

New \$65 M East LA College Center

Santa Fe Ave

Firestone Blvd

**RECENTLY RENOVATED!**

# 2701 Firestone Blvd

South Gate, CA 90280

## Property Highlights

- Busy Shopping Center at signalized intersection
- Recent renovations including full building facelift
- Located on major east/west thoroughfare: Firestone Blvd
- Pylon Signage available
- Strong demographics with over 465,000 residents within 3 miles, average income over %59,000, and over 108,000 households
- Across the street from the new \$65M East LA College South Gate Educational Center: Over 100,000 SF Campus serving over 7,500 students (Now under construction)

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Available:  
**±540 - 7,200 SF**

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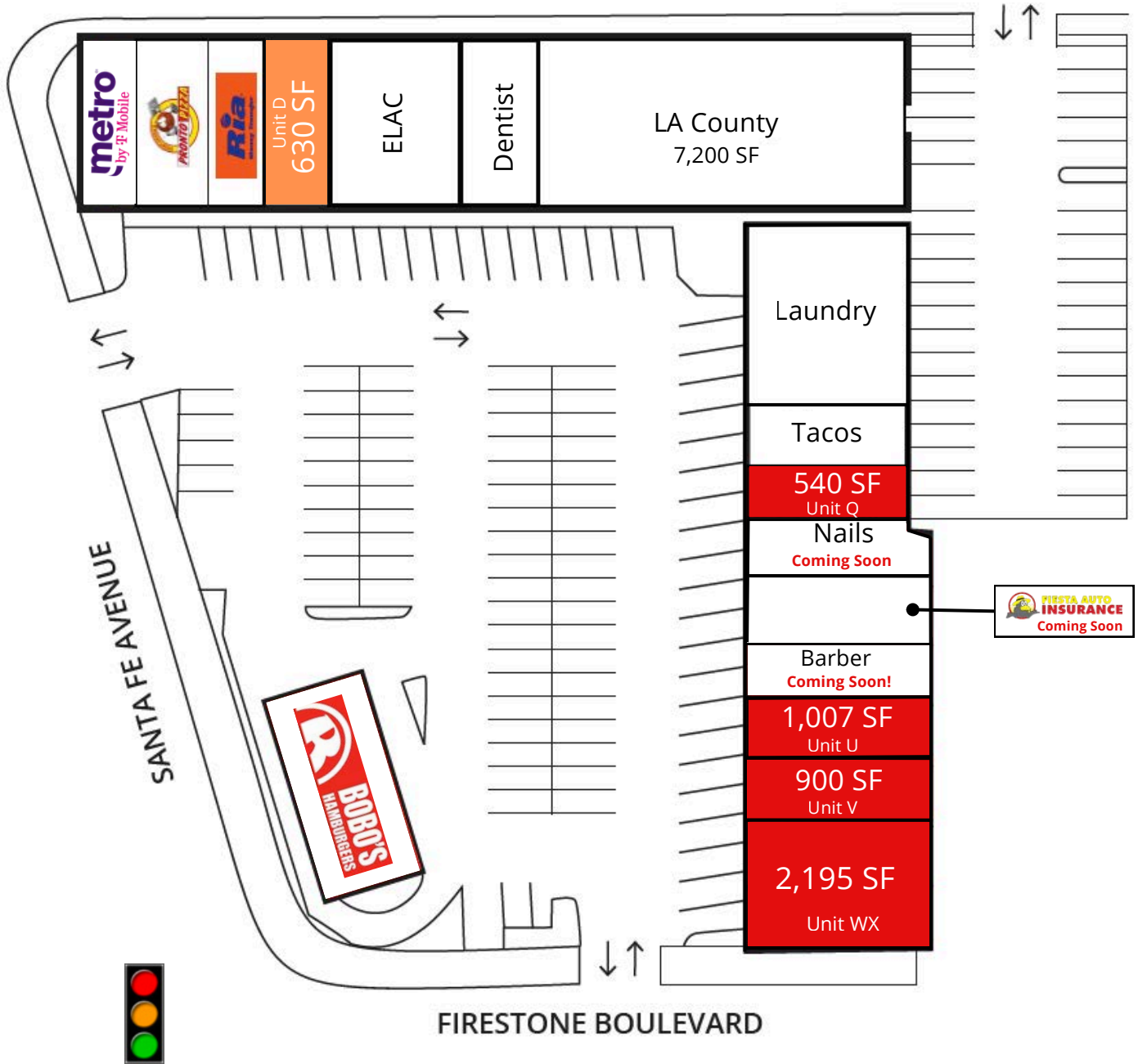
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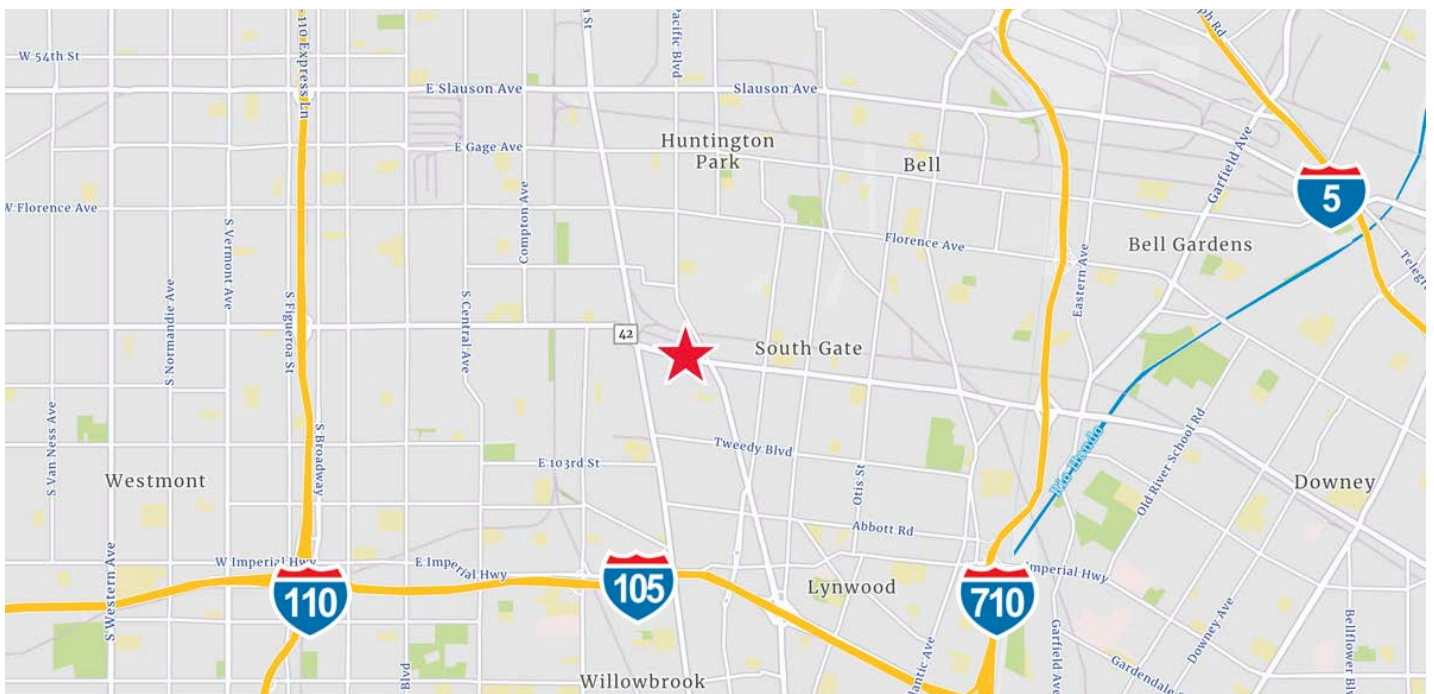
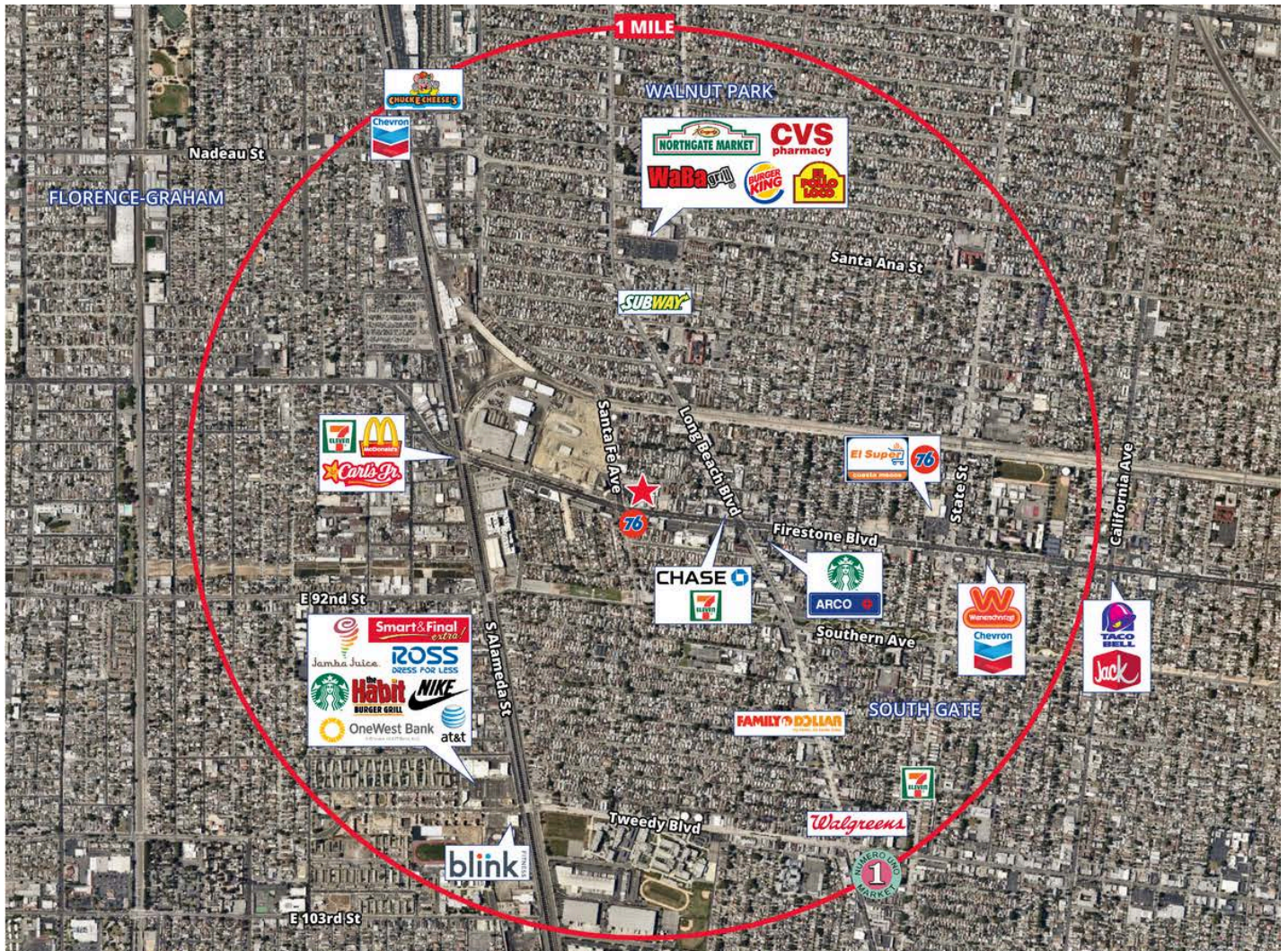
Accelerating success.

# Site Plan - Recently Renovated!



-  Vacant
-  Potentially Available

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	53,523	432,626	1,008,341
Total Households	14,031	113,257	269,708
Total Family Households	11,798	93,077	215,445
Average Household Size	3.78	3.77	3.70
Median Age	32.9	32.6	32.9
Population Age 25+	33,894	272,108	636,965
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.13%	-0.11%	0.02%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.77%	-0.78%	-0.78%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.56%	-0.46%	-0.41%
Households	-0.04%	0.01%	0.05%
Families	-0.02%	0.03%	0.07%
Median Household Income	2.54%	2.62%	2.89%
<b>Current Year Population by Sex</b>			
Male Population	26,626	214,581	500,772
% Male	49.8%	49.6%	49.7%
Female Population	26,897	218,045	507,569
% Female	50.3%	50.4%	50.3%
<b>Current Year Race and Ethnicity</b>			
Total	53,522	432,626	1,008,342
White Alone	13.1%	12.1%	10.8%
Black Alone	3.8%	8.5%	13.4%
American Indian Alone	2.7%	2.7%	2.7%
Asian Alone	0.5%	0.6%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	60.3%	58.5%	56.0%
Two or More Races	19.6%	17.5%	16.1%
Hispanic Origin	94.0%	88.8%	82.9%
Diversity Index	62.6	68.4	73.5
<b>Current Year Educational Attainment</b>			
Total	33,896	272,108	636,968
Less than 9th Grade	27.2%	25.8%	24.6%
9th - 12th Grade, No Diploma	16.3%	16.4%	14.6%
High School Graduate	24.0%	25.2%	25.4%
GED/Alternative Credential	3.1%	2.6%	2.7%
Some College, No Degree	14.2%	14.2%	15.1%
Associate Degree	4.6%	5.4%	5.9%
Bachelor's Degree	8.6%	8.2%	8.7%
Graduate/Professional Degree	2.1%	2.2%	2.9%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$68,988	\$63,522	\$65,009
Average Household Income	\$87,774	\$81,180	\$83,825
Per Capita Income	\$23,093	\$21,344	\$22,493
<b>Current Year Summary Business Data</b>			
Total Businesses	831	8,873	23,048
Total Daytime Population	38,762	340,377	826,375
Daytime Population: Workers	9,167	94,598	255,991
Daytime Population: Residents	29,595	245,779	570,384

## Contact

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