



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property



PRIME 6,970 SF END CAP AND IN-LINE SUITES - READY FOR OCCUPANCY

4450-4460 Firestone Blvd., South Gate, CA 90280



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RETAIL SHELL SPACES
SOUTH GATE, CA

PROPERTY FEATURES

4450-4460 Firestone Blvd., South Gate, CA 90280



APPROX. 1,820 - 6,970 SF

END-CAP AND IN-LINE SPACES AVAILABLE

- ✓ The rates proposed are reduced rates and only apply for the first six months
- ✓ Recently updated strip center, end-cap and in-line
- ✓ White-boxed suites available for lease
- ✓ Upgraded 200 amp 3- phase electrical panels
- ✓ Positioned on a high-visibility thoroughfare
- ✓ 18 surface parking spaces and street parking available

AREA AMENITIES

- ✓ Short distance to Azalea Regional Shopping Center anchored by Walmart, Marshalls, Ross Dress for Less, WSS Shoes, and In-N-Out
- ✓ Over ±40,000 CPD on Firestone Blvd

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	37,637	354,733	834,996
Avg. HH Income	\$72,564	\$72,754	\$75,028
Daytime Pop	29,792	277,720	649,932
Traffic Count	± 40,551 CPD ON FIRESTONE BLVD		

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INTERIOR PHOTOS

4450-4460 Firestone Blvd., South Gate, CA 90280





AERIAL MAP



**COMMERCIAL
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