

FOR LEASE

PRIME SOUTH GATE RETAIL SPACE AVAILABLE

2,400 - 7,900 SF

RETAIL



SPACE DETAILS

Space Name	SF Available	In Contiguous Block
Space C-2	2,400 SF	7,900 SF
Space C-1	2,500 SF	7,900 SF
Space D	3,000 SF	7,900 SF

- Center anchored by one of the highest grossing DD's Discounts and Fast Auto and Payday Loans in the nation
- Tweedy Blvd is a major South Gate thoroughfare
- Pylon signage along Tweedy Blvd for maximum street exposure
- Center is home to one of the surviving & successful Payless Shoe Source stores despite corporate bankruptcy
- Located at a signalized intersection with strong traffic counts and with numerous national retailers in the immediate area
- High visibility end-cap available
- Term: 5 - 10 years
- Rental Rate: \$2.00/SF NNN
- NNN's estimated at \$0.40/SF

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CITY OF SOUTH GATE

South Gate is located in the heart of Los Angeles Metropolitan Area. This area is a busy, urban community of, commercial, residential, and industrial development that's over 7.4 miles. South Gate is known for its outstanding city services, remarkable parks and recreation facilities, and family-friendly environment. The city is strategically located along the 710 Freeway with close access to the 105 Freeway.

20 MILES

North of the Ports of Los Angeles

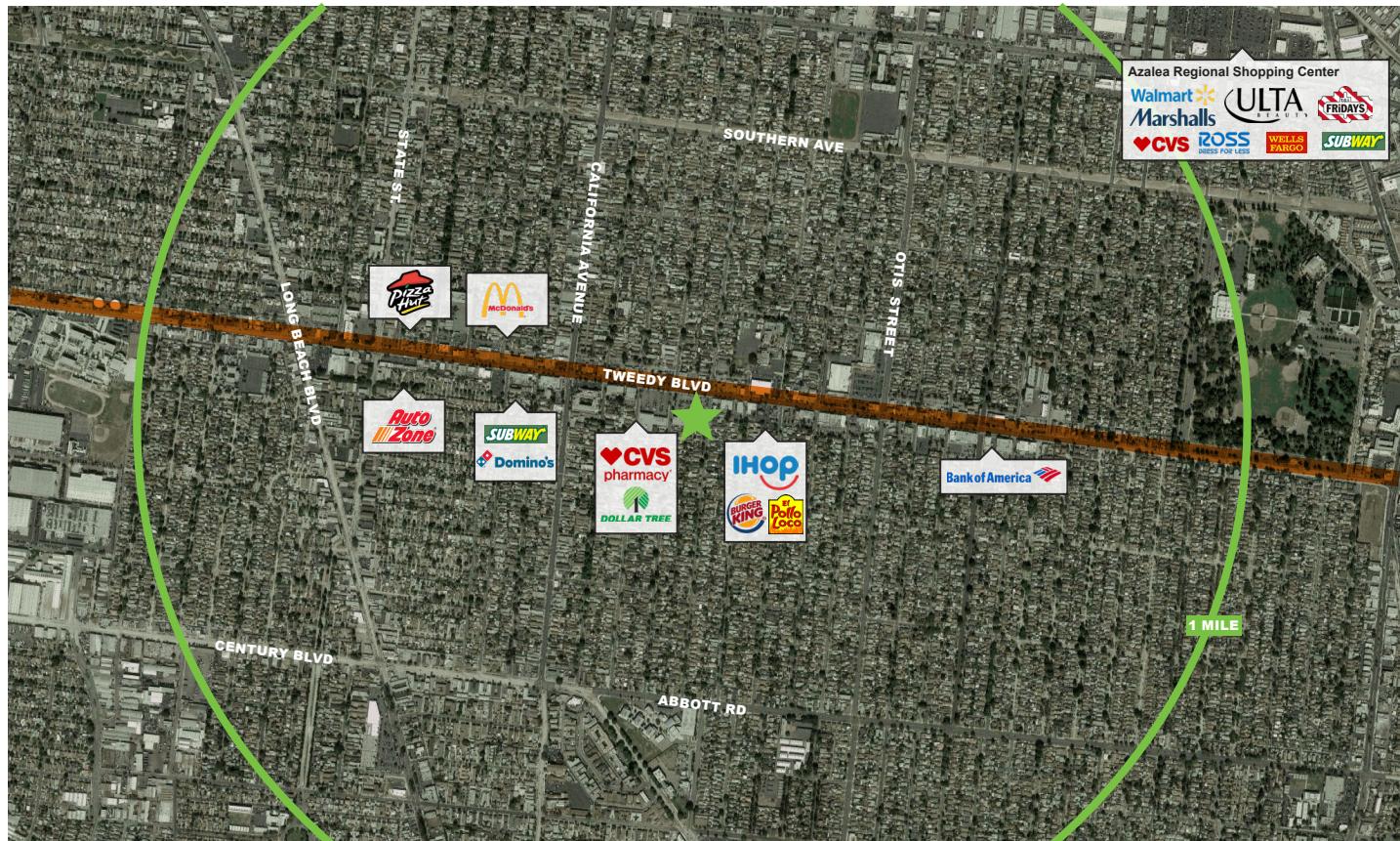
07 MILES

South of downtown Los Angeles

13 MILES

East of the Los Angeles International Airport

Tweedy Boulevard is one of the main commercial corridors in the City of South Gate and is just over three miles long. Tweedy Boulevard contains the area commonly known as the "Tweedy Mile" which historically is the downtown of South Gate. This area is has tremendous opportunity for the community as a citywide and regional destination.



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STRONG THREE-MILE DEMOGRAPHICS WITH OVER:

444,000 residents

104,000 households

172,000 daytime population



CONTACT US

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