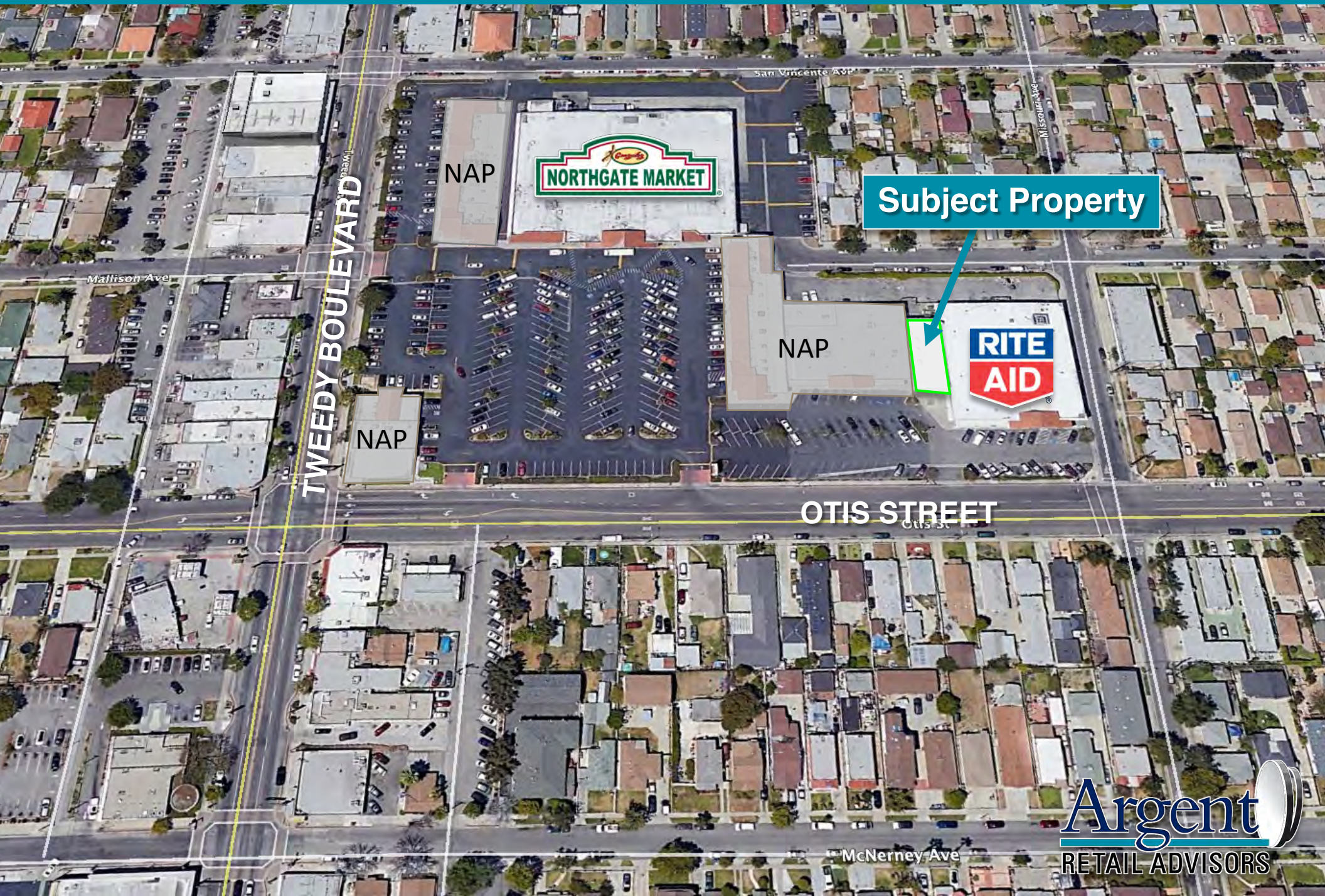


For Lease
Northgate Tweedy Plaza

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



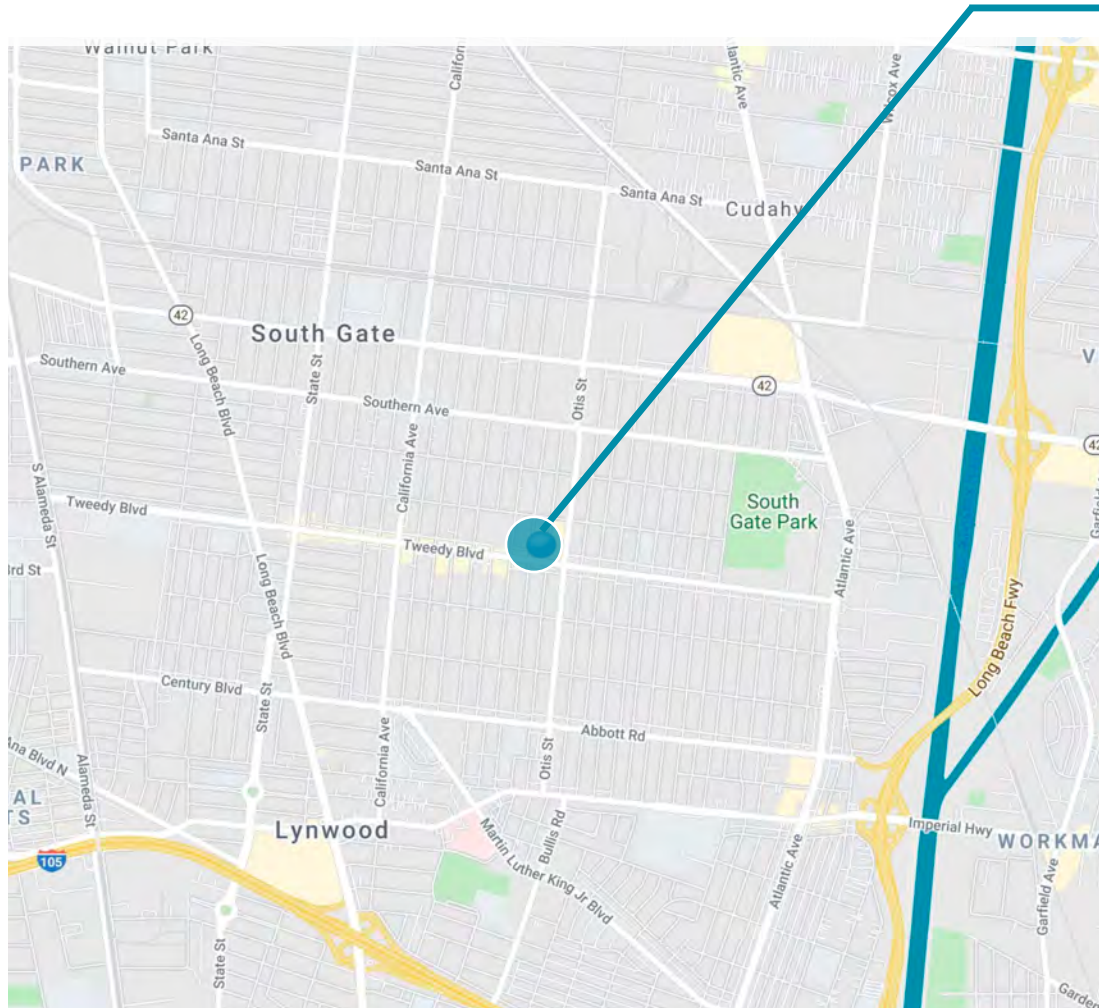
Subject Property

OTIS STREET

Argent
RETAIL ADVISORS

For Lease Northgate Tweedy Plaza

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



Property Highlights:

- 2,800 SF Retail/Medical for Lease
- Anchored by Northgate Gonzalez Supermarket (Opening June 2021) and Rite Aid
- Extremely dense, in-fill location with over 51,000 residents in a 1-mile radius and over 185,000 residents in a 2-mile radius
- Great visibility on Tweedy Blvd and Otis St
- Potential conversion into restaurant space with patio available

Demographics:

2020 Estimates	1 MILE	2 MILE	3 MILE
Population	54,836	184,666	426,050
AHH Income	\$75,964	\$72,157	\$66,793

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