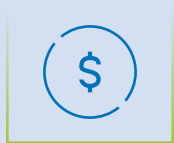




# 4816-4820 FIRESTONE BLVD

SOUTH GATE, CALIFORNIA 90280

FOR LEASE OR GROUND LEASE  
OPPORTUNITY



**Negotiable**

ASKING RENT



**±18,203 SF\***

LOT SIZE

See proposed Drive-Thru site plan on page 3

\* Per County Record

## DAVID GHERMEZIAN

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**NEWMARK**  
PACIFIC

Broker is principal in this deal

- Located directly across the street from Azalea Regional Shopping Center anchored by Walmart, Marshalls, Ross Dress for Less, WSS Shoes, and In-N-Out
- Corner lot on South Side of Firestone Blvd
- Located one block from the intersection of Firestone Blvd and Atlantic Ave
- Approximately 50,000 cars per day on Firestone Blvd, and approximately 40,000 cars per day on Atlantic Ave
- Within ½ mile from 710 Freeway
- ±3,700 SF former restaurant building on site
- Nearby to proposed Metro Rail Stop (Southeast Gateway Line) at intersection of Firestone Blvd and Atlantic Ave



40,000  
CARS PER DAY

50,000  
CARS PER DAY

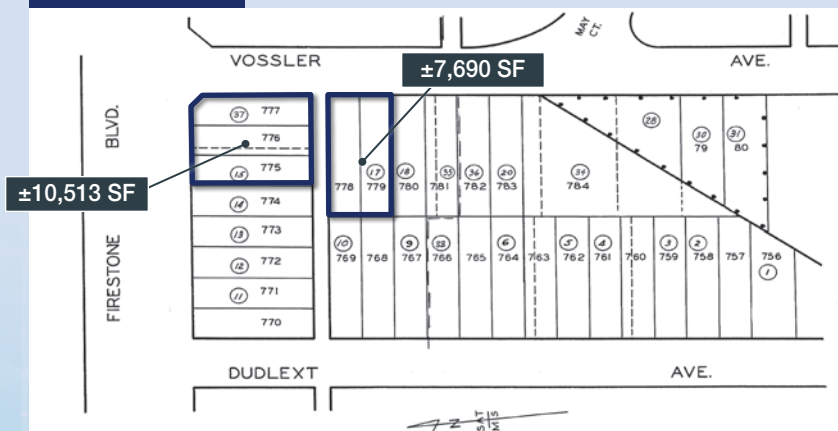
AZALEA SHOPPING CENTER

# 4816-4820 FIRESTONE BLVD





SOUTH GATE, CALIFORNIA 90280

FOR LEASE OR GROUND LEASE  
OPPORTUNITY

## PLAT MAP



## DEMOGRAPHICS

				
	Population	Households	Avg Household Size	Avg Household Income
1 MILE	31,660	8,563	3.69	\$76,487
2 MILE	172,771	46,961	3.66	\$83,423
3 MILE	364,850	98,310	3.67	\$85,856

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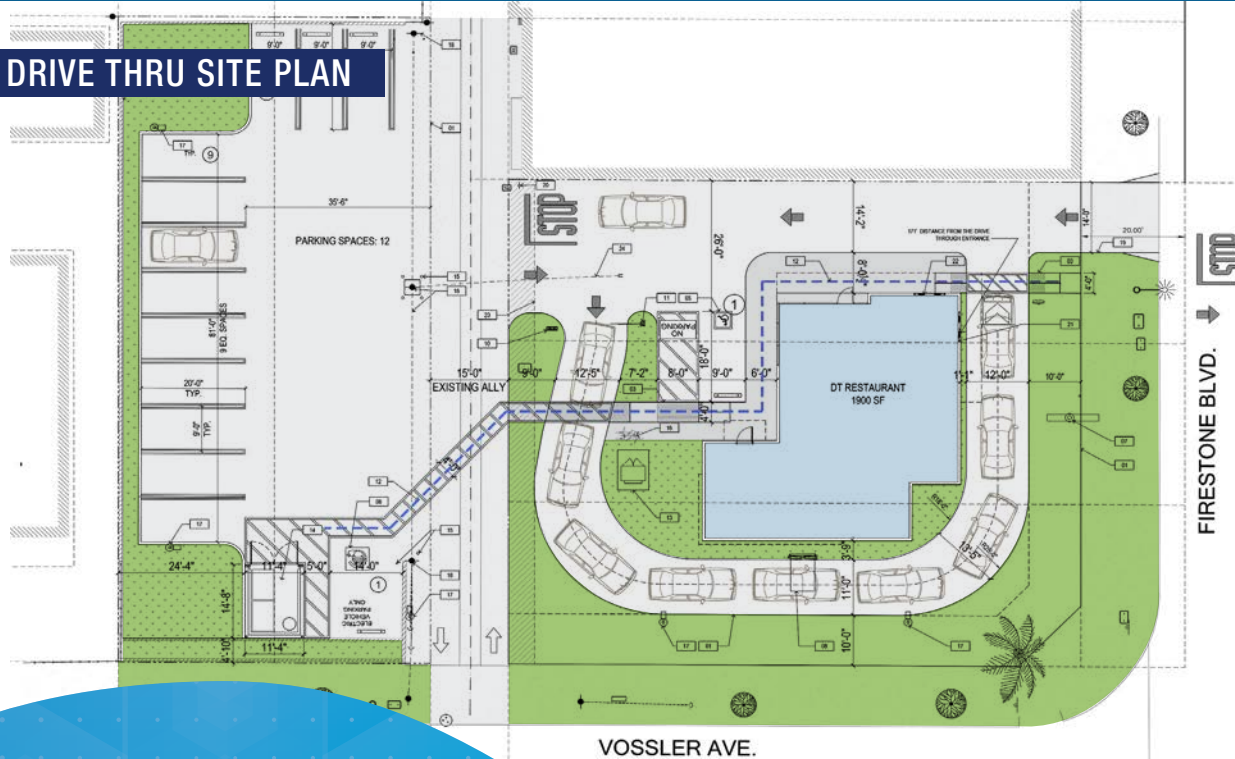
**NEWMARK**  
PACIFIC

Broker is principal in this deal





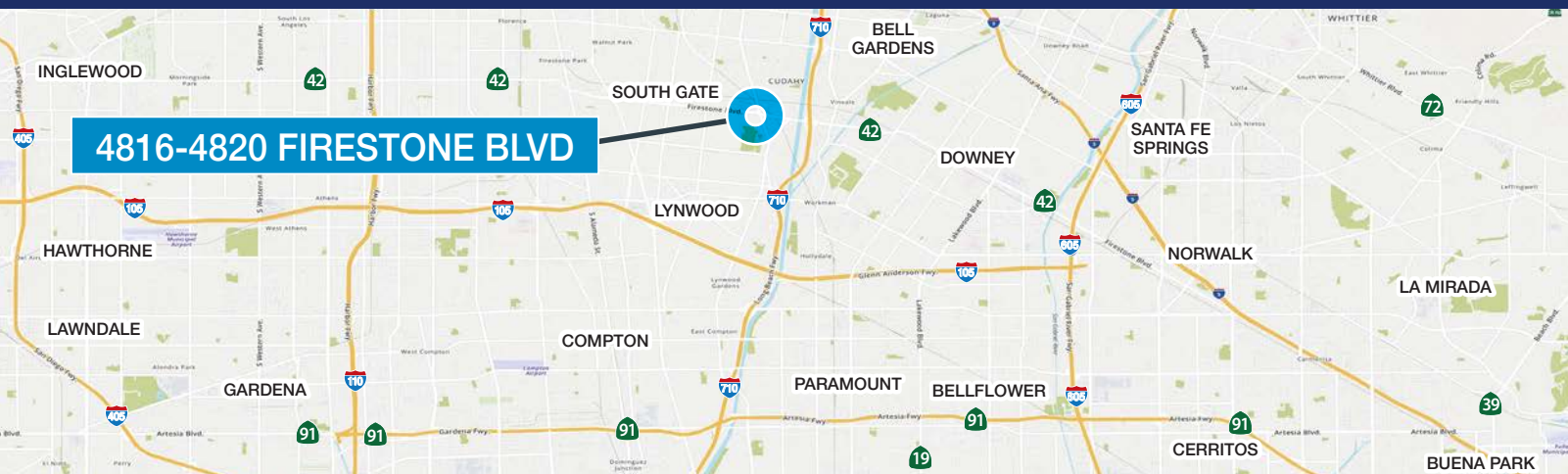
## PROPOSED DRIVE THRU SITE PLAN



# 4816-4820 FIRESTONE BLVD

SOUTH GATE, CALIFORNIA 90280

FOR LEASE OR GROUND LEASE  
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

1875 Century Park East | Suite 1380 | Los Angeles, CA 90067

**NEWMARK**  
PACIFIC

Broker is principal in this deal

Corporate License #01355491

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