

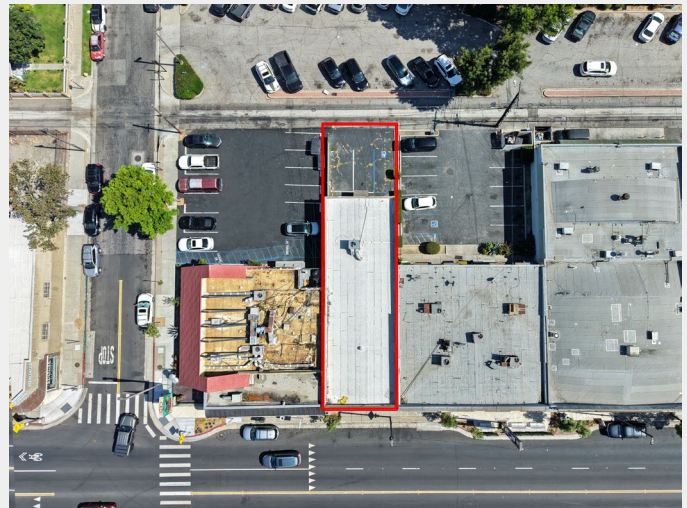


3613 Tweedy Blvd

South Gate, California 90280

Property Features

- Asking Price: \$929,000
- Vacant
- Approx. Building Size: **2,700 SF**
- Lot Size: **3,700 SF**
- Year Built: **1953**
- Well-maintained property
- Excellent Tweedy Boulevard frontage
- High pedestrian & vehicle exposure
- Flexible retail, office, medical or service use
- Minimal to no tenant improvements required
- Zoning is Tweedy mile special purpose.
- Great owner user opportunity and investor opportunity to split the lot for more retail businesses and/or add residential units (Buyer to verify)



BUILDING	2,700 SF
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LOT	3,700 SF
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Amenities

- Private offices
- Parking lot
- Storage area
- Updated electrical system
- Copper Wiring and Plumbing
- Updated HVAC and roof completed in 2025
- Public utilities
- Gated front Entry.

For more information:

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For Sale
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**Driving Distances to
Major Cities from Property**

Los Angeles	13 miles
Long Beach	16 miles
Anaheim	22 miles
Industry	21 miles
Ontario	42 miles

Location Highlights

- Located on Tweedy Boulevard "The Tweedy Mile"
- One of South Gate's primary commercial corridors
- Dense surrounding residential population
- Minutes from I-710 Freeway
- Minutes from I-105 Freeway
- Approximately 20 minutes to Downtown Los Angeles
- Proximity to Ports
- Inland Empire Access
- Strong daytime employment base
- Established retail corridor
- High walkability

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