

# azalea

8653 Atlantic Boulevard, South Gate, CA 90280

## Retail Opportunity Blooming in South Gate

azalea regional shopping center is a one-of-a-kind project in South Gate. Once a 32-acre underutilized and vacant space, azalea is now one of the most highly trafficked and recognizable landmarks in the City and a prime example of South Gate's sustainable initiatives.

azalea is a community center that offers a unique shopping and dining experience, featuring a large open plaza, free Wi-Fi, and green gathering areas. The center hosts free family-oriented community events throughout the year that provide various memorable and enjoyable experiences.

With over 35 retailers and restaurants and a host of environmentally friendly features, azalea is a one-stop shop for health and beauty, materials and supplies, the latest fashion trends, dining, and more.



## Highlights

**Total SF:** 376,000

**Parking Spaces:** 1,902

**Type:** Retail Center

**Parking Ratio:** 5.06/1,000



### Population

1 mile: 33,091

3 miles: 360,436\*

5 miles: 854,158



### Avg. Household Income

1 mile: \$73,136

3 miles: \$85,842

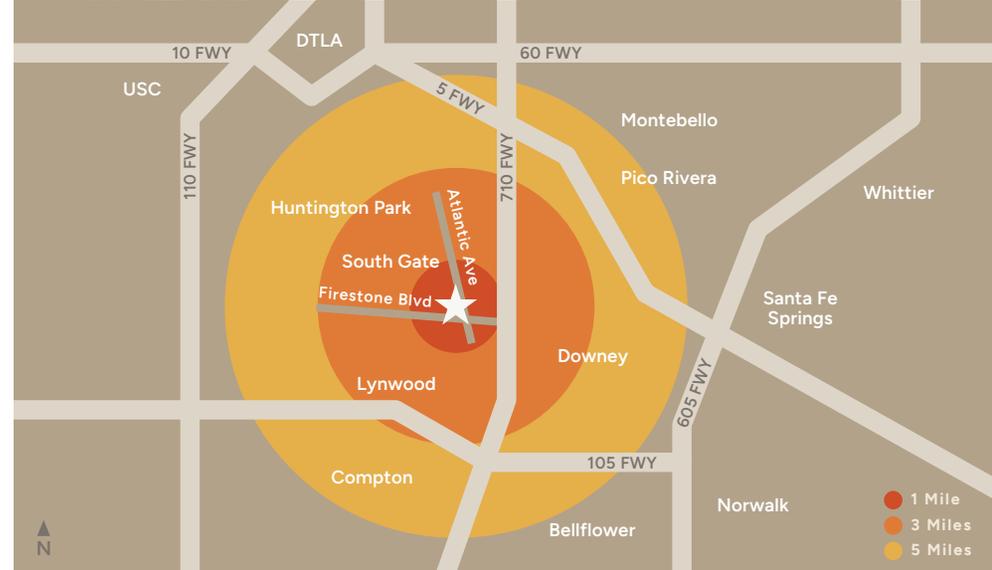
5 miles: \$86,989



### Traffic Count

Over 72,000 VPD at the intersection of Firestone Boulevard and Atlantic Avenue

\*92.7% Latino population within a 3-mile radius



# PRIMESTOR

9950 Jefferson Blvd.  
Building 2  
Culver City, CA 90232  
[www.primestor.com](http://www.primestor.com)

## Leasing Contact

Rhiana Lindsey | [rlindsey@primestor.com](mailto:rlindsey@primestor.com) | 213.223.5505

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Unit	Tenant	Sq. Ft.
4601	In-N-Out	3,750
4621	WSS	14,576
4651	Wal-Mart	150,916
4663	Petco	14,500
4669	Marshalls	24,759
4675	Ross	27,426
4681	ULTA	10,818
4687	Michaels	20,705
4701	TGI Friday's	7,172
4703	BMO Bank	4,000
4705	AT&T	2,200
4707	California Fish Grill	2,800
4709	Chipotle	2,295
4741	Vitamin Shoppe	3,000
4745	Carter's	4,203
4749	H2O Nails	962
4753	The Joint	962
4757	Twisted by Wetzel's	1,375
4761	City of South Gate Annex	1,500
4765	Skechers	5,000
4771	T-Mobile	3,000
4775	Daniel's Jewelers	1,500
4779	Ono Hawaiian BBQ	1,700
4783	Yogurtland	1,100

Unit	Tenant	Sq. Ft.
4787	Charleys Philly Steaks	1,000
4791	Habit Burger Grill	2,200
4801	Panda Express	2,157
4809	Blaze Pizza	2,442
4813	Wingstop	3,000
4819	Green Crush	474
4827	Shoe Palace	5,907
4841	Tenshoppe	10,018
4845	Five Below	7,500
4849	Sally Beauty	1,500
4853	Denim Exchange	3,000
4855	Bath & Body Works	3,500
4859	Torrid	2,622
4861	Skechers	12,576
4863	Miniso	5,489
4891	SchoolsFirst FCU	2,600

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