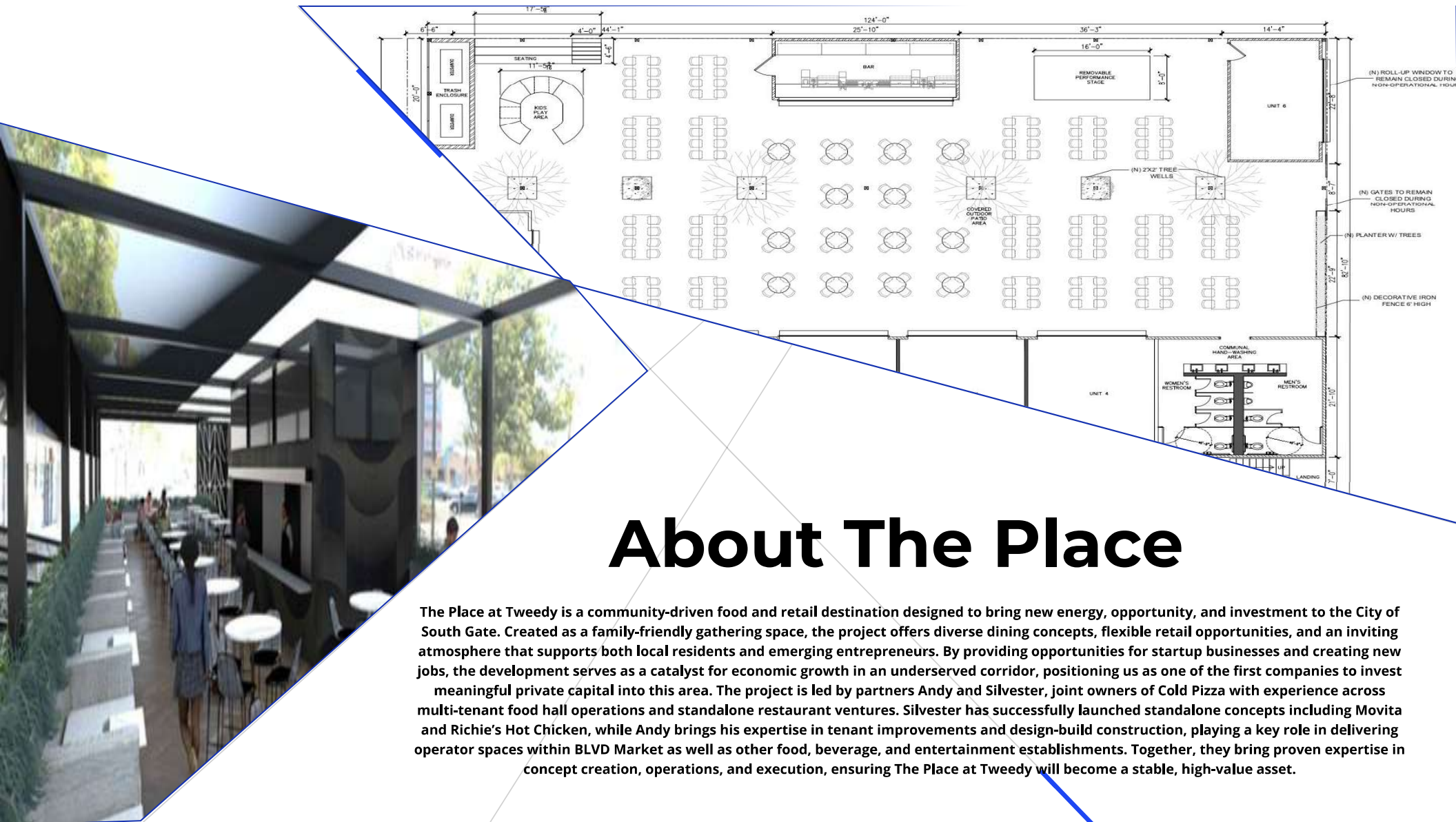


P

THE PLACE

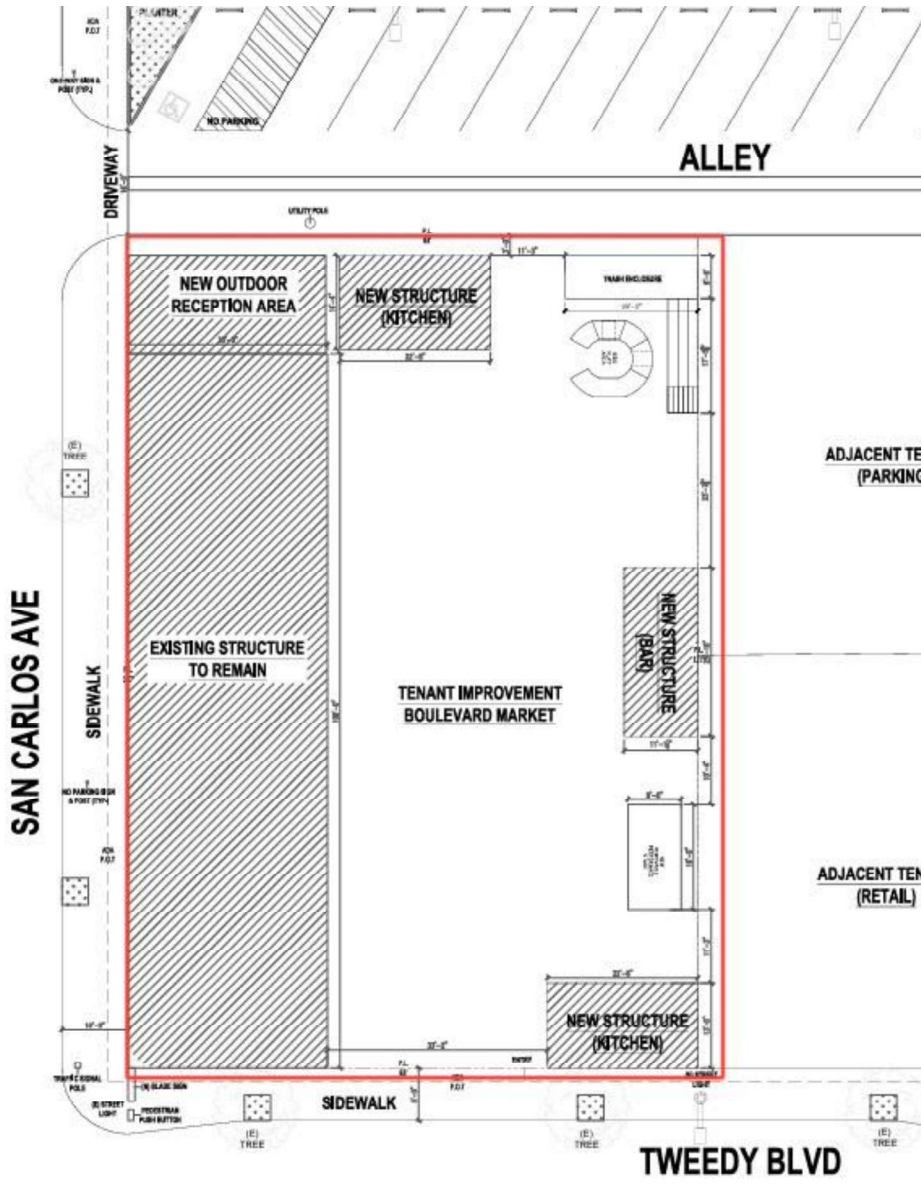
3703 Tweedy Blvd South Gate, CA 90280





About The Place

The Place at Tweedy is a community-driven food and retail destination designed to bring new energy, opportunity, and investment to the City of South Gate. Created as a family-friendly gathering space, the project offers diverse dining concepts, flexible retail opportunities, and an inviting atmosphere that supports both local residents and emerging entrepreneurs. By providing opportunities for startup businesses and creating new jobs, the development serves as a catalyst for economic growth in an underserved corridor, positioning us as one of the first companies to invest meaningful private capital into this area. The project is led by partners Andy and Silvester, joint owners of Cold Pizza with experience across multi-tenant food hall operations and standalone restaurant ventures. Silvester has successfully launched standalone concepts including Movita and Richie's Hot Chicken, while Andy brings his expertise in tenant improvements and design-build construction, playing a key role in delivering operator spaces within BLVD Market as well as other food, beverage, and entertainment establishments. Together, they bring proven expertise in concept creation, operations, and execution, ensuring The Place at Tweedy will become a stable, high-value asset.



Property Details

Address

3703 Tweedy Blvd, South Gate, CA.

Location Description

The property is located along Tweedy Blvd within an established commercial corridor.

Building Area

The site contains approximately 10,541 SF of commercial space with proposed two-story improvements.

Parcel

One commercial parcel with an existing structure to remain.

Access

Pedestrian access is provided from San Carlos Ave. Vehicular access is provided from the north driveway.

Frontage

Street frontage is provided along Tweedy Blvd with adjacent public sidewalk.

Parking

Parking is located north of the building as well as street parking on both San Carlos Ave and Tweedy Blvd..

Zoning

Commercial zoning designation per Planning records.



Investment Highlights

Prime Commercial Corridor Location

Positioned along Tweedy Boulevard within an established retail and dining district in South Gate.

Adaptive Reuse + Change of Use Opportunity

Conversion from B Occupancy to A-2 Assembly activates the site with food, lounge, and outdoor gathering spaces.

High Visibility Corner Presence

Frontage along Tweedy Blvd provides strong pedestrian exposure and street activity.

Outdoor Activation + Experiential Design

New outdoor reception and market-style spaces enhance community engagement and extended operating potential.

Strategic Tenant Mix Potential

Designed to support multiple food and beverage operators within a flexible commercial layout.

Urban Revitalization Opportunity

Project contributes to the transformation of Tweedy Boulevard into a vibrant destination corridor.

Value-Add Redevelopment

Repositioning an existing structure increases long-term leasing flexibility and investment appeal.

Growing Local Market

Located within a dense residential trade area with strong daily foot traffic and neighborhood demand.

Tenant Layout

Units A-F

Six individual food vendor spaces designed to support a diverse culinary lineup.

Linear frontage maximizes visibility, circulation, and tenant activation along the main dining area.

Bar 1 — Lower Level Bar

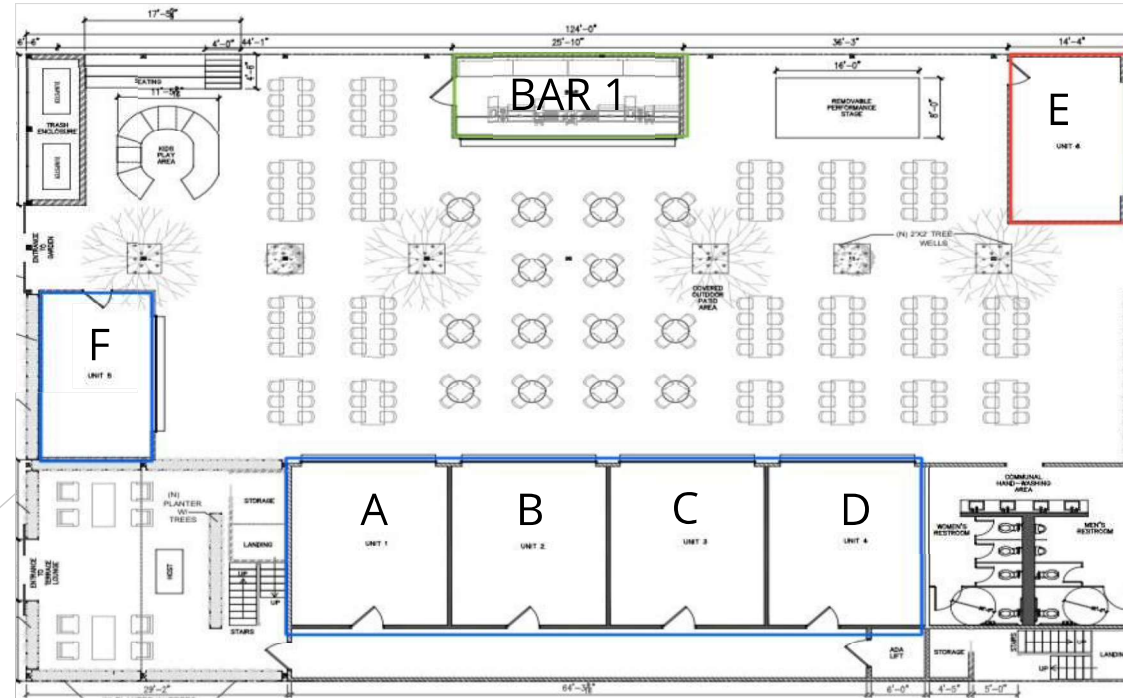
Primary service bar centrally located on Floor 1.

Designed to anchor the dining floor and support high-volume beverage service.

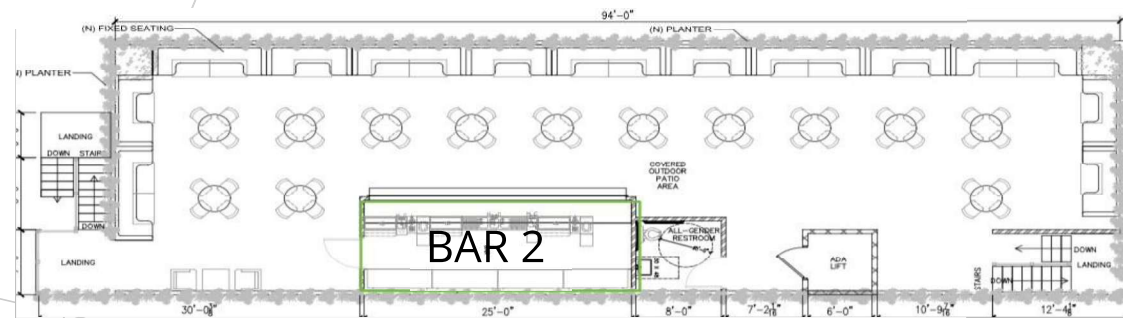
Bar 2 — Terrace Bar

Secondary bar located on Floor 2 terrace.

Activates the upper level with outdoor-oriented seating and an elevated social experience.



Floor 1



Floor 2

Projected Income

Estimated

Property Specifications

Total Building Size **12,830** Sq. Ft.
Leasable Sq. Ft. **5,210** Sq. Ft.

Pricing Summary

Investment Total **\$5,000,000.00**
Cap Rate Pro Forma **%16**
Investment Price (\$/Sq. Ft.) **\$390.00**

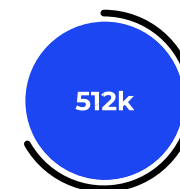
Projected Revenue

Base Rental Revenue **\$753,000.00**
Percentage Rent **\$50,007.00**
Expense Reim. Revenue **\$512,000.00**
Effective Gross Revenue \$1,315,007.00

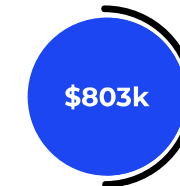
Operating Expenses:

Cam / R&M:	\$175,000.00
Insurance:	\$35,000.00
Marketing:	\$40,000.00
Property Taxes:	\$90,000.00
Management:	\$25,000.00
Janitorial / Cleaning Crew:	\$60,000.00
Maintenance:	\$15,000.00
Supplies:	\$20,000.00
Utilities:	\$32,000.00
Misc.:	\$20,000.00
Total Operating Expense	\$512,000.00

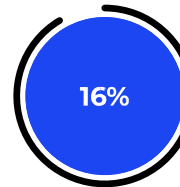
LSF/MO \$8.20



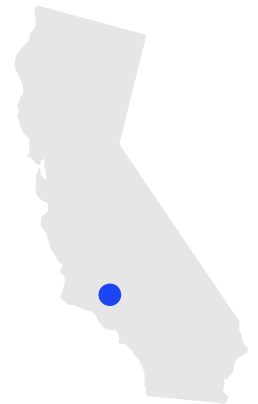
**Total
Expenses**



**Net
Operating
Income**



Cap Rate



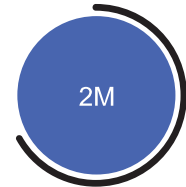
Projected Rent Roll

			LEASE TERM			BASE RENT					
TENANT	SUITE	SQ. FT.	BEGIN	END	BEGIN	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	NOTES
COLD PIZZA	A	365	2027	2031	TBD	\$3,650.00	\$10.00	\$43,800.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,380.00	\$12.00	\$52,560.00	\$144.00		
TACOS EL CHOMPIRAS	B	365	2027	2031	TBD	\$3,650.00	\$10.00	\$43,800.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,380.00	\$12.00	\$52,560.00	\$144.00		
RICHIES HOT CHICKEN	C	365	2027	2031	TBD	\$3,650.00	\$10.00	\$43,800.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,380.00	\$12.00	\$52,560.00	\$144.00		
TBD	D	365	2027	2031	TBD	\$3,650.00	\$10.00	\$43,800.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,380.00	\$12.00	\$52,560.00	\$144.00		
PA'LANTE CAFE	E	350	2027	2031	TBD	\$3,500.00	\$10.00	\$42,000.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,200.00	\$12.00	\$50,400.00	\$144.00		
TBD	F	350	2027	2031	TBD	\$3,500.00	\$10.00	\$42,000.00	\$120.00	NNN	Two, 5-Year Options. 4% Yearly Increase.
			2032	2037		\$4,200.00	\$12.00	\$50,400.00	\$144.00		
TWEEDY GARDEN	BAR 1	350	2027	2031	TBD	\$8,750.00	\$25.00	\$105,000.00	\$300.00	NNN	Pays % Rent Of 7% Gross Sales Over The Break Point of \$800,000.00 Capped at \$100,000.00. 4% Yearly Increase.
			2032	2037		\$10,500.00	\$30.00	\$126,000.00	\$360.00		
TWEEDY TERRACE	BAR 2	2,700	2027	2031	TBD	\$32,400.00	\$12.00	\$388,800.00	\$144.00	NNN	Pays % Rent Of 7% Gross Sales Over The Break Point of \$800,000.00 Capped at \$100,000.00. 4% Yearly Increase.
			2032	2037		\$38,880.00	\$14.40	\$466,560.00	\$168.00		
TOTAL YEAR 1						\$62,750.00		\$753,000.00			
TOTAL YEAR 6						\$75,300.00		\$903,600.00			

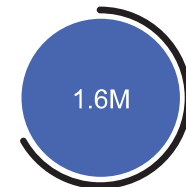
Bar Projected income

Estimated

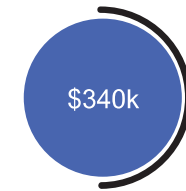
Item		Projections A		Projections B		Projections C
Gross Sales		\$2,700,000.00		\$2,000,000.00		\$1,650,000.00
COGS		\$621,000.00		\$477,921.60		\$402,500.00
Gross Profit		\$1,155,000.00		\$1,000,000.00		\$770,000.00
Payroll		\$218,352.60		\$162,500.00		\$130,509.60
Rent		\$720,000.00		\$720,000.00		\$720,000.00
Utilities		\$30,000.00		\$24,000.00		\$20,000.00
Marketing		\$10,000.00		\$10,000.00		\$10,000.00
Insurance		\$116,250.00		\$95,000.00		\$77,500.00
Licenses		\$37,500.00		\$30,000.00		\$25,000.00
Supplies		\$5,625.00		\$4,000.00		\$3,750.00
Office Expense		\$5,625.00		\$4,000.00		\$3,750.00
Repairs & Maintenance		\$56,250.00		\$40,000.00		\$37,500.00
Bank Fees		\$3,750.00		\$3,000.00		\$2,500.00
Dues & Subs		\$938.00		\$750.00		\$625.00
IT & Software		\$13,000.00		\$13,000.00		\$13,000.00
Accounting		\$35,625.00		\$27,000.00		\$23,750.00
Legal		\$22,500.00		\$17,000.00		\$15,000.00
Misc		\$13,500.00		\$10,100.00		\$9,500.00
Depreciation		\$18,000.00		\$13,000.00		\$12,000.00
Other		\$11,250.00		\$8,000.00		\$7,500.00
Total Expenses		\$1,939,165.60		\$1,659,271.60		\$1,514,384.60
Net Profit*		\$760,834.40		\$340,728.40		\$135,615.40
Net Margin %		\$0.28		\$0.17		\$0.08



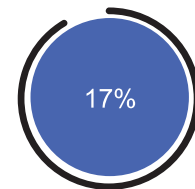
Gross Sales



Total Expenses



Net Income



Net Margin %

Based on Projection B

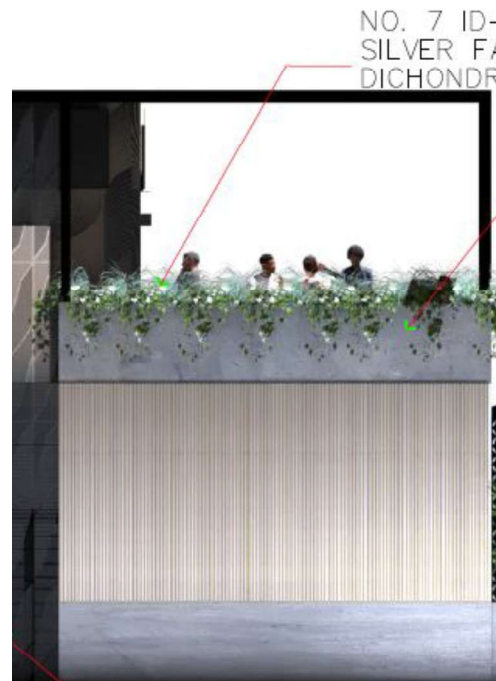
Start Up Costs

Property Acquisition = \$1,500,000.00

Construction / FF&E = \$2,928,315.00

Start Up Runway = \$500,000.00

Total = \$4,928,315.00



COMPARABLES

Rodeo 72 – Whittier

www.rodeopublicmarket.com/rodeo-72

(New Development)

Address: 7012 Walnut Grove Dr., Whittier, CA

Space: 500 sq ft

Base Rent: \$26.50/sq ft

Taxes: \$2.50/sq ft

Total Monthly Rent: \$14,500

Note: Further research may be warranted here, as rates appear elevated but may reflect high demand and new construction.

Anaheim Packing House

www.anaheimpackingdistrict.com

Address: 440 S. Anaheim Blvd., Anaheim, CA

Unit A: 409 sq ft | \$27/sq ft + \$1.28/sq ft tax | Total: \$11,566.52

Unit B: 500 sq ft | \$27/sq ft + \$1.28/sq ft tax | Total: \$14,125

Bellflower SteelCraft

steelcraftlb.com

Address: 16500 Bellflower Blvd., Bellflower, CA

Average Rate: \$25.50/sq ft + \$2.48/sq ft tax

Unit A: 160 sq ft | Total: \$4,486

Unit B: 320 sq ft | Total: \$8,953.60

Long Beach SteelCraft

steelcraftlb.com

Address: 3768 Long Beach Blvd., Long Beach, CA

Average Rate: \$26.50/sq ft + \$5.77/sq ft tax

Unit A: 320 sq ft | Total: \$10,326

Unit B: 350 sq ft | Total: \$11,294.50

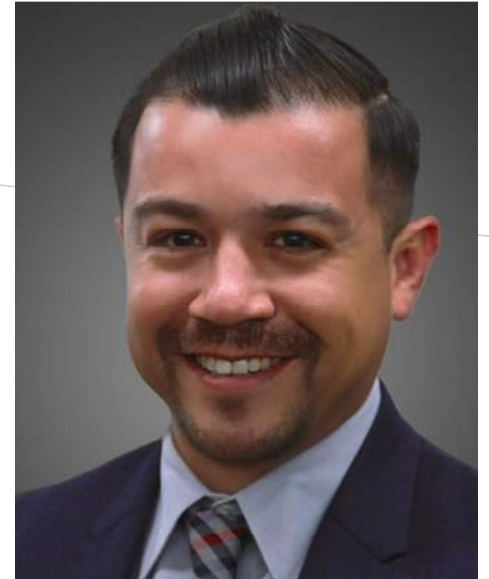
Other food halls to check out and review leases

1. blvdmrkt.com
2. grandcentralmarket.com
3. citizenpublicmarket.com

Silvestre Madrigal Jr. –

Entrepreneur | Visionary | Restaurateur

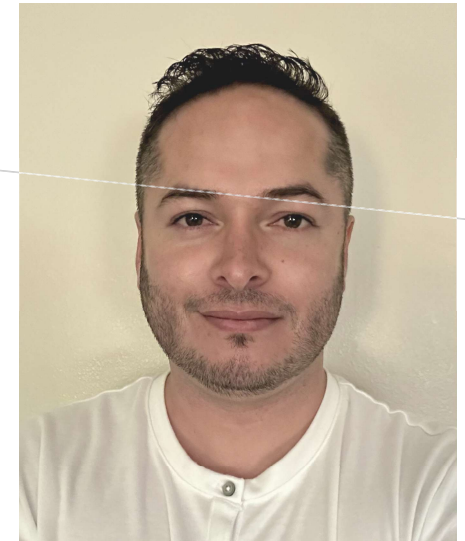
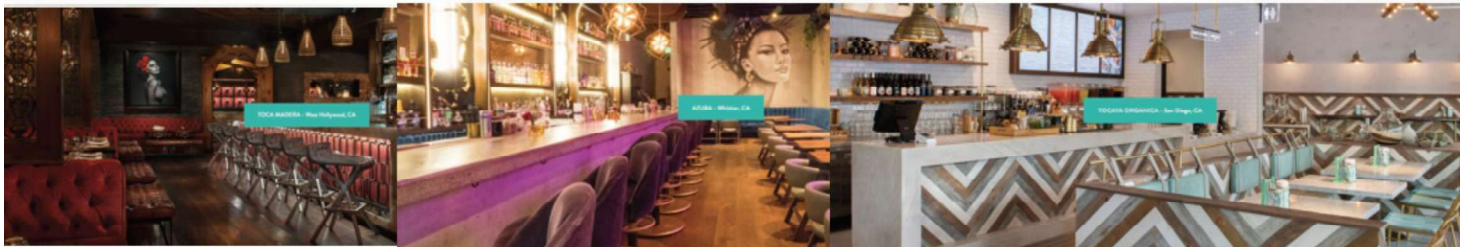
- **Silvestre Madrigal Jr. was born in Los Angeles, California, to two hardworking and responsible immigrant parents who instilled in him the values of integrity, determination, and perseverance. From a young age, Silvestre watched his father, Silvestre Sr., build and operate multiple businesses—from car dealerships and self-service car washes to mechanic shops, restaurants, and agricultural ventures.**
- **This early exposure to entrepreneurship lit a fire in Silvestre. At just 17 years old, he launched his first business: a soda and candy vending machine company. After building and selling his route, he transitioned into residential real estate, where he spent over a decade as a top producer, generating millions of dollars in sales commissions.**
- **Eager for new challenges, Silvestre ventured into the quick-service restaurant industry, becoming a franchisee with Movita Juice Bar. He successfully opened and operated locations in La Habra, California, and near the University of Southern California (USC). His passion for food and community then led him to open La Crosta Pizzeria, followed by his latest venture — Richie's Hot Chicken in Bellflower, California — a rapidly growing brand known for its bold flavors and Southern-inspired hospitality.**
- **Continuing to elevate his vision, Silvestre is now expanding into the food hall business with a major development in South Gate, California, marking the next chapter of his entrepreneurial journey.**
- **A true self-starter with an unrelenting drive to create, build, and inspire, Silvestre Madrigal Jr. represents the modern American dream — built on hard work, vision, and legacy.**



ANDY LUGO

Developer | Designer | Builder

- Andy is a design-builder and developer with 20+ years of experience delivering commercial, hospitality, and mixed-use projects across Greater Los Angeles and the U.S.
- Founder of Urban Lifestyle Group (ULG), a successful design-build consulting firm known for turning underutilized properties into high-performing destinations.
- Has led the full delivery of restaurants, food halls, retail spaces, tenant improvements, and ground-up developments, guiding projects from concept through permitting and construction.
- Skilled in architecture coordination, construction management, strategic planning, and operational design, ensuring efficient execution and strong financial outcomes.
- Experienced in multi-tenant and hospitality projects, with a portfolio that demonstrates an ability to create environments that perform well both commercially and operationally.
- As a partner in The Place at Tweedy, Andy brings proven development expertise, ensuring the project is built to high standards and positioned for long-term community and lender value.



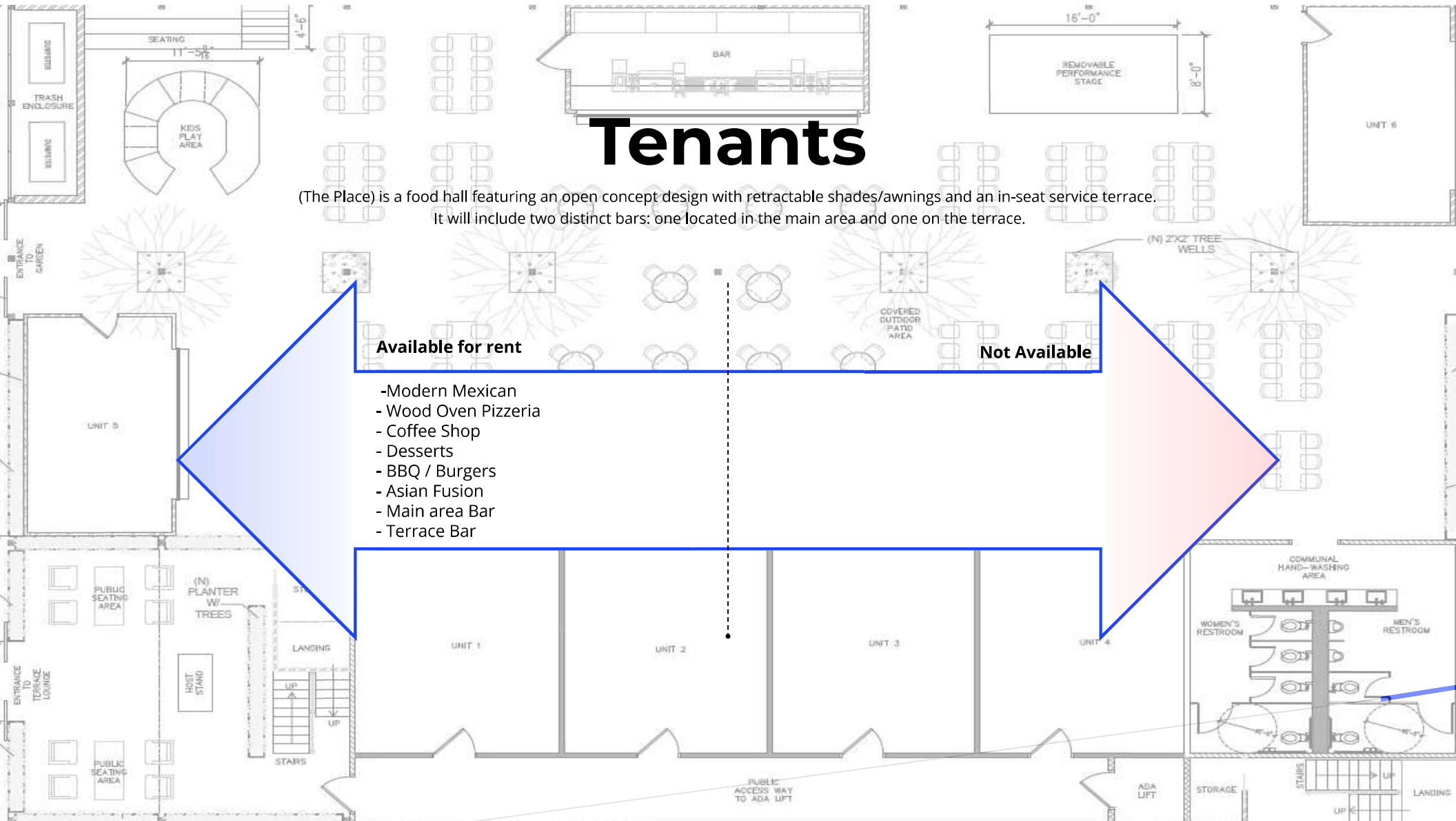
Tenants

(The Place) is a food hall featuring an open concept design with retractable shades/awnings and an in-seat service terrace.
It will include two distinct bars: one located in the main area and one on the terrace.

Available for rent

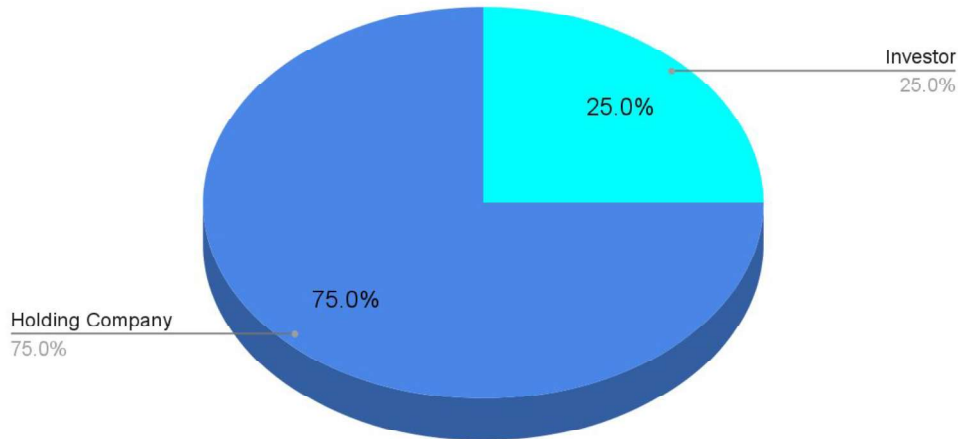
- Modern Mexican
- Wood Oven Pizzeria
- Coffee Shop
- Desserts
- BBQ / Burgers
- Asian Fusion
- Main area Bar
- Terrace Bar

Not Available



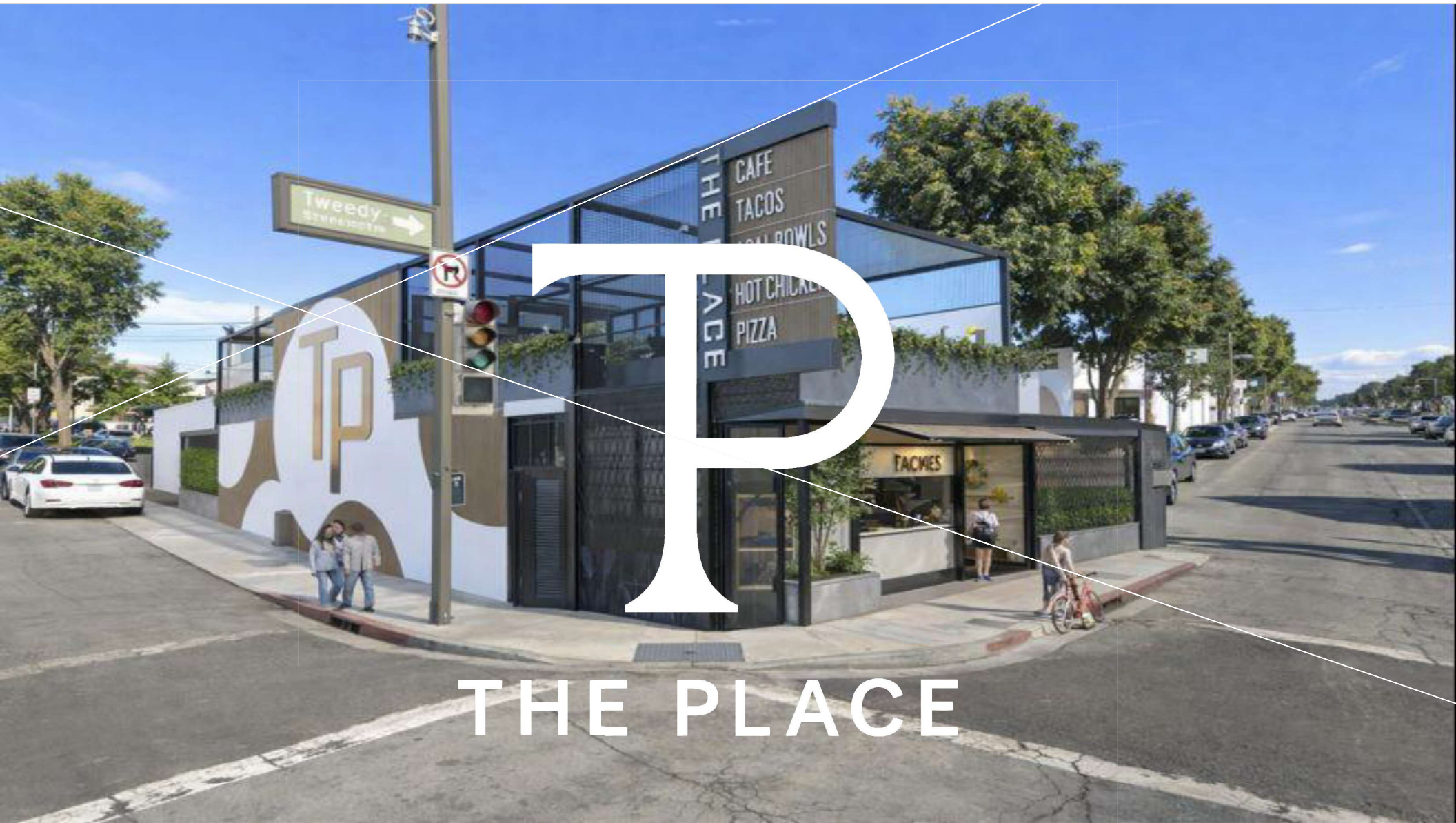
Company Investment Opportunity

25% of the company open at a \$200,000.00 / share for a total of \$5M investment.



Proposed profit distribution structure outlined below:

- **Years 1-3: 70% to the Investor** and 30% to the Holding Company.
- **After Year 3** (until full investment recovery): **50% to the Investor** and 50% to the Holding Company.
- **Post-Investment Recovery:** Once the initial investment is fully recovered, the distribution will adjust to **25% to the Investor** and 75% to the Holding Company.



THE PLACE