

FOR LEASE

IMPERIAL & GARFIELD

5720 IMPERIAL HIGHWAY | SOUTH GATE, CA 90280



GEOFFREY GROSSMAN

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LEASING

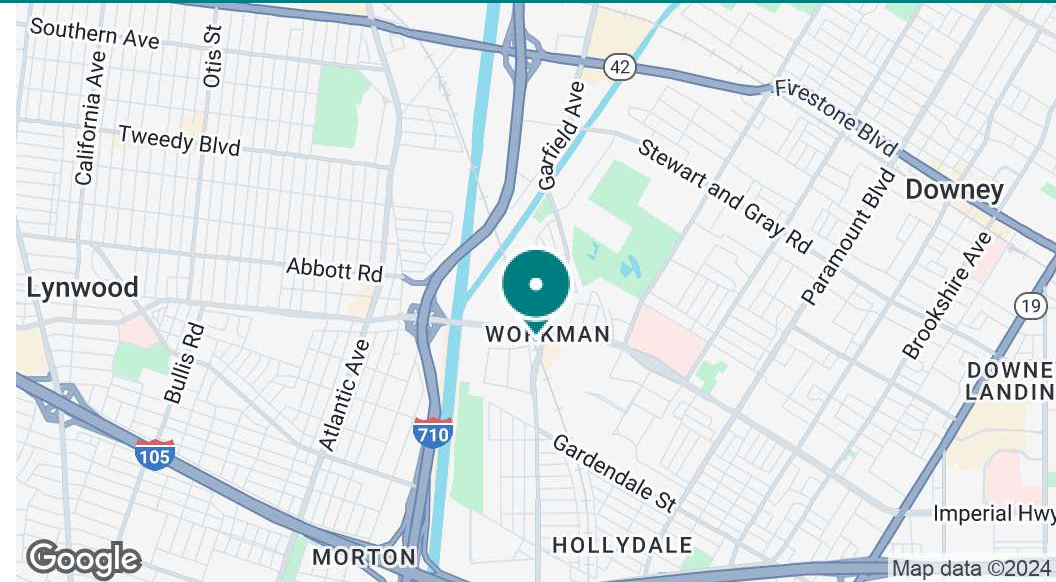
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

IMPERIAL & GARFIELD | 5720 IMPERIAL HIGHWAY, SOUTH GATE, CA 90280

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PROPERTY HIGHLIGHTS

- HEAVILY TRAFFICKED SIGNALIZED INTERSECTION
- AMPLE ONSITE PARKING
- EXCELLENT CO-TENANCY DRIVES REPEAT CUSTOMER TRAFFIC
- MONUMENT SIGNAGE AVAILABLE
- EXCELLENT STREET VISIBILITY
- STRONG CAR AND FOOT TRAFFIC
- PROFESSIONALLY MANAGED CENTER
- EASY ACCESS TO 710 FREEWAY

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,351	88,478	247,060
Total Population	20,764	335,992	920,377
Average HH Income	\$84,094	\$72,117	\$71,145

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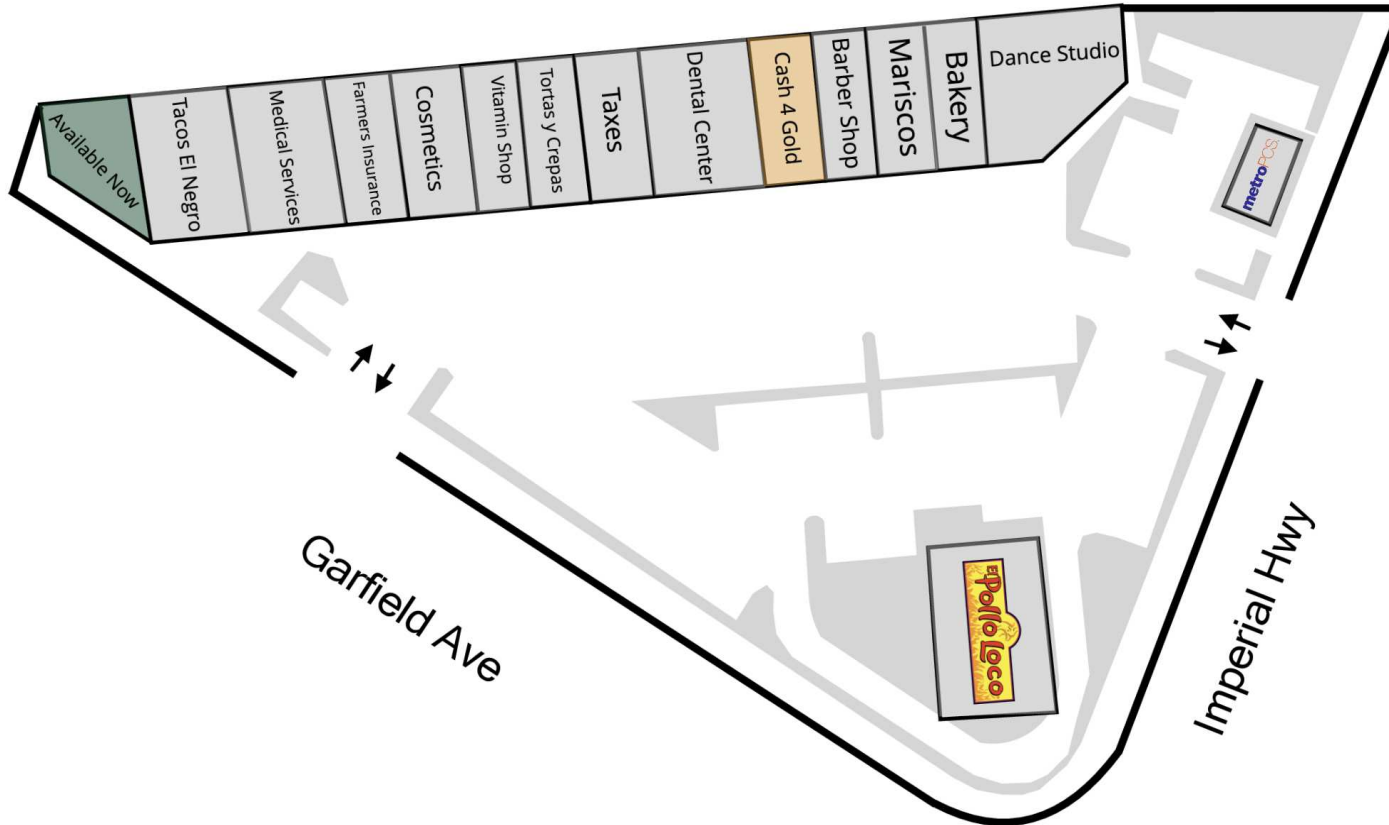
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LEASE SPACES

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(Not to Scale)



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Suite E Cash 4 Gold	1,000 SF	NNN Included	\$3,300 per month	DO NOT DISTURB TENANT	-
Suite R Nail Salon	750 SF	NNN	\$2,625 per month	Suitable for Retail/Medical/Restaurant Conversion	View Here

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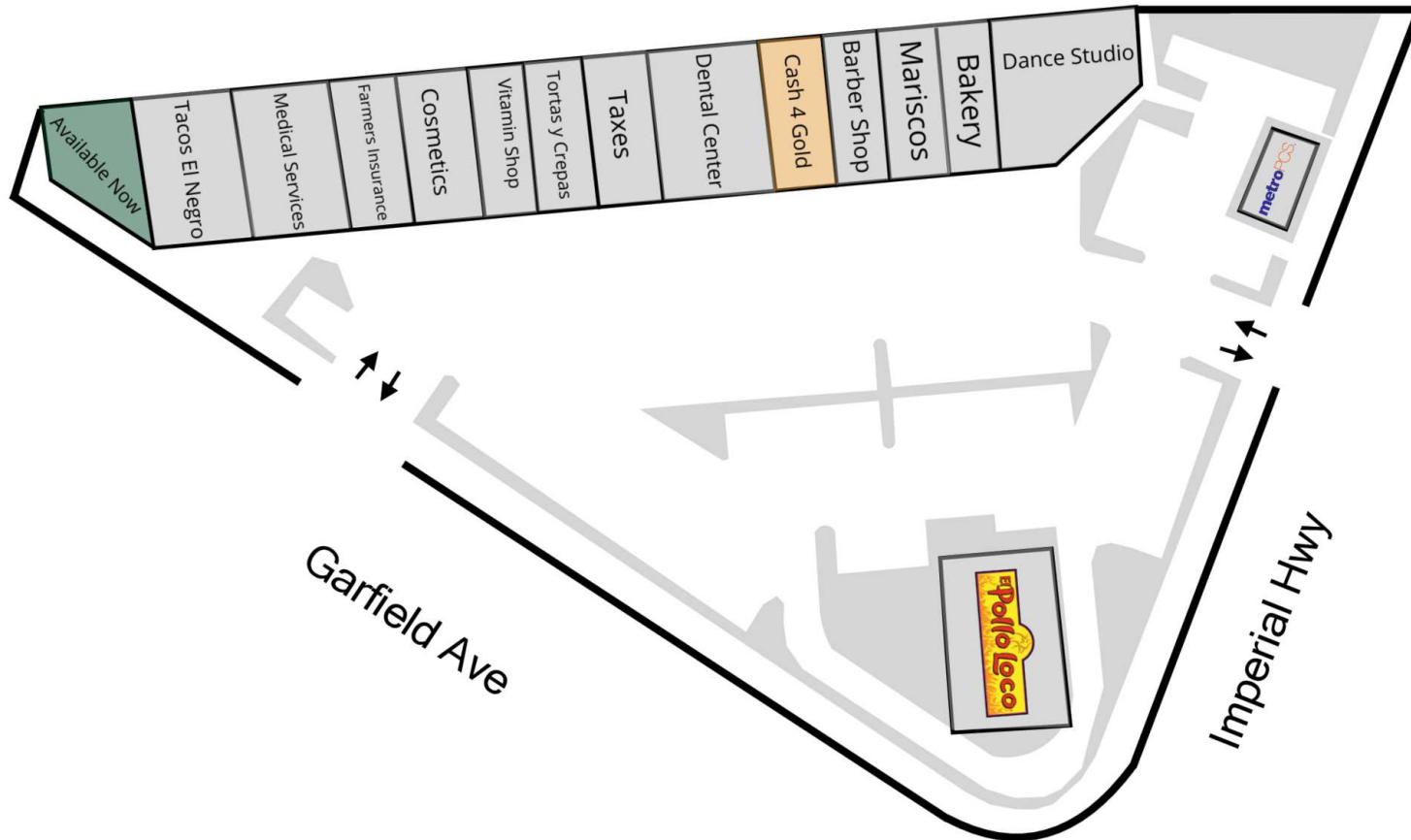
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SITE PLANS

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ADDITIONAL PHOTOS

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Suite R, ±750 SF, Available Now

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Add text here...

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Suite E, ±1,000 SF, Available Soon

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,764	335,992	920,377
Average Age	33.0	32.9	32.8
Average Age (Male)	33.7	32.0	31.9
Average Age (Female)	33.5	33.7	33.9

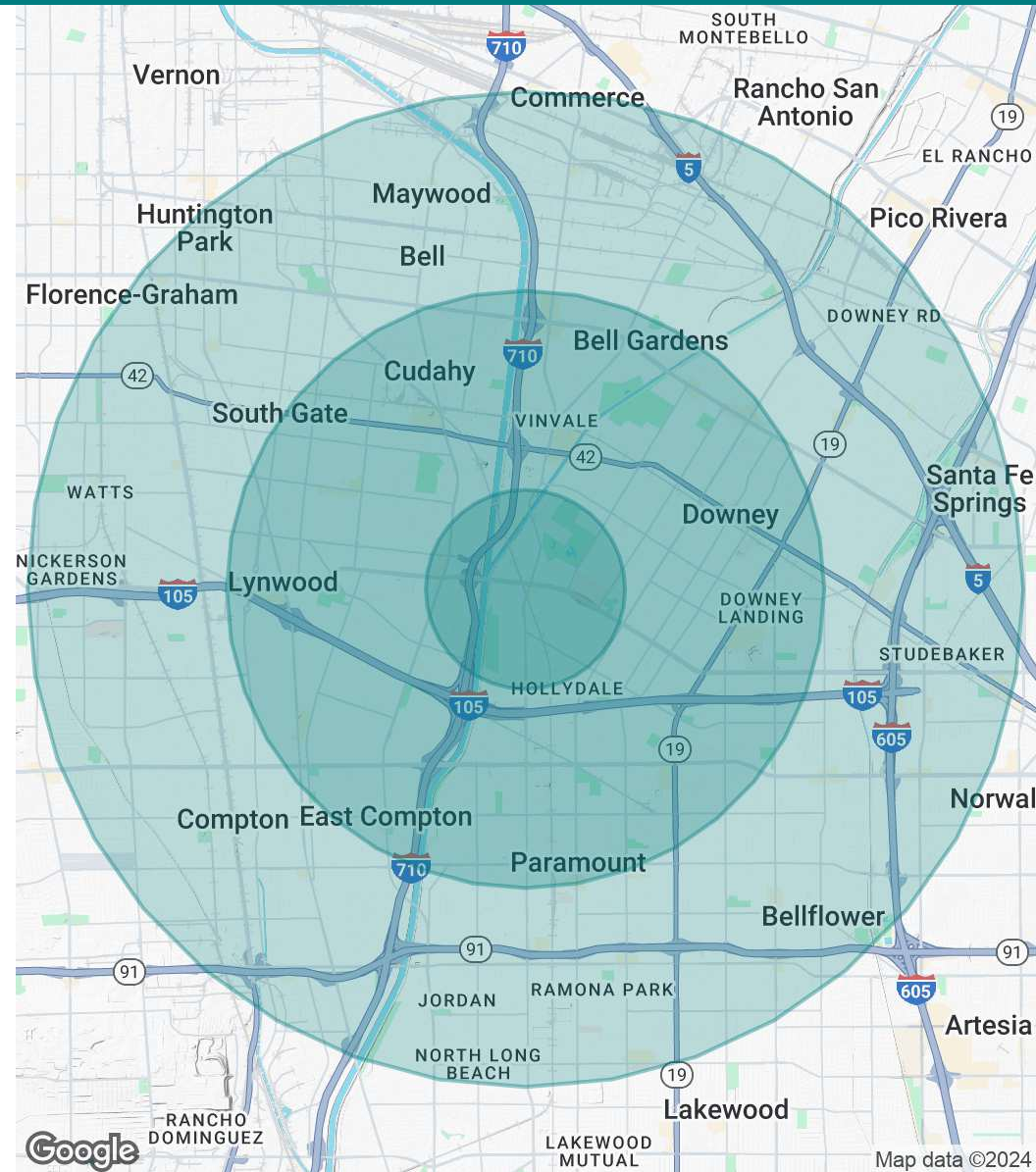
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,351	88,478	247,060
# of Persons per HH	3.9	3.8	3.7
Average HH Income	\$84,094	\$72,117	\$71,145
Average House Value	\$544,035	\$432,513	\$420,154

RACE	1 MILE	3 MILES	5 MILES
% White	58.4%	51.3%	45.1%
% Latino	84.8%	85.8%	80.6%
% Black	3.1%	5.1%	8.6%
% Asian	3.5%	2.8%	3.9%
% Other	25.8%	31.1%	33.1%

TRAFFIC COUNTS

Imperial Hwy X Garfield 47,822/day

2020 American Community Survey (ACS)



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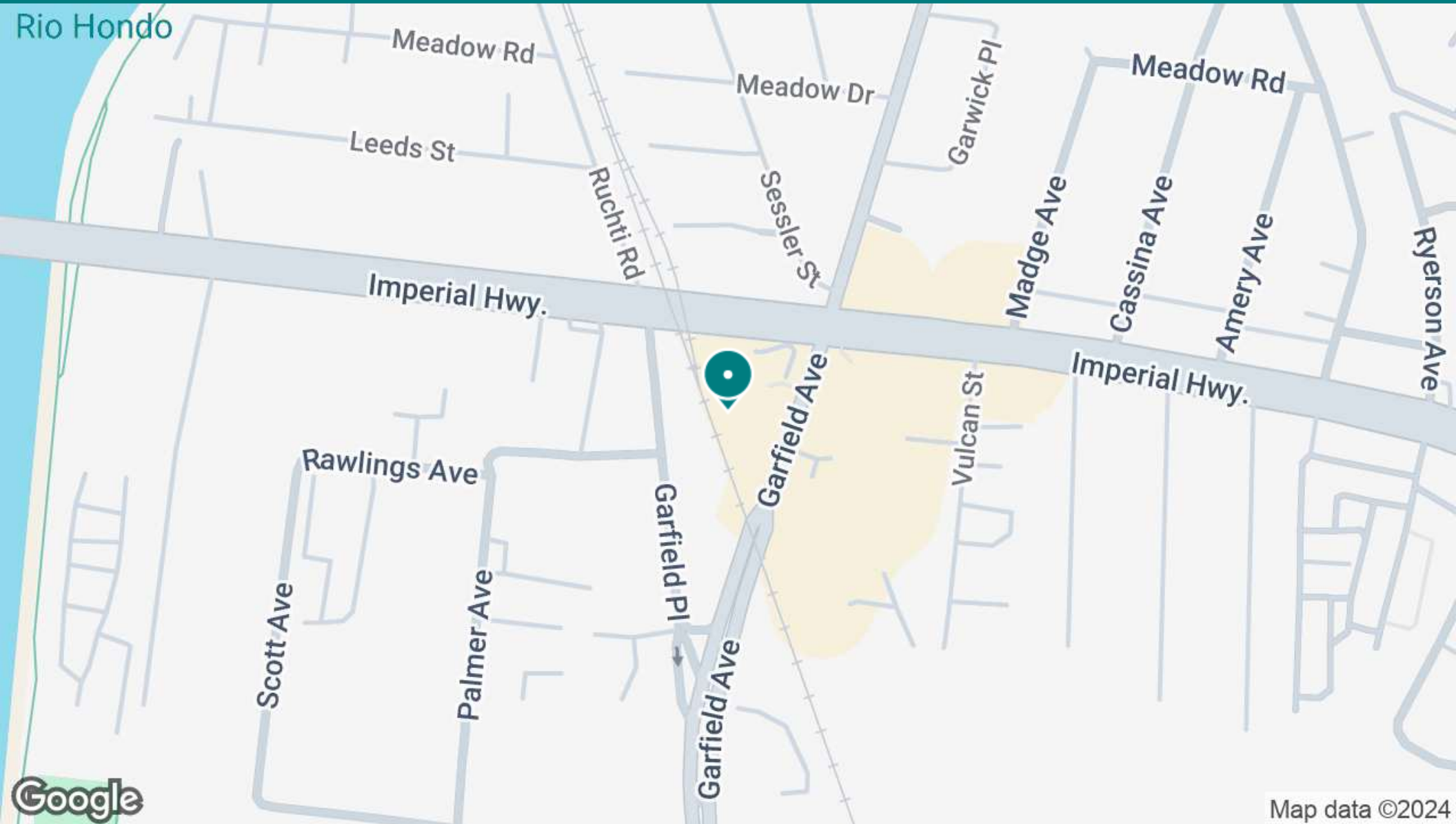
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LOCATION MAP

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Map data ©2024

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MEET THE TEAM

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