

1,600 Sqft Retail Space

3722 Tweedy Blvd, South Gate CA 90280

CVS Pharmacy Square

FOR LEASE

Block to Block
CVS anchored
Signalized Intersection
On Tweedy Blvd
AMPLE PARKING
Monument Signage



PROPERTY PROFILE & FEATURES

- Unit Size: 1,600 SF
- Year Built: 1968
- Zoning: SGSITEPLAN
- Signalized Intersection
- Pylon Signage available
- Plenty of parking

DEMOGRAPHICS

2018 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	62,200	428,423	969,275
HOUSEHOLDS	14,789	100,371	236,197

AREA DESCRIPTION

- Block to Block shopping center
- Tweedy Blvd visibility (in the heart of Tweedy Mile)
- High Population area
- Strong Retail Trade area
- Anchored by CVS

HOUSEHOLDS

2015 ESTIMATES	1MILE	3MILE	5MILE
AVERAGE INCOME	\$57,247	\$52,733	\$55,157
MEDIAN INCOME	\$45,276	\$40,805	\$42,560

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CVS Pharmacy Square – CVS Anchored



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Monument Signage

Join:

CVS

***Mother's Nutrition
Metro PCS
And more ...***



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**REAL
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AGENCY**

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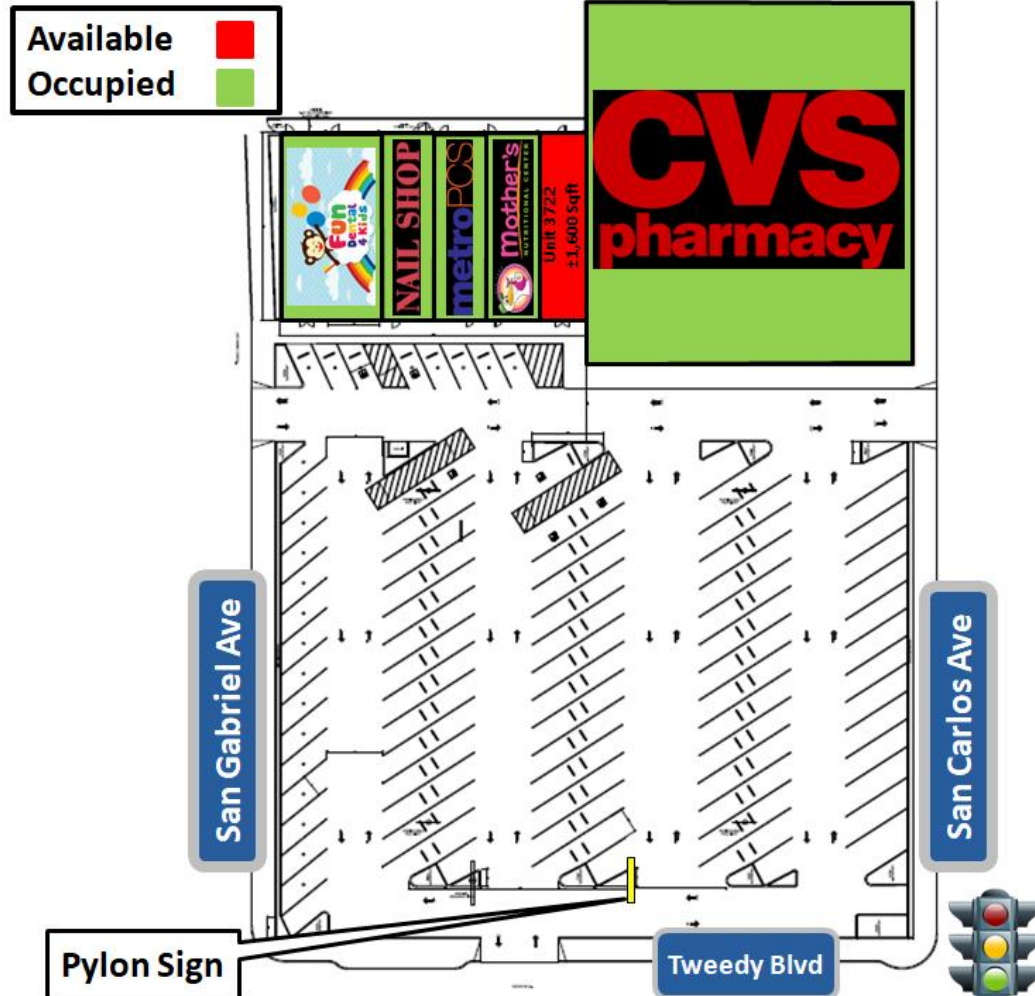
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Site Plan

**Approximately
120 Parking
spaces in the
entire Plaza**

Parking Ratio - $\pm 4 : 1$



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Site Plan & Dimensions

- Unit 3722 ± 1,600 sqft – **Available**
- Unit 3726 ± 1,920 sqft – Mother's Nutrition
- Unit 3730 ± 1,760 sqft – Metro PCS
- Unit 3734 ± 1,840 sqft – Nail Shop
- Unit 3736 & 3738 ± 3,440 sqft – Fun Dental 4 Kids

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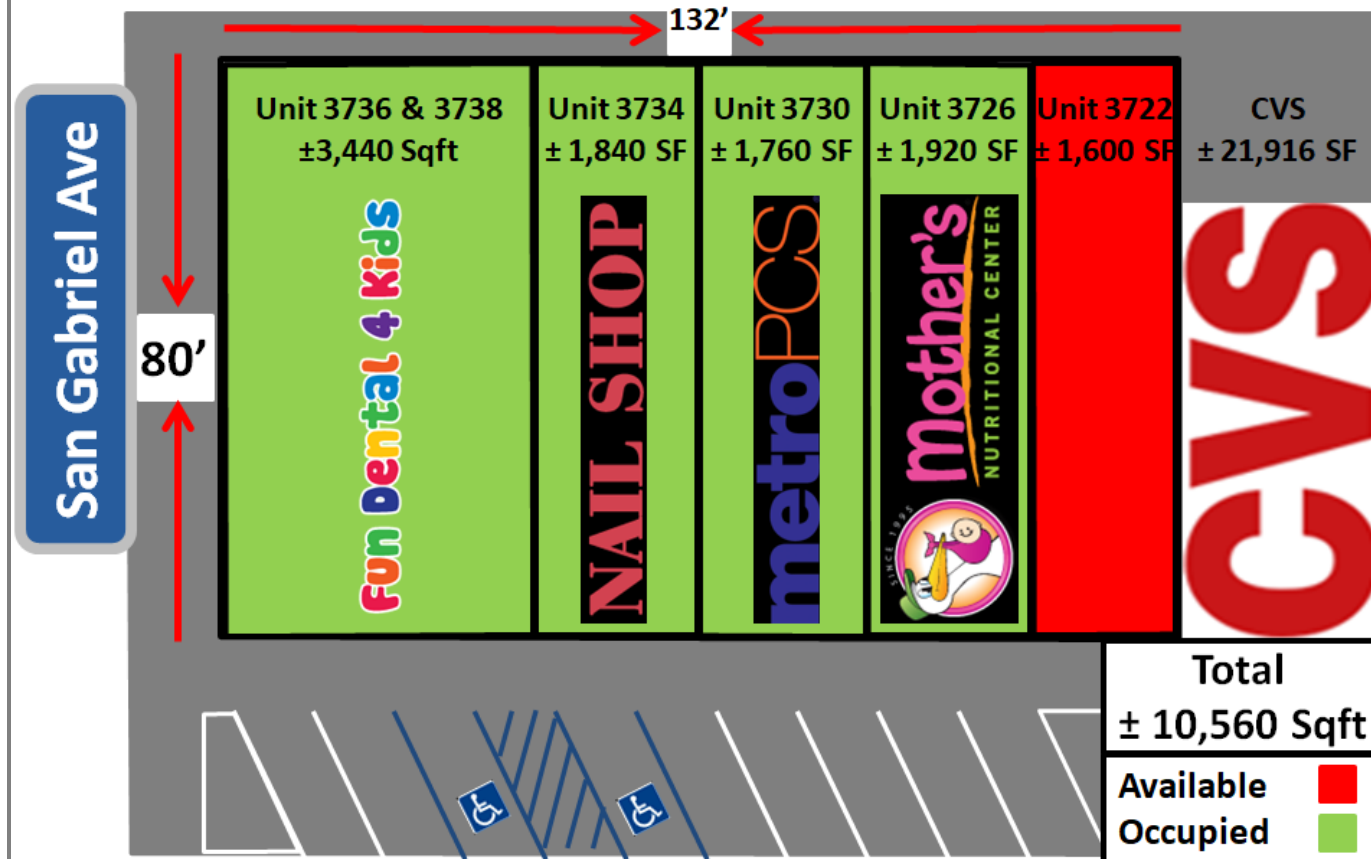
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Area Map – West of Subject Property



Tweedy Mile Tenant's to the West of Subject Property

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Area Map – East of Subject Property



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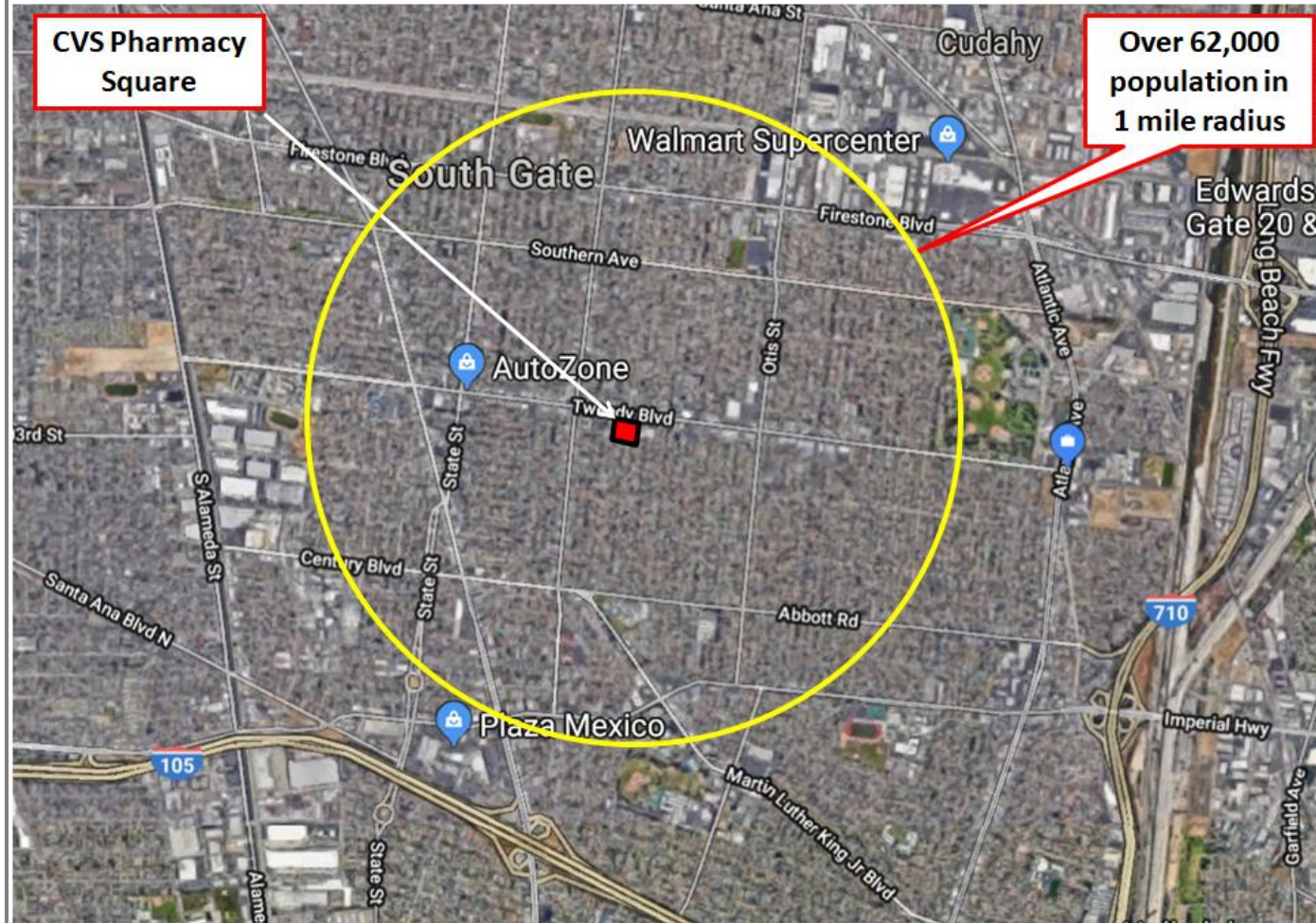
CVS Pharmacy Square

Your potential Customers Population

1 Mile Radius ± 62,000

3 Mile Radius ± 430,000

5 Mile Radius ± 970,000



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Traffic Count

**Approximately
24,000 Average
daily traffic on
Tweedy Blvd
alone**



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Site Pictures



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DEMOGRAPHICS

Population

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	62,200	428,423	969,275
2023 Population:	62,896	433,949	981,869
Pop Growth 2018-2023:	1.12%	1.29%	1.30%
Average Age:	33.60	32.80	33.10

Households

2018 Total Households:	14,789	100,371	236,197
HH Growth 2018-2023:	1.18%	1.37%	1.34%
Median Household Inc:	\$45,276	\$40,805	\$42,560
Avg Household Size:	4.20	4.20	4.00
2018 Avg HH Vehicles:	2.00	2.00	2.00

Housing

Median Home Value:	\$355,636	\$348,352	\$354,838
Median Year Built:	1956	1958	1958

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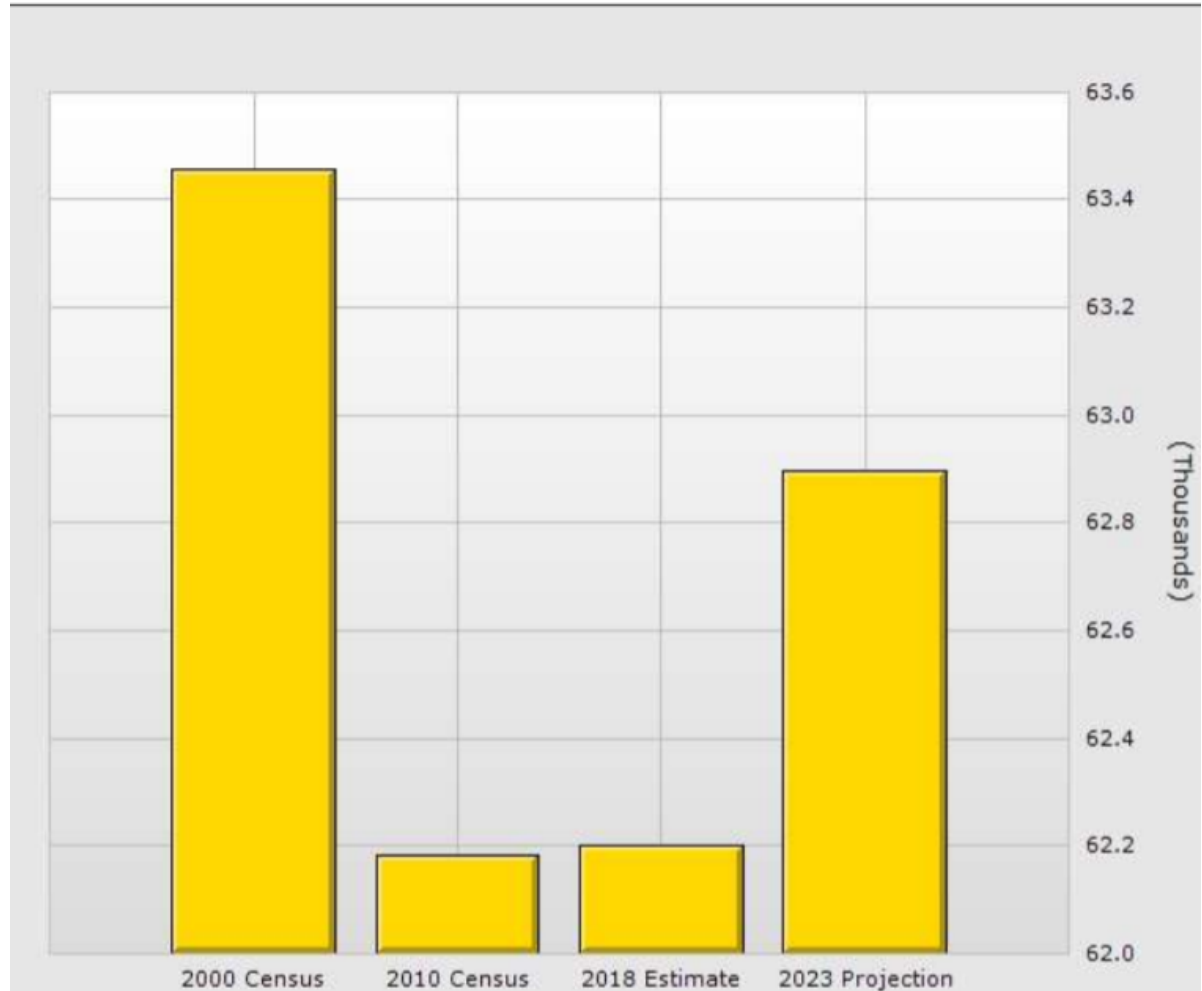
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DEMOGRAPHICS

Population

Population for 1 Mile Radius

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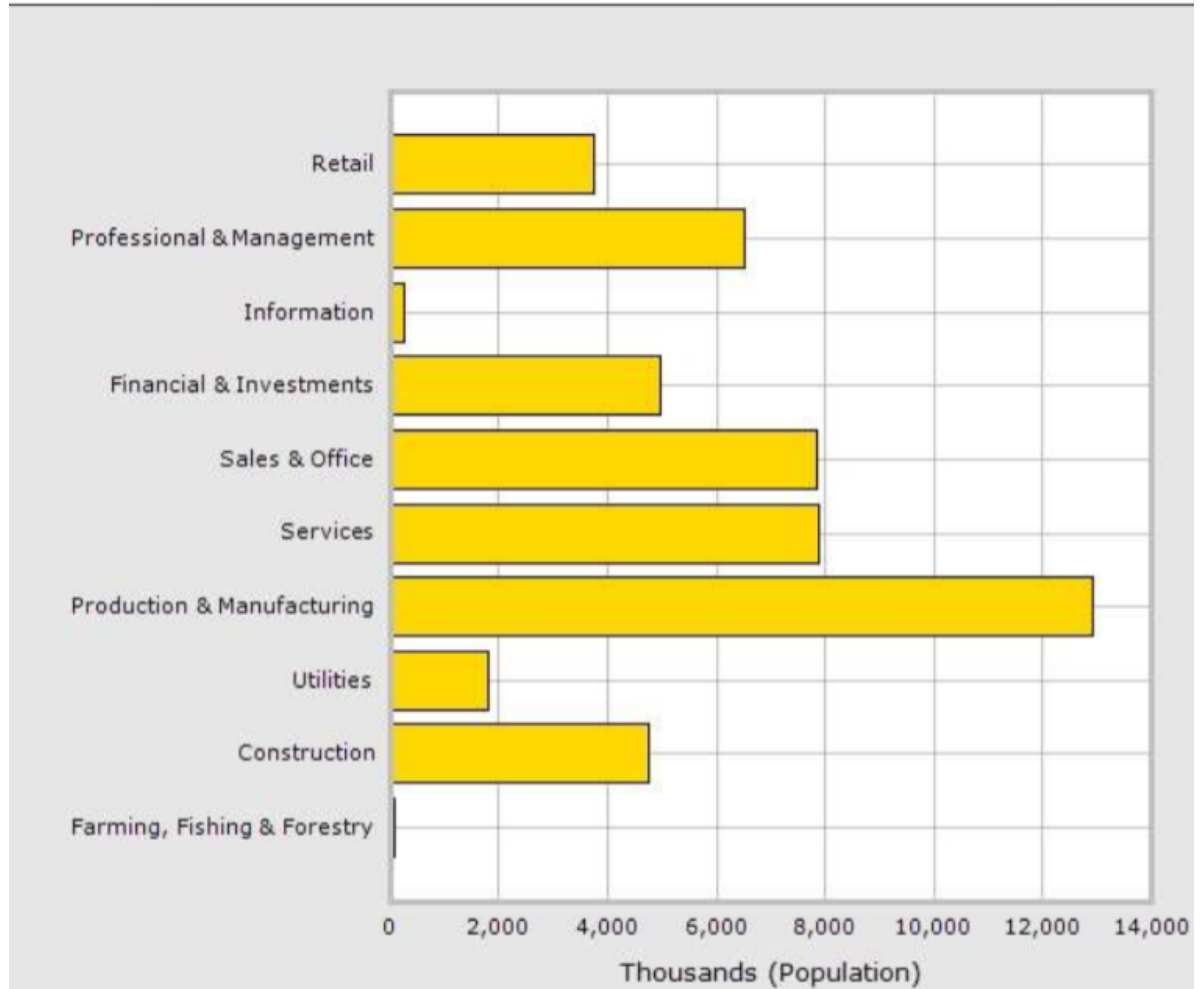
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DEMOGRAPHICS

Civilians Employed by Occupation

Civilians Employed by Occupation for 1 Mile Radius

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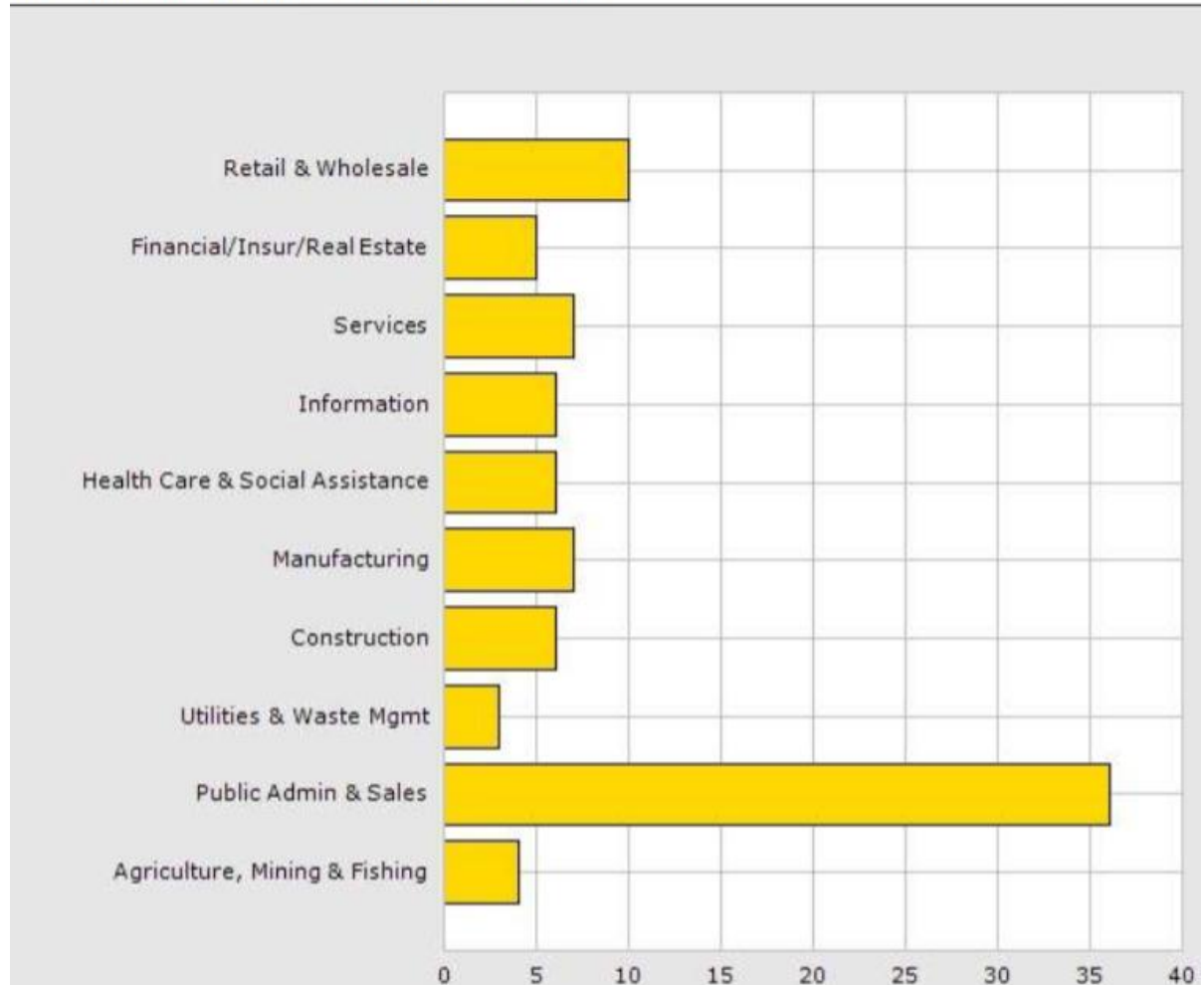
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DEMOGRAPHICS

Daytime Employment (Empl/Bus)

Daytime Employment (Empl/Bus) for 1 Mile Radius

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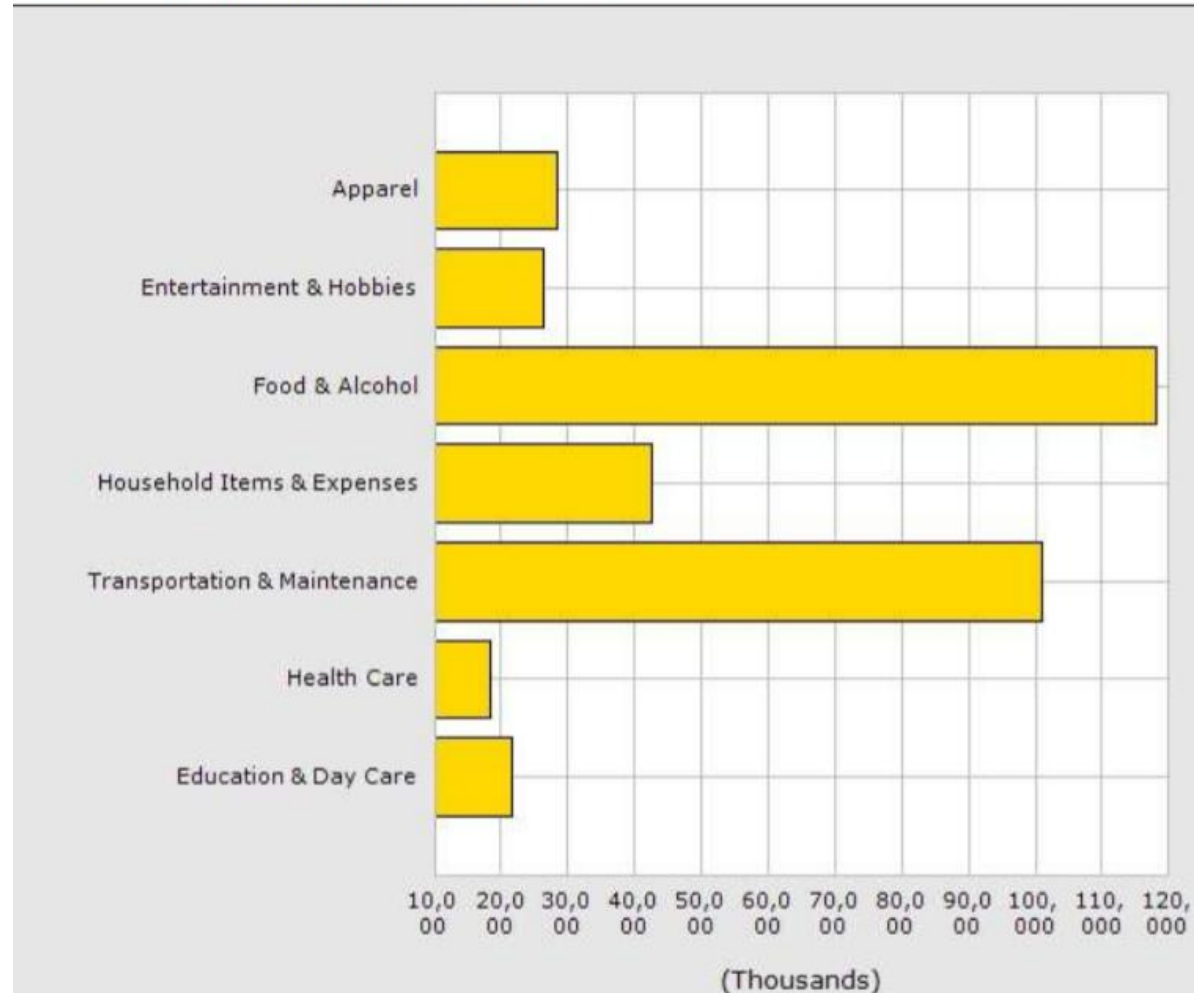
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DEMOGRAPHICS

Consumer Spending Totals

Consumer Spending Totals for 1 Mile Radius

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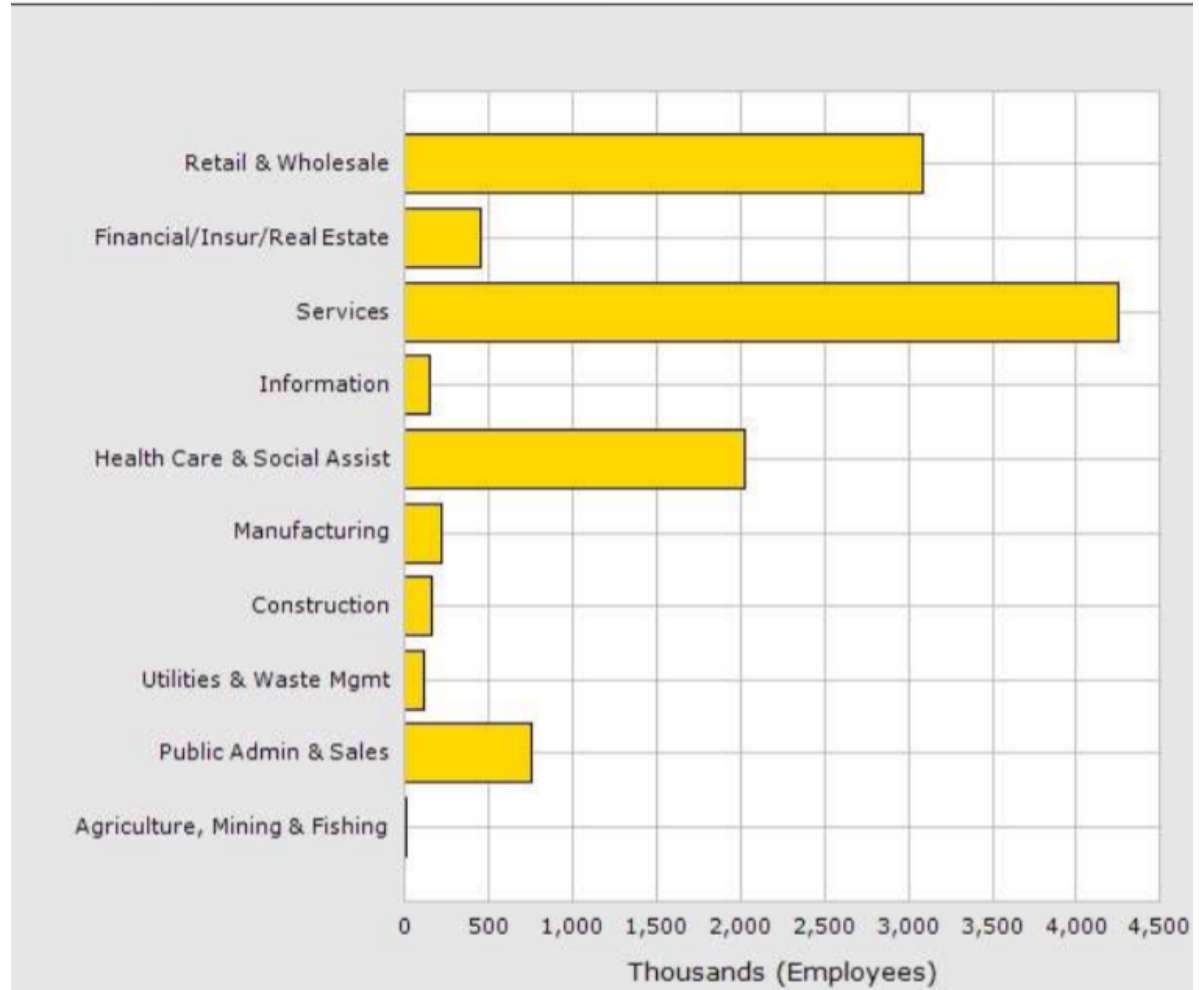
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DEMOGRAPHICS

Daytime Employees

Daytime Employees for 1 Mile Radius

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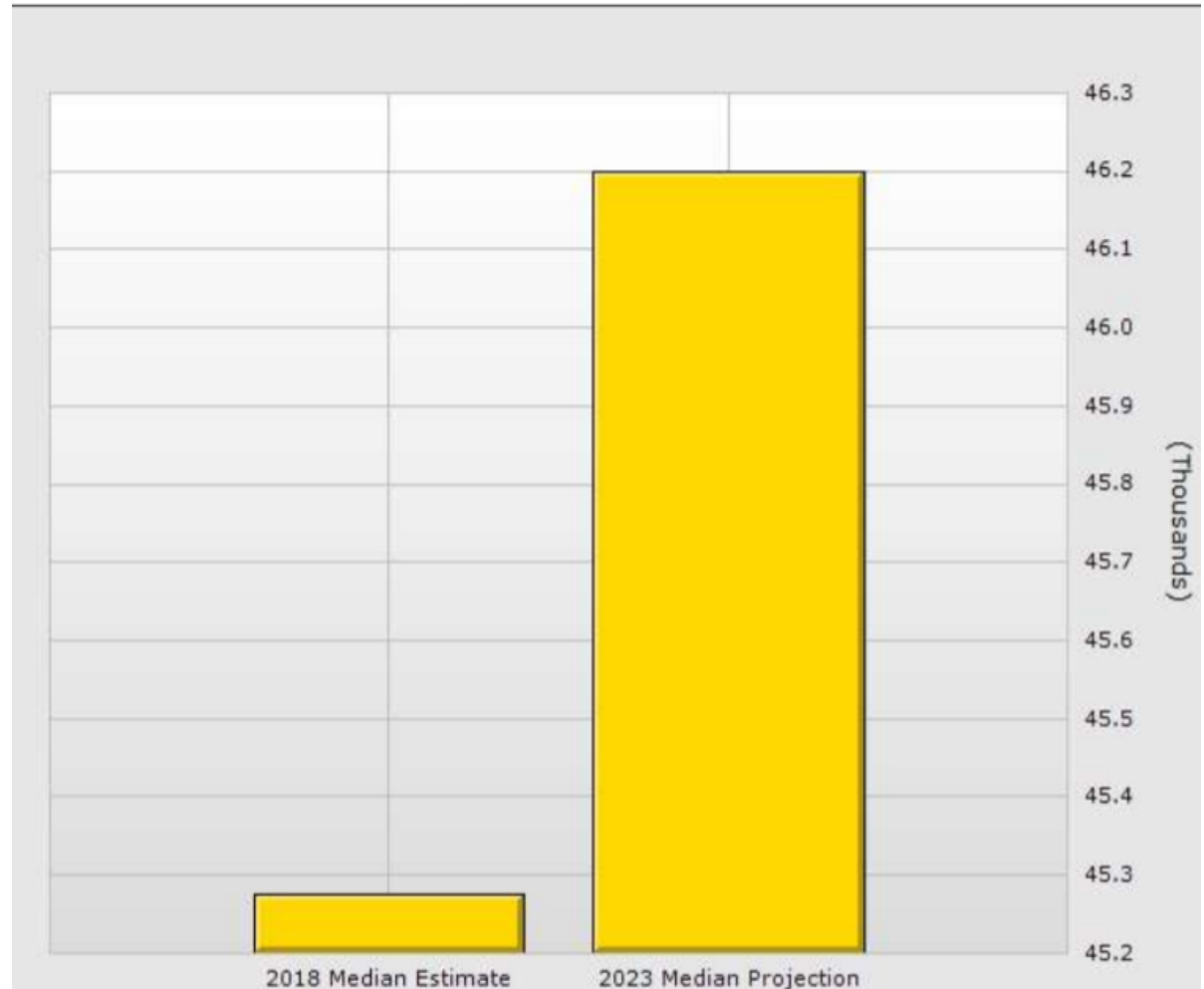
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DEMOGRAPHICS

Household Income

Household Income for 1 Mile Radius

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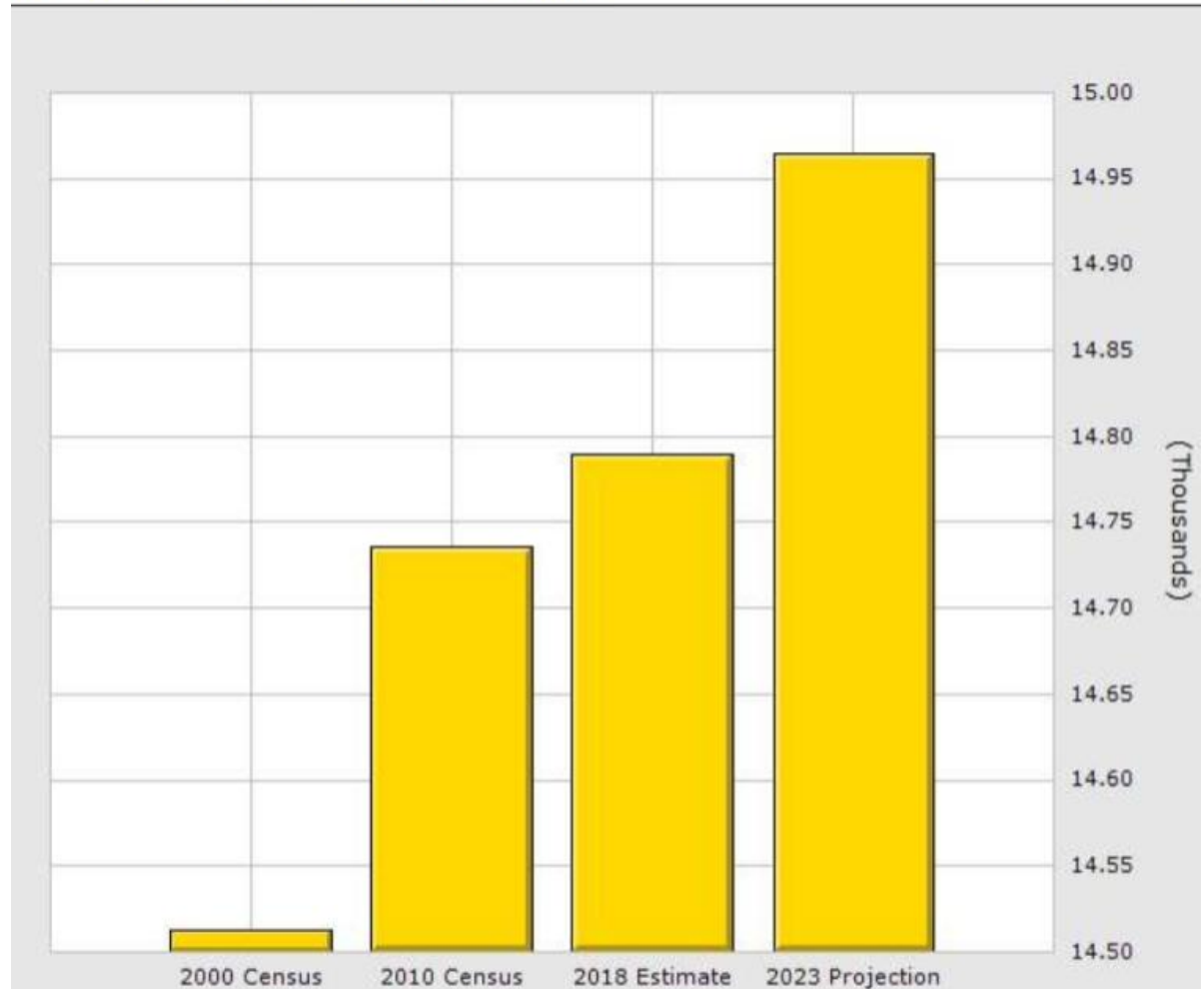
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DEMOGRAPHICS

Households

Households for 1 Mile Radius

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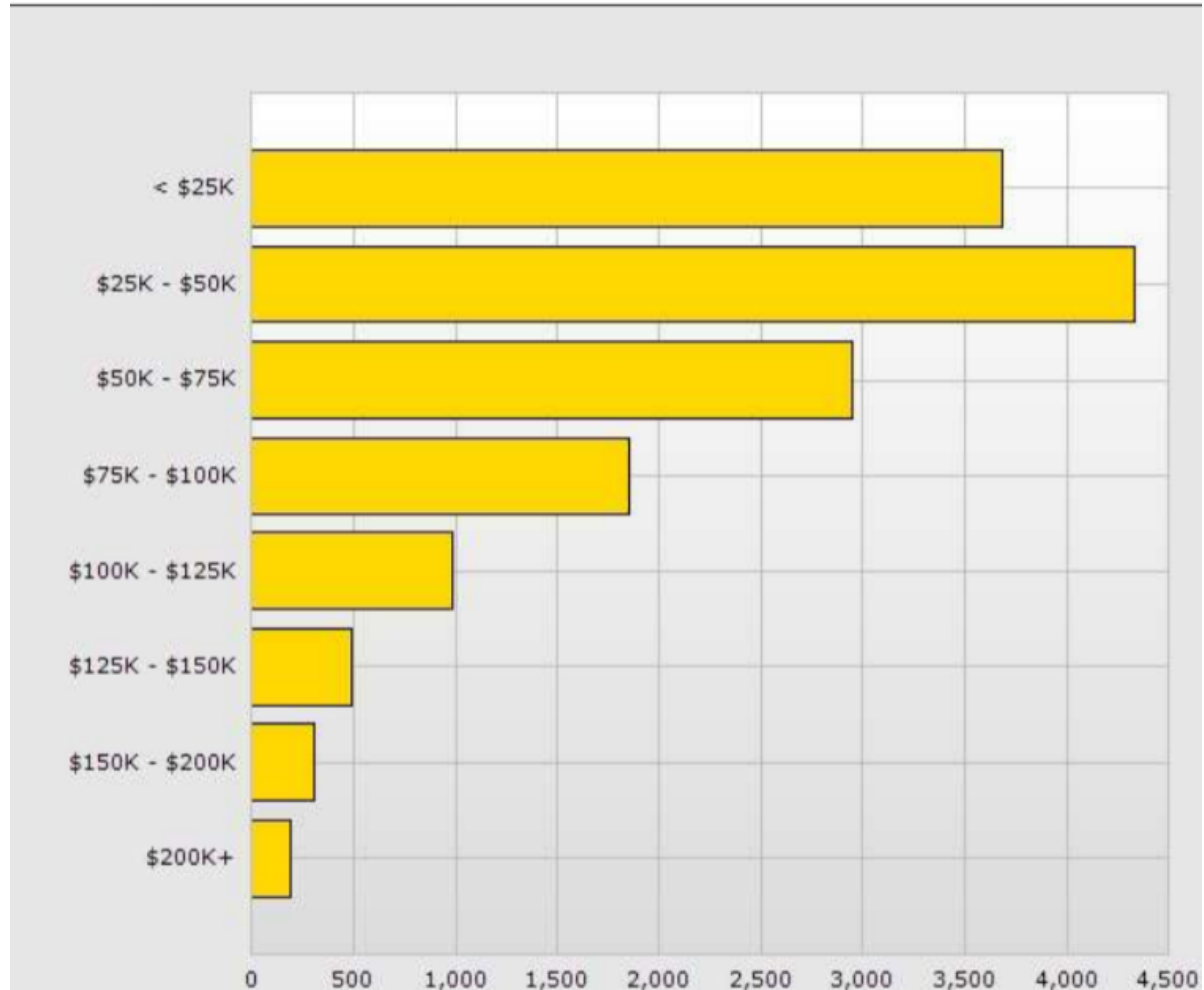
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DEMOGRAPHICS

Households by Income

Households by Income for 1 Mile Radius

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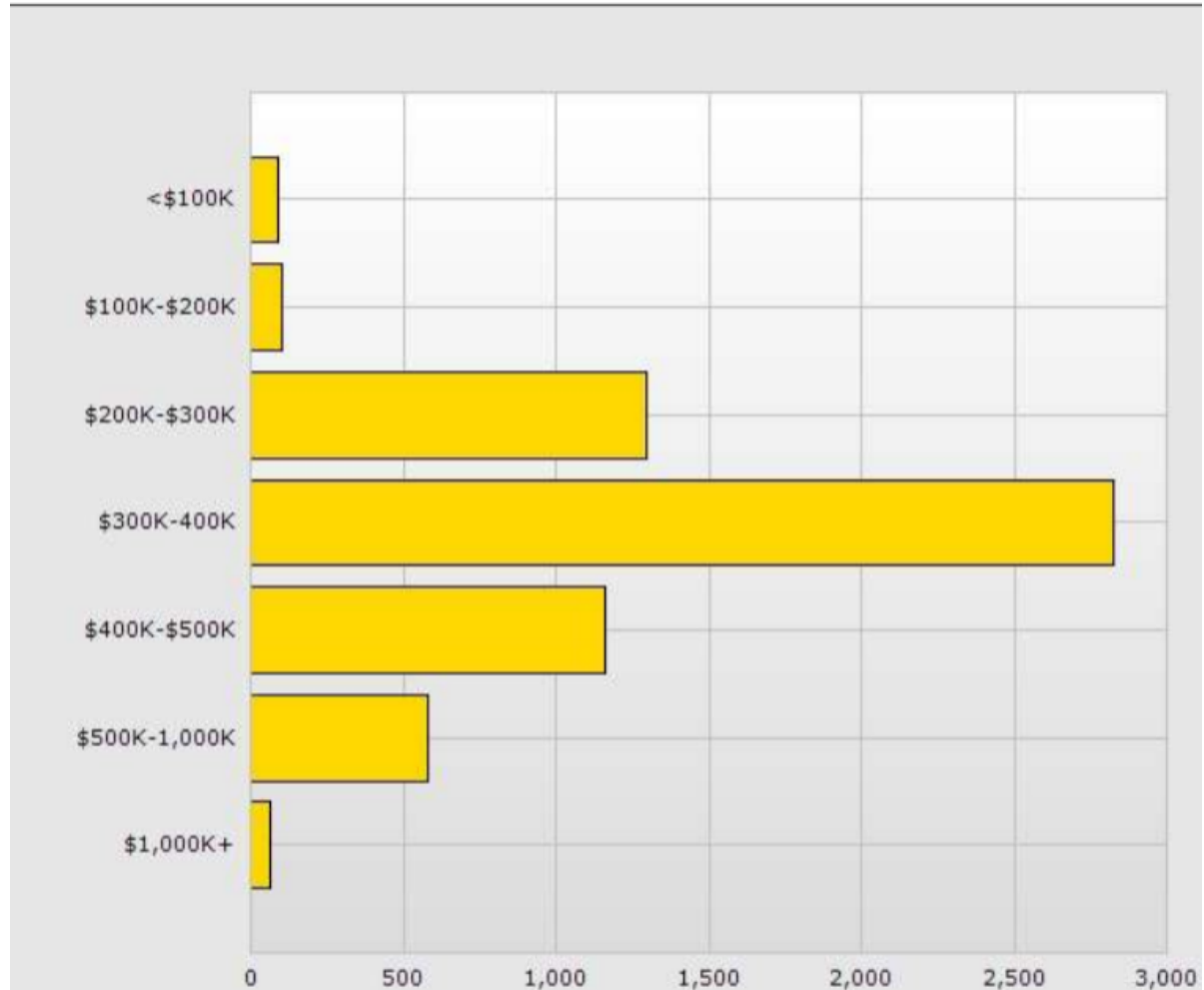
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DEMOGRAPHICS

Housing Values

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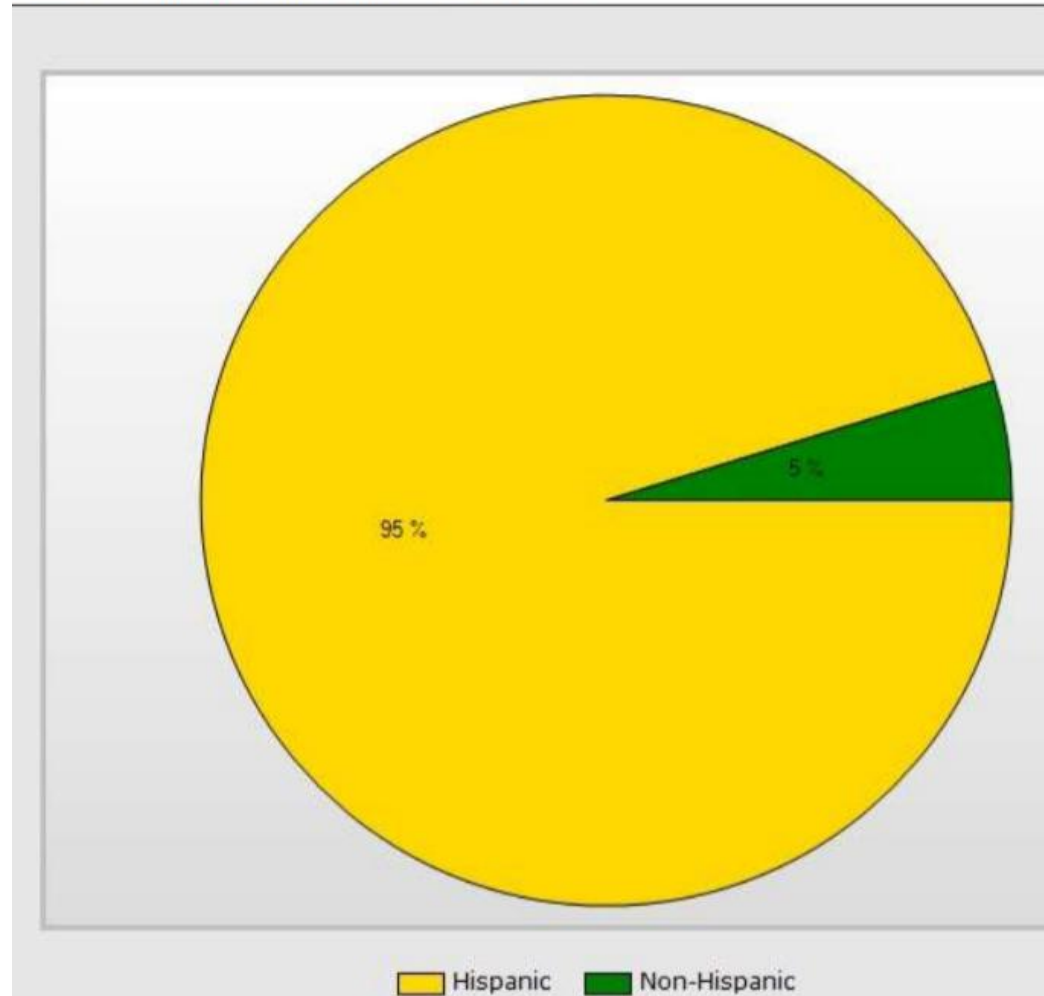
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DEMOGRAPHICS

Population by Hispanic Origin

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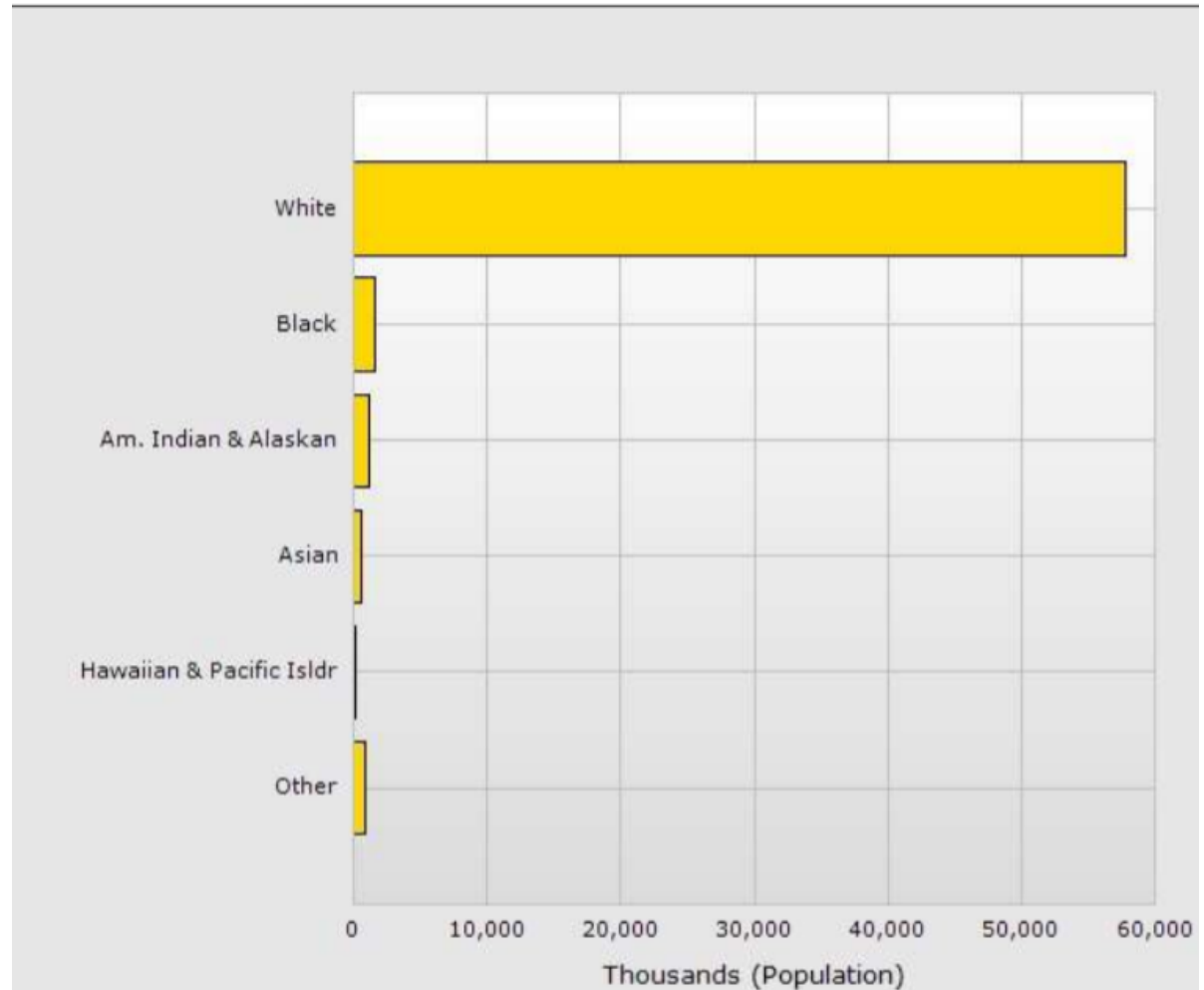
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DEMOGRAPHICS

Population by Race

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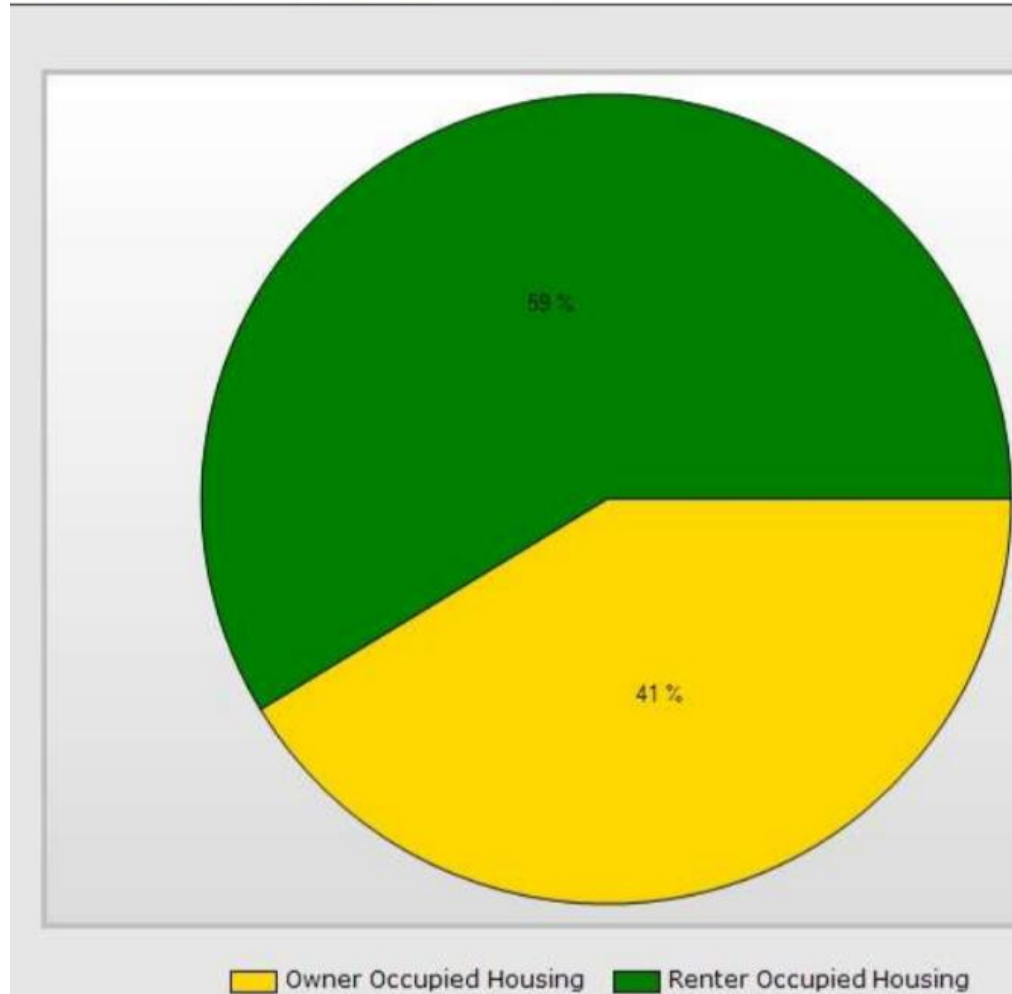
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DEMOGRAPHICS

Tenure of Occupied Housing

Tenure of Occupied Housing for 1 Mile Radius

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