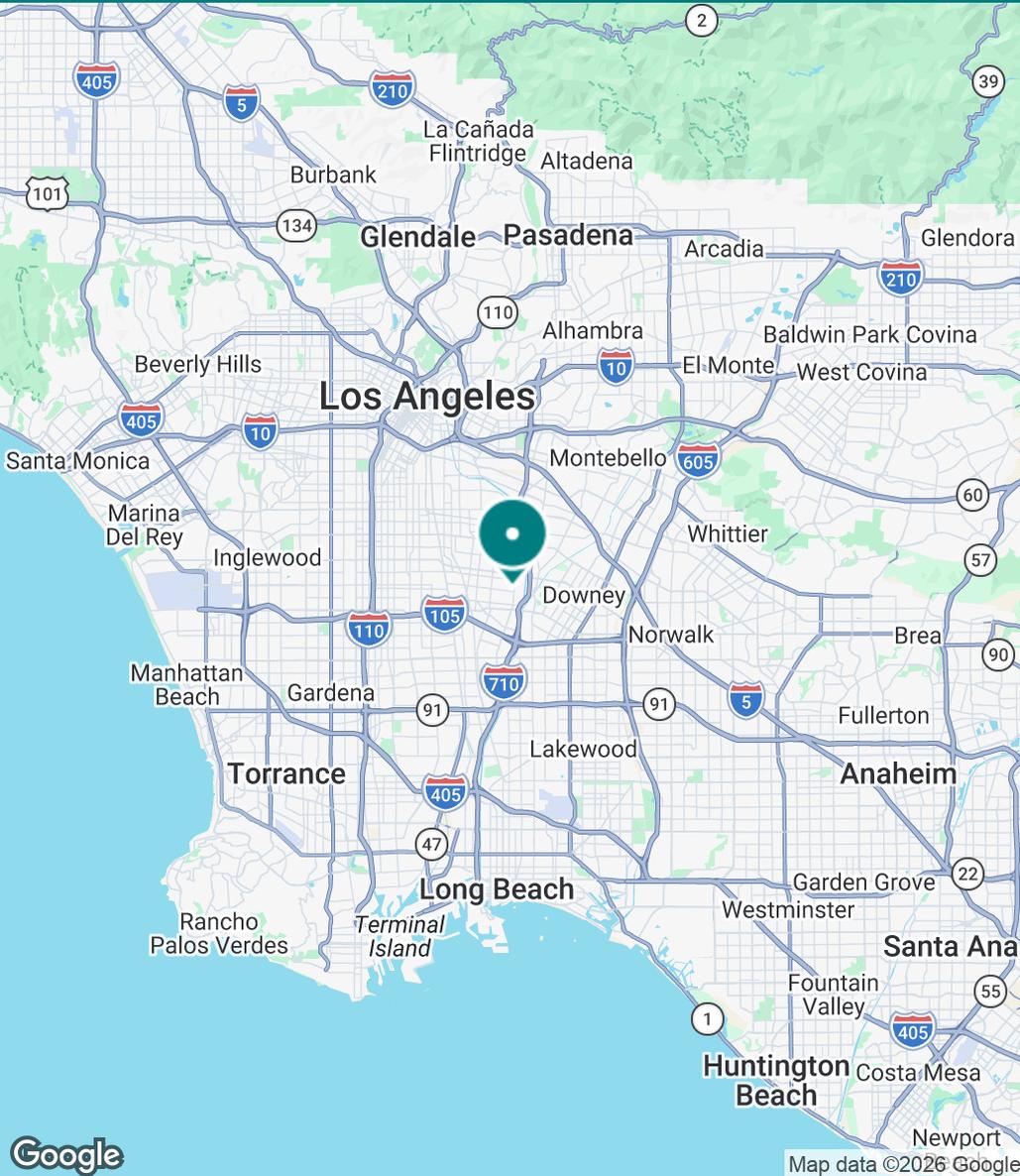
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LOCATION MAP

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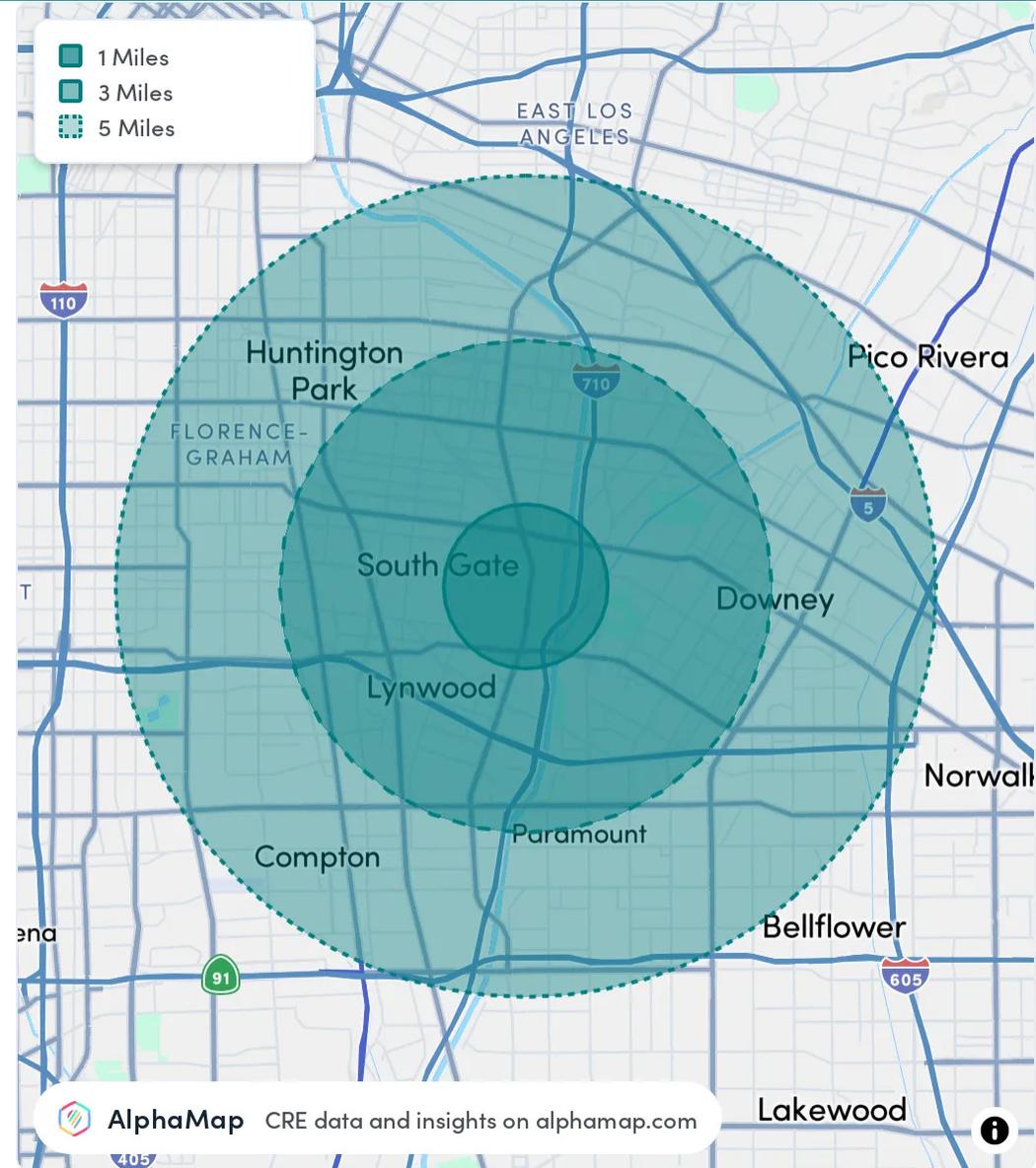
AREA ANALYTICS

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

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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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MEET THE TEAM

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