



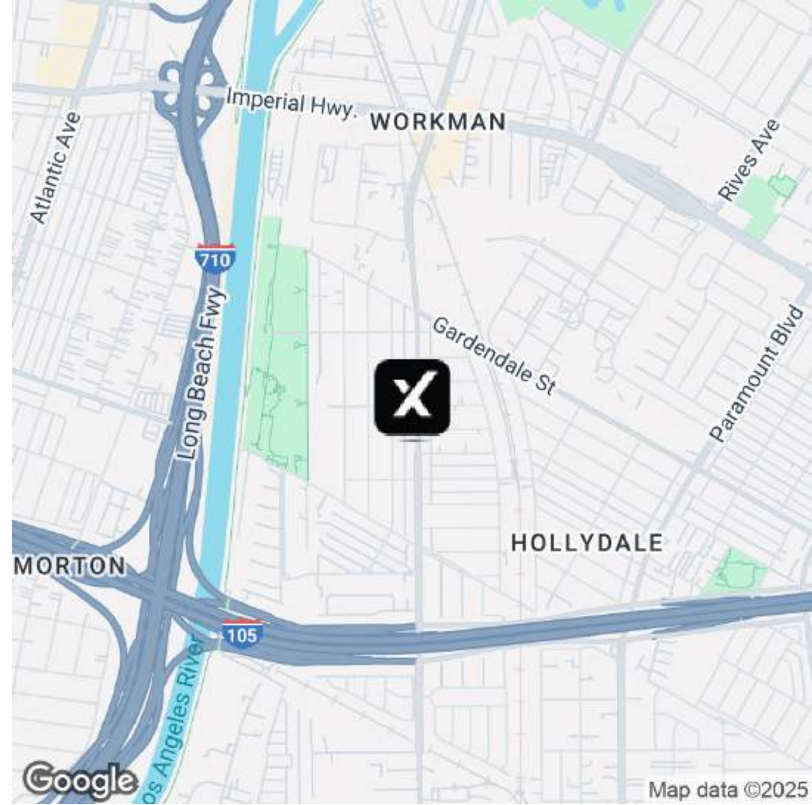
FOR SALE

11919 Garfield Ave

South Gate, CA 90280



FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	1,344 SF
Available SF:	
Lot Size:	11,093 SF
Price / SF:	-
Year Built:	1962
Zoning:	SGC3

PROPERTY OVERVIEW

Welcome to 11919 Garfield Avenue, located in the bustling city of South Gate, California. This exceptional property offers a rare opportunity for investors and business owners to secure a turnkey restaurant in a prime location. Strategically positioned with excellent connectivity to the 710, 105, and 605 Freeways, it provides seamless access to the greater Los Angeles region, ensuring high visibility and accessibility.

Zoned SGC3, the property spans 1,344 square feet on a generous 11,093-square-foot lot, offering ample space for operations and customer convenience. A standout feature is the large 16-space parking lot, a valuable asset that enhances accessibility and accommodates high traffic. The building is equipped with kitchen facilities, 3 refrigerators, and a functional dining area, ensuring immediate operational readiness for restaurant ventures.

This well-maintained restaurant property combines strategic location, functionality, and a flexible layout to suit a variety of business needs. Whether you're an owner-operator or seeking an income-generating investment, 11919 Garfield Avenue offers the ideal platform for success in Southern California's dynamic market.

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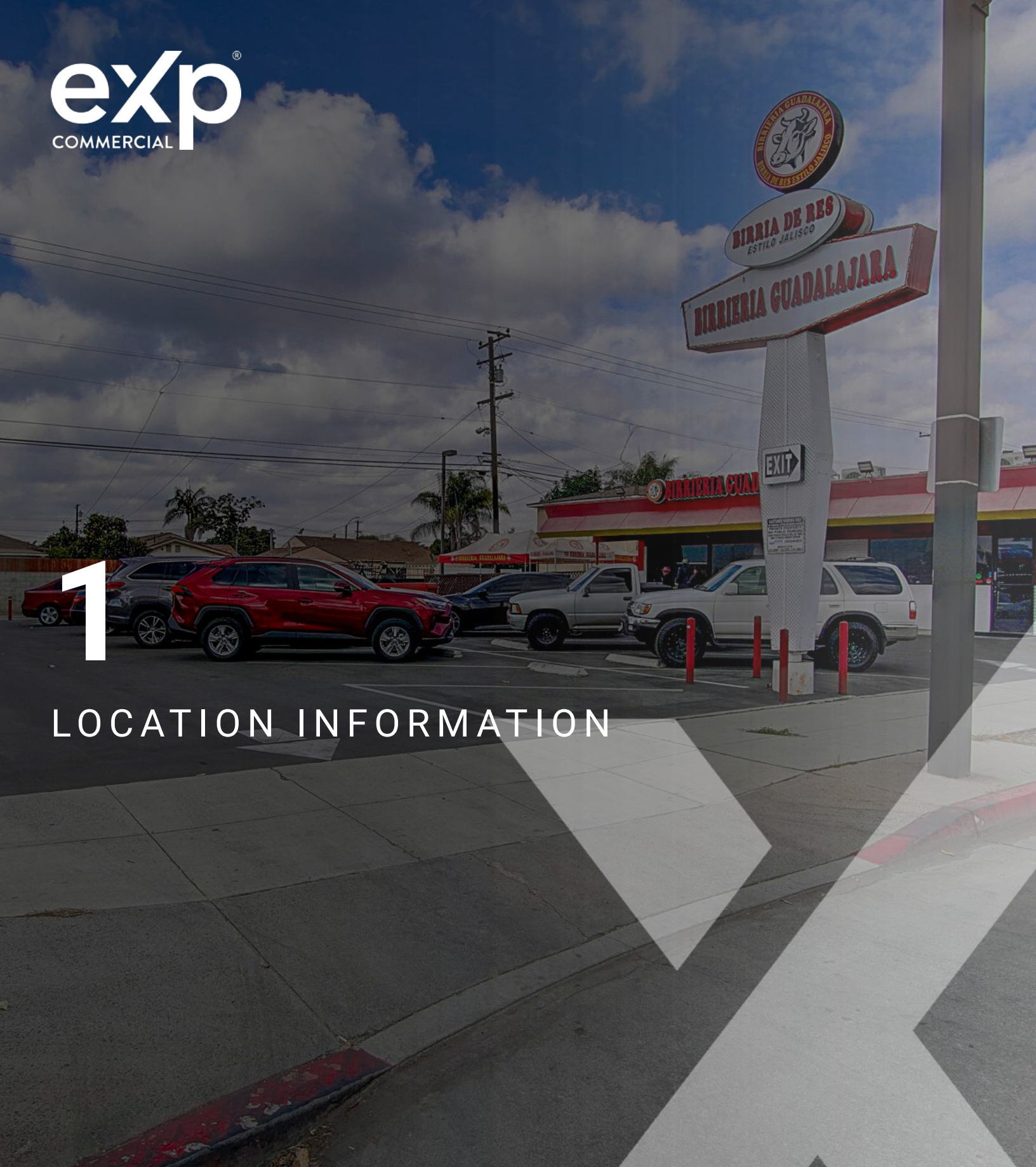
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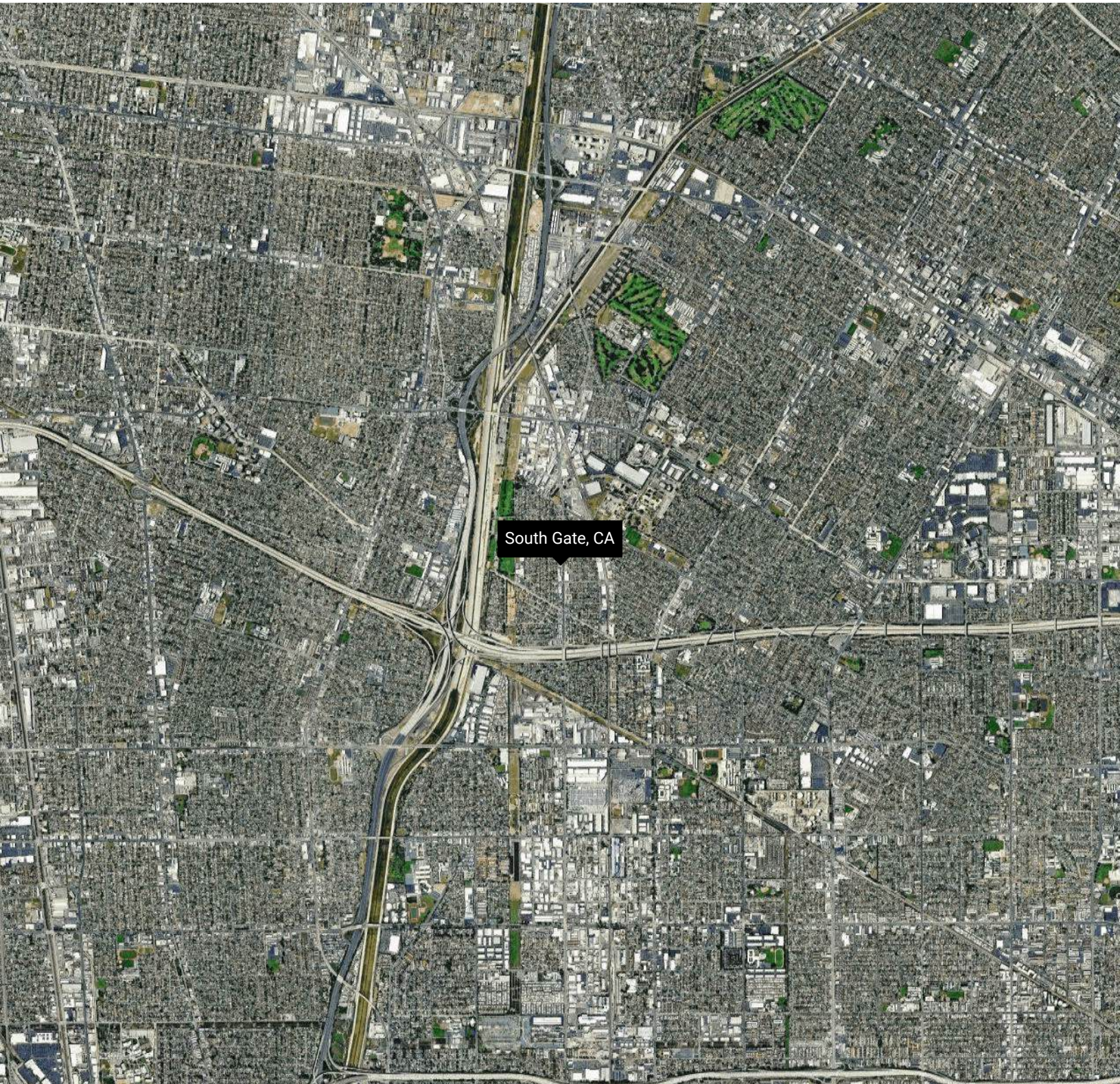
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LOCATION INFORMATION



FOR SALE | Regional Map



South Gate, CA

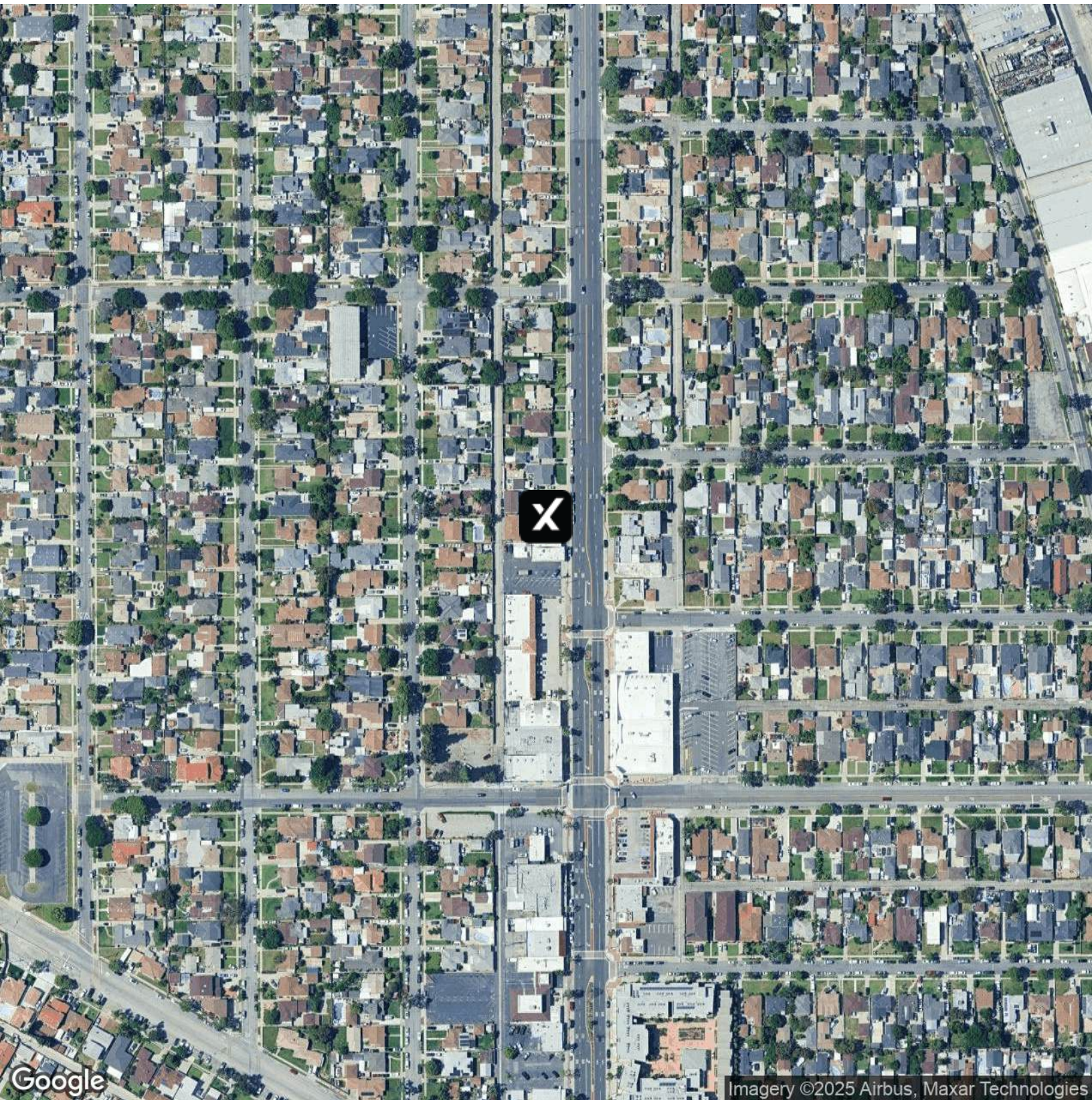
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FOR SALE | Aerial Map



Google

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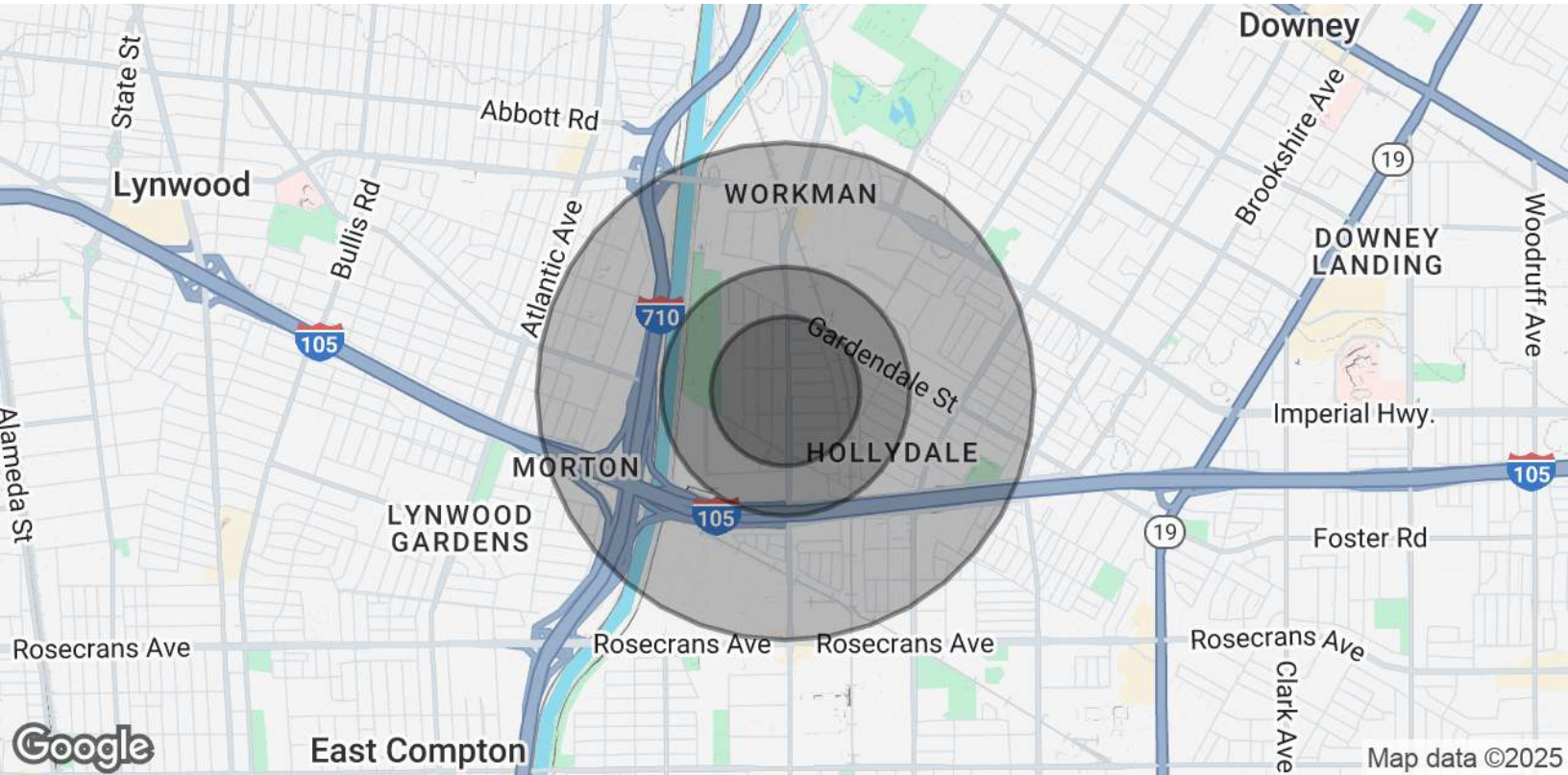


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2

DEMOGRAPHICS

FOR SALE | Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,965	6,534	24,975
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	40	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	1,701	6,593
# of Persons per HH	3.8	3.8	3.8
Average HH Income	\$102,789	\$98,954	\$92,442
Average House Value	\$843,041	\$799,268	\$682,384

Demographics data derived from AlphaMap

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