FOR SALE & LEASE

Investment/Owner User Opportunity

4460 Firestone Blvd., South Gate, CA 90280

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter "NAI") has been retained as the exclusive advisor and broker regarding the sale of the Property located at **4460 Firestone Blvd., South Gate, CA 90280.**

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice.

Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed,delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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INVESTMENT/OWNER USER HIGHLIGHTS

High Visibility Firestone Blvd corridor in South Gate – one of LA County's most densely populated markets.

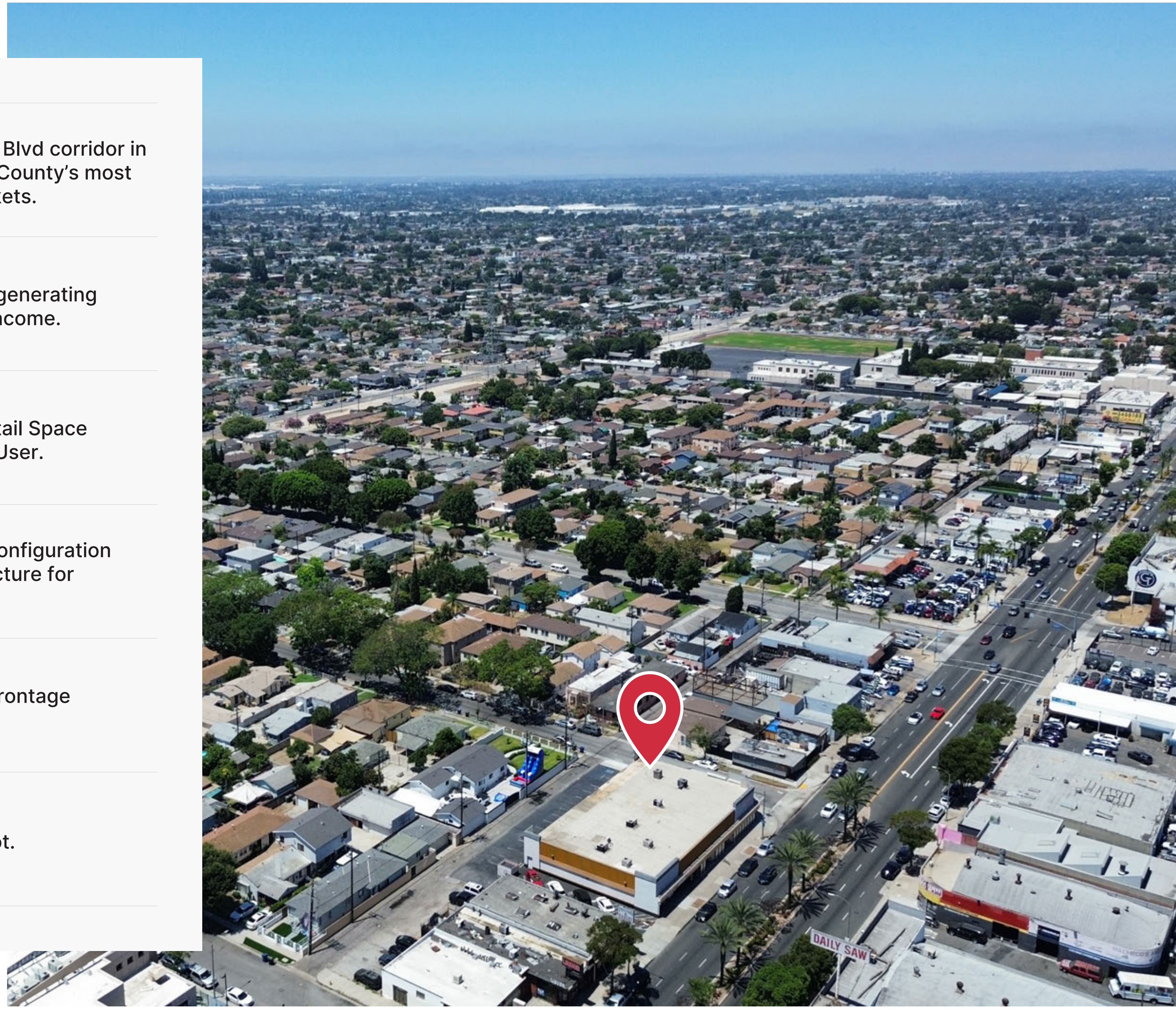
Existing Retail Tenants generating $8,479/month in NNN income.

6,970 SF of Turnkey Retail Space Available for an Owner User.

Former Grocery Store configuration provides ideal infrastructure for high-utility tenants.

Approximately 145' of Frontage along Firestone Blvd.

18 car on-site parking lot.



INVESTMENT SUMMARY

OFFERING TERMS

Sale Price	$3,000,000
NOI	$101,748
Price Per Building SF	$287.49

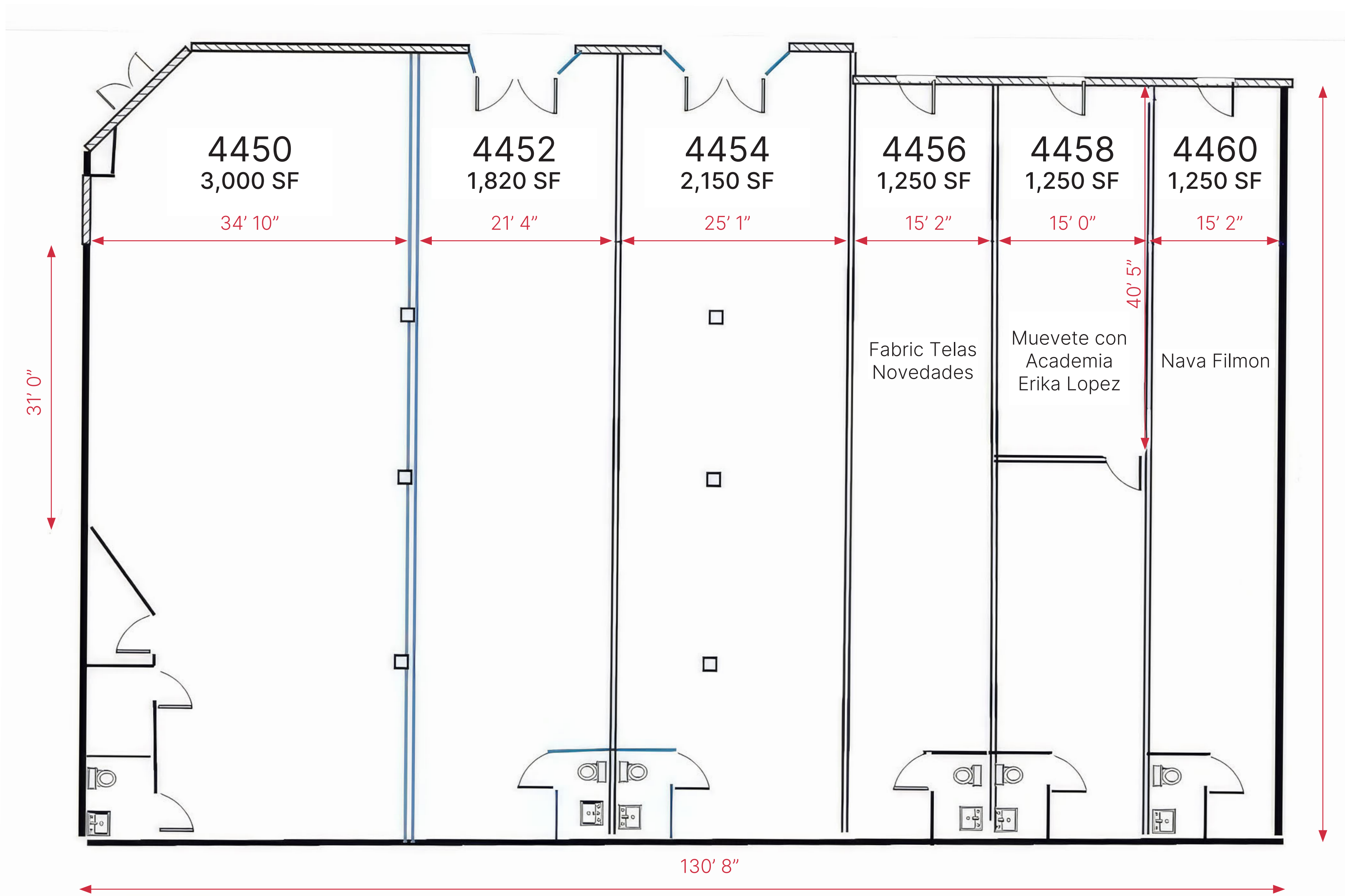
EXECUTIVE SUMMARY

Building SF	10,435
Lot SF	16,246
Year Built	1947
Zoning	SGCMYY
APNs	6216-022-008, 6216-022-009

RENT ROLL

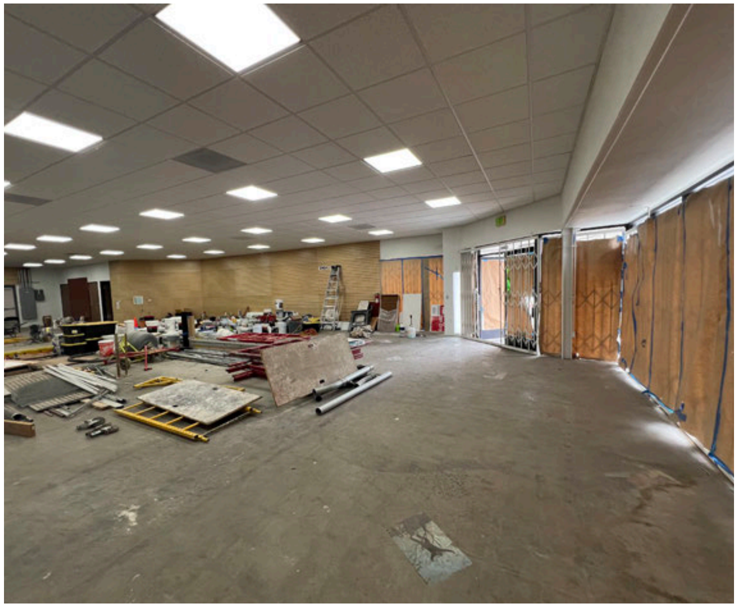
Unit	Lessee	SF	Lease Expiration	Rent	NNN	Total
4456	Fabric Telas Novedades	1,250	MTM	$1,800	$800	$2,600
4458	Muevete con Academia Erika Lopez	1,250	5/31/30	$2,575	$750	$3,325
4460	Nava Filmon	1,250	9/30/29	$1,854	$700	$2,554

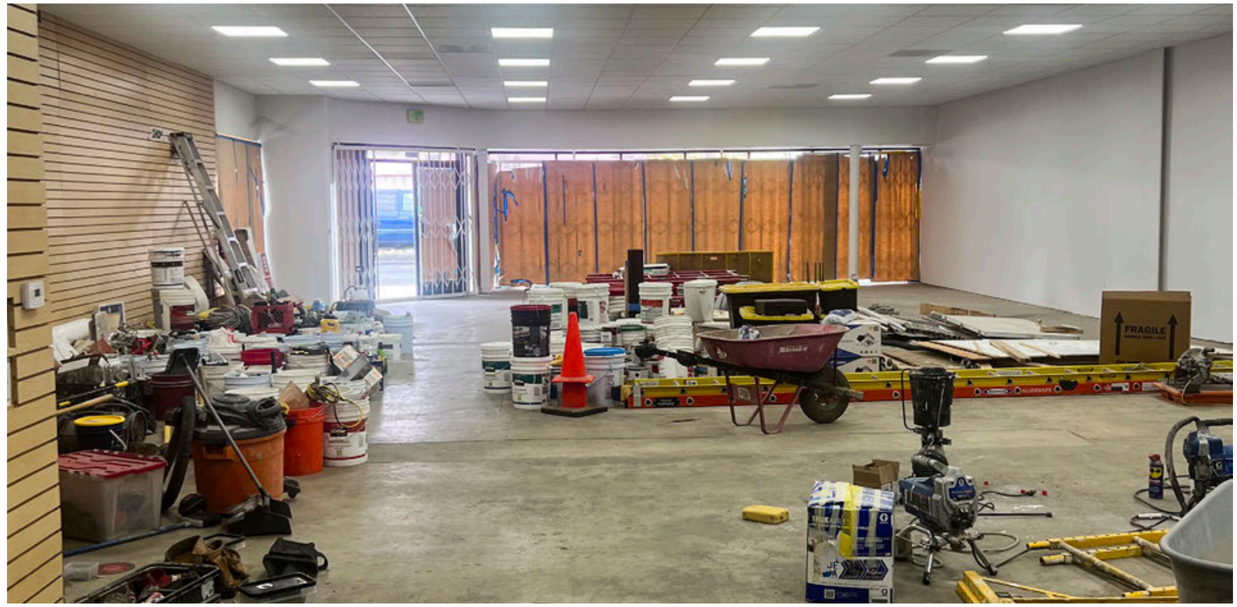
FLOOR PLAN

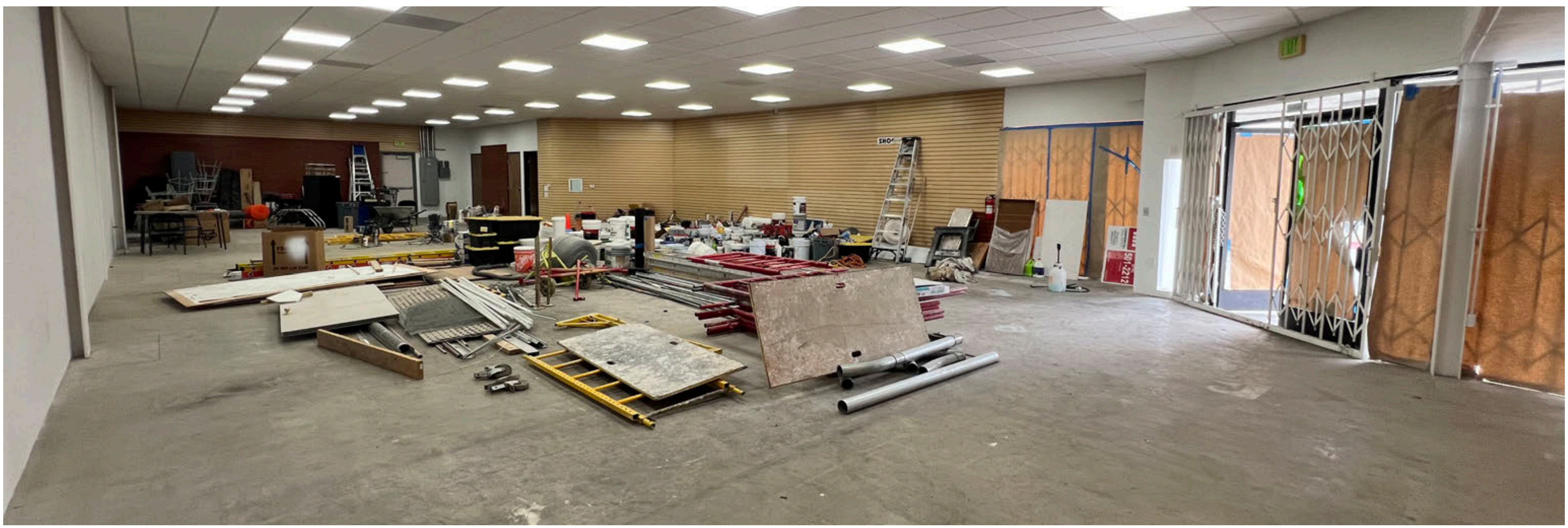

4450
3,000 SF
34' 10"
4452
1,820 SF
21' 4"
4454
2,150 SF
25' 1"
4456
1,250 SF
15' 2"
4458
1,250 SF
15' 0"
4460
1,250 SF
15' 2"
31' 0"
40' 5"
Fabric Telas Novedades
Muevete con Academia Erika Lopez
Nava Filmon
130' 8"

UNIT 4450 (END CAP)

3,000 SF | ASKING RATE: $2.50/SF + $0.60 NNN

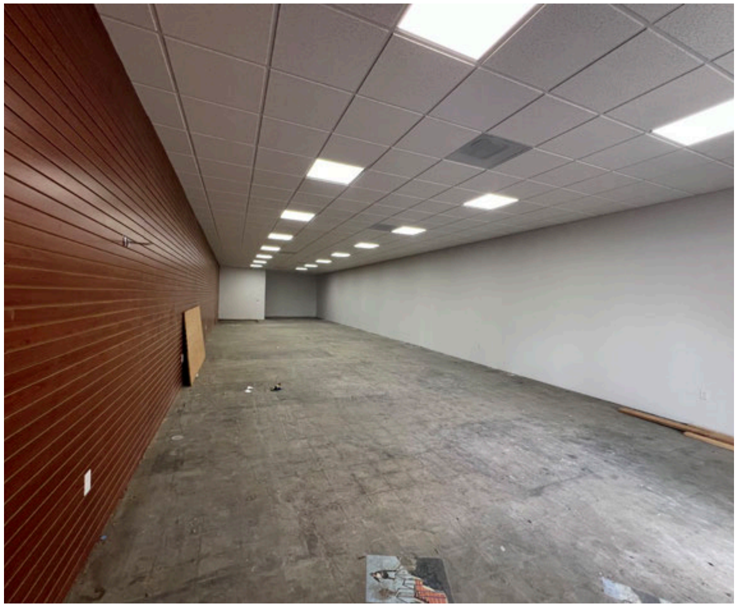


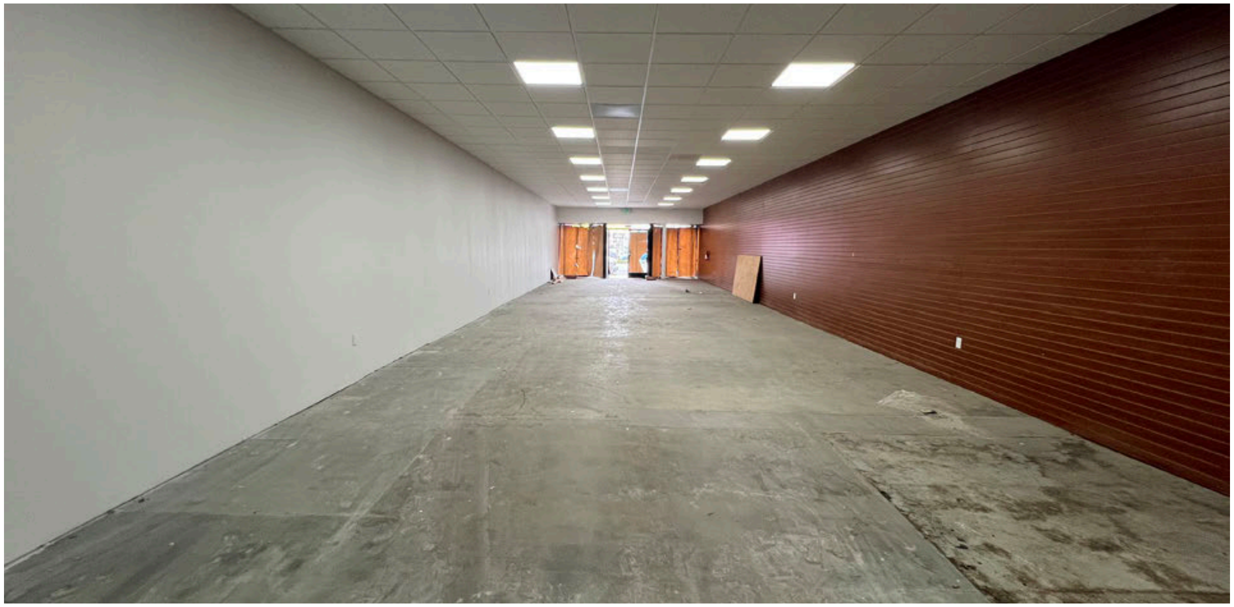




UNIT 4452

1,820 SF | ASKING RATE: $2.00/SF + $0.60 NNN



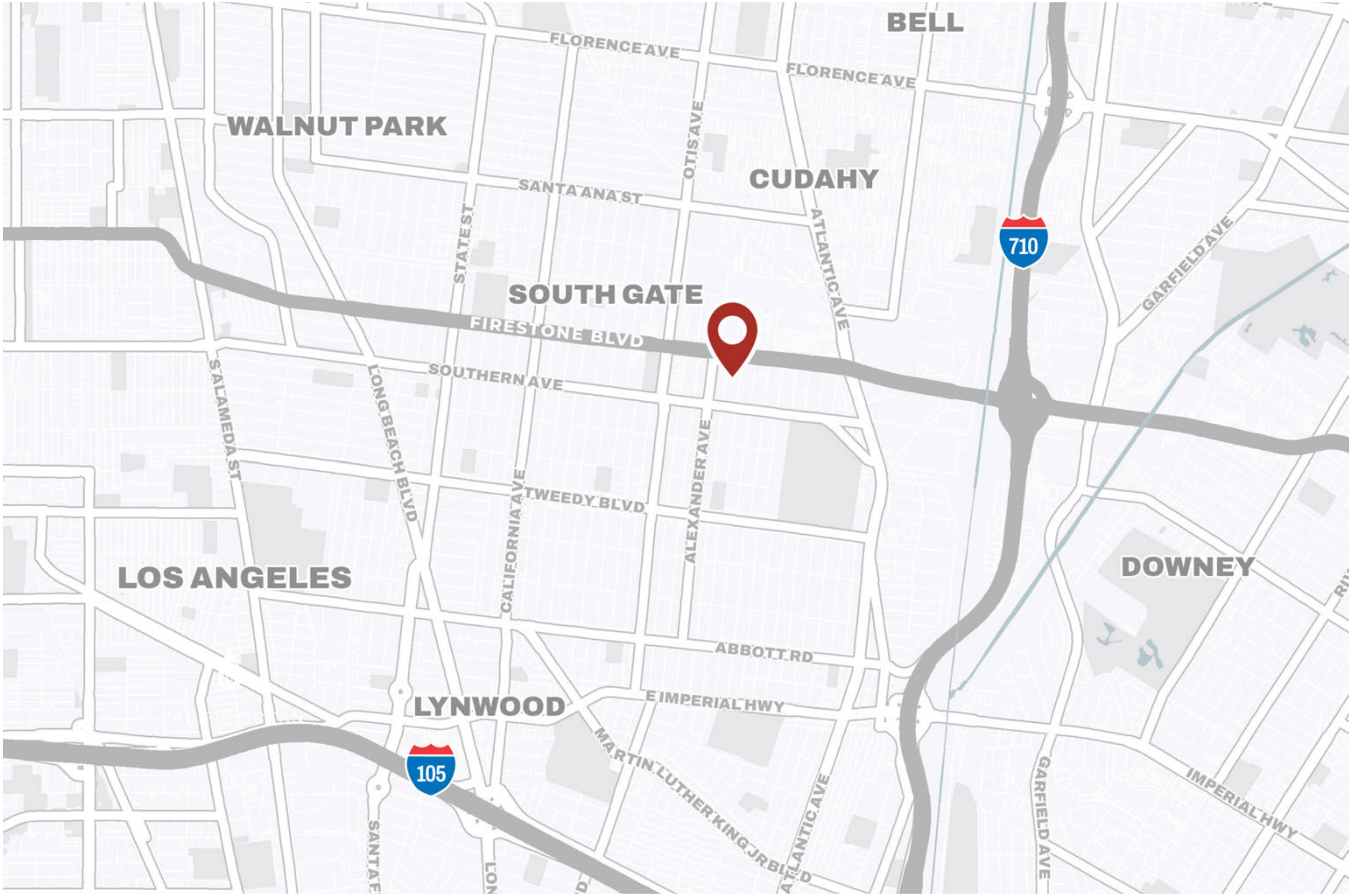


UNIT 4454

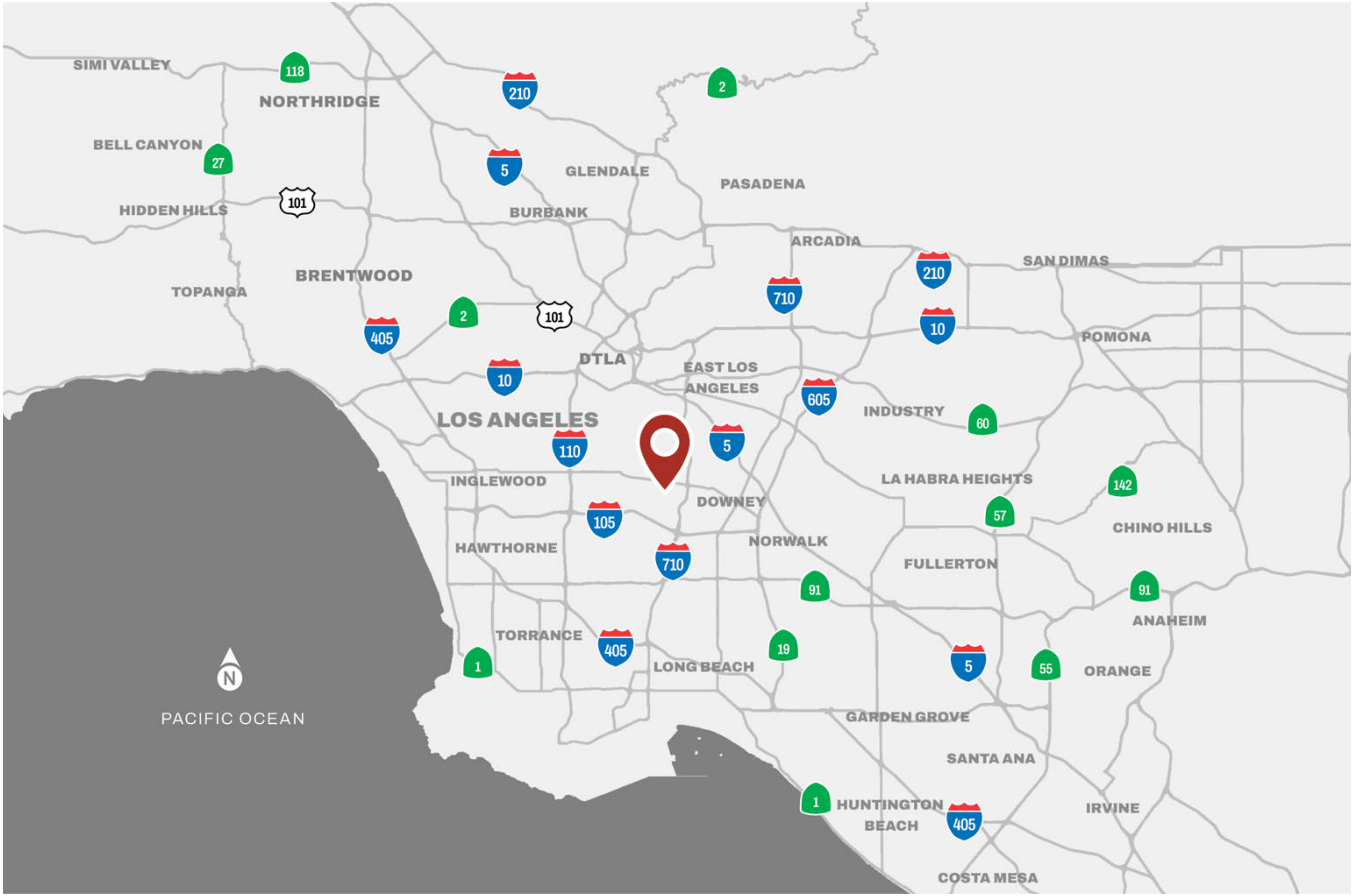
2,150 SF | ASKING RATE: $2.00/SF + $0.60 NNN



LOCATION MAP



REGIONAL MAP



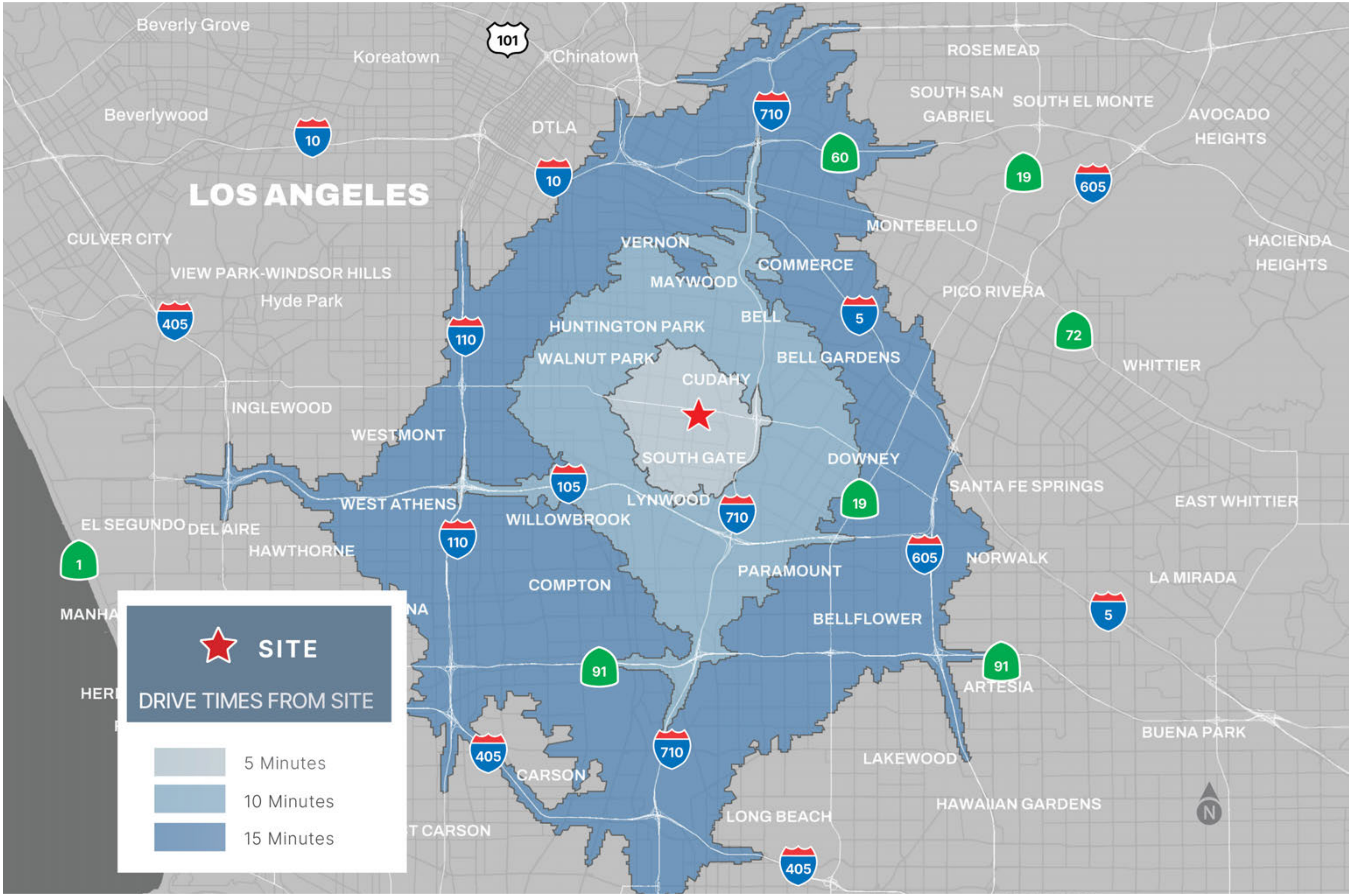
AERIAL MAP

5
710
FIRESTONE BLVD
SOUTH GATE
ATLANTIC AVE
FIRESTONE BLVD
ALEXANDER AVE
SITE
N
SOUTHERN AVE

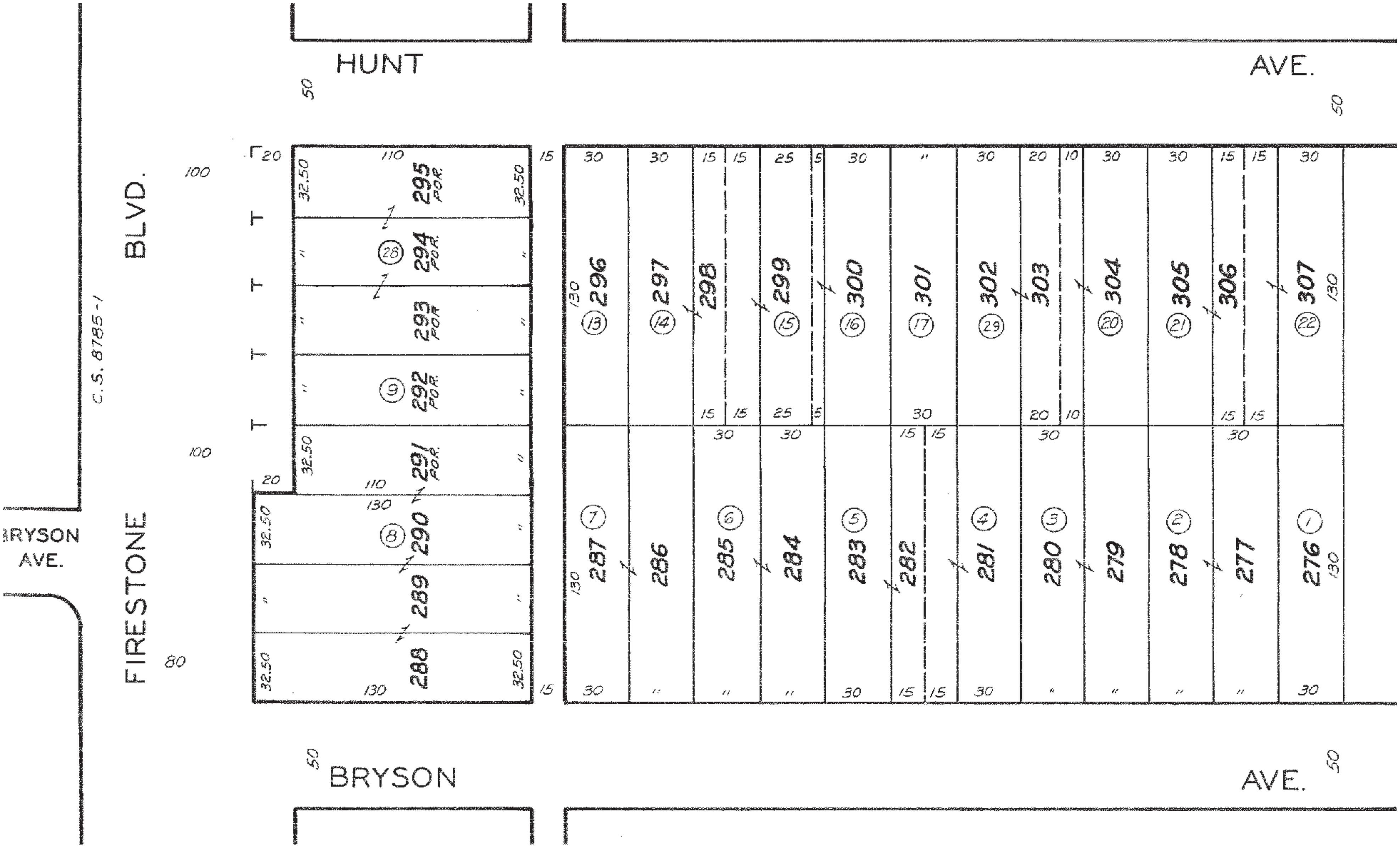
RETAIL MAP

SOUTHGATE
FIRESTONE BLVD
SITE
32,297 ATC
ON/OFF RAMPS
710
Starbucks Coffee
jamba
Burlington
metro by T-Mobile
ARCO
KFC
TACO BELL
Jack in the box
WAL★MART SUPERCENTER
WSS
ULTA
SUBWAY
ROSS DRESS FOR LESS
CHIPOTLE MEXICAN GRILL
IN-N-OUT BURGER
Marshalls
FRIDAYS
BLAZE PIZZA
PANDA EXPRESS
T Mobile
the Habit BURGER GRILL
Winchell's
AutoZone
DOLLAR TREE
CVS
metro by T-Mobile
IHOP
dd's DISCOUNTS
BURGER KING
SUBWAY
O'Reilly AUTO PARTS
Little Caesars
T Mobile
Winchell's
BR BASKIN ROBBINS
CHASE
ARCO
WELLS FARGO
Michaels

DRIVE TIME MAP



PARCEL MAP


HUNT
AVE.
BRYSON
AVE.
BRYSON
AVE.
FIRESTONE
BLVD.
C.S. 8785-1
295 POR.
294 POR.
293 POR.
292 POR.
291 POR.
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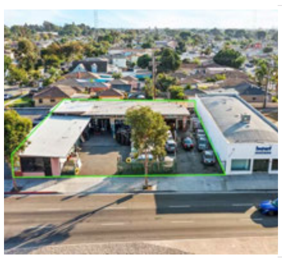
SALE COMPARABLES

4460 FIRESTONE BLVD., SOUTH GATE, CA COMPARABLES

	Address	Sold Date	Sold Price	Building SF	Lot SF	Price/Building SF	Price/Lot SF
	**5810-5820 Imperial Hwy.** South Gate, CA	2/17/26	$2,630,000	8,970	18,731	$293.20	$140.41
	**13307 Paramount Blvd.** South Gate, CA	12/30/25	$1,885,000	7,285	20,909	$258.75	$90.15
	**8949-8953 Atlantic Ave.** South Gate, CA	9/27/25	$1,100,000	4,062	10,890	$270.80	$101.01
	**4616 Firestone Blvd.** South Gate, CA	7/2/25	$1,075,000	5,204	10,542	$206.57	$101.97

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Est. Population (2026)	40,335	387,227	888,407
Proj. Population (2031)	38,519	370,879	848,435
Census Population (2020)	41,880	401,976	919,468

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
Est. Households (2026)	10,982	103,065	237,147
Proj. Households (2031)	10,606	99,779	228,957
Census Households (2020)	11,051	103,390	236,916

DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
Total Businesses (2026)	1,012	8,558	25,938
Total Employees (2026)	7,728	71,592	254,210

INCOME	1 Mile	3 Miles	5 Miles
Est. Avg. Household Income (2026)	$93,309	$92,159	$95,930
Proj. Avg. Household Income (2031)	$93,193	$92,129	$95,864
Census Avg. Household Income (2010)	$48,603	$47,500	$48,453
Est. Per Capita Income (2026)	$25,437	$24,639	$25,739
Proj. Per Capita Income (2031)	$66,054	$64,324	$58,859

Source: Applied Geographic Solutions

CITY OF SOUTH GATE

Population
90,087

Households
24,643

Total Businesses
2,032

Total Employees
15,434

Avg. HH Income
$101,144

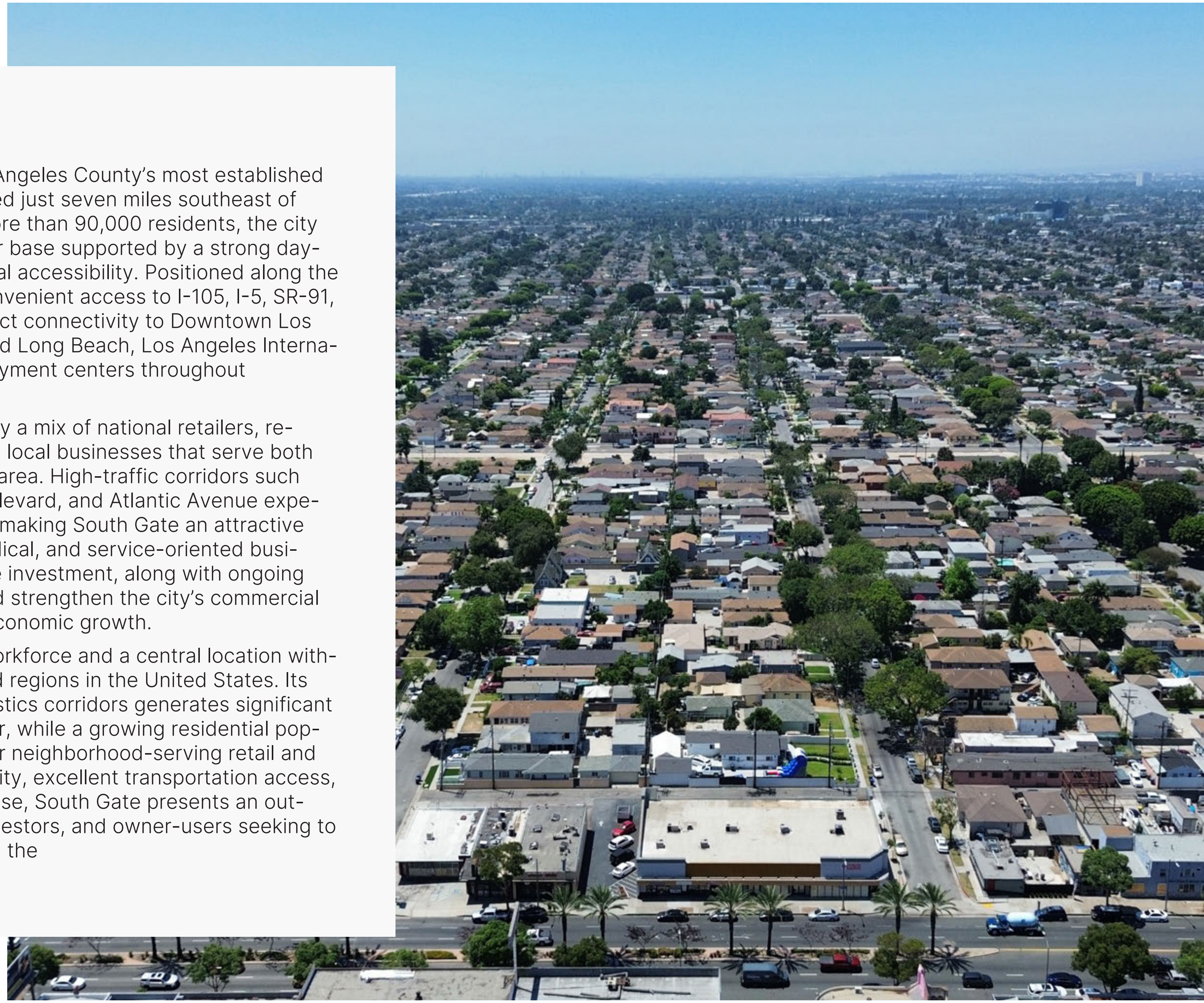
Med. Home Value
$688,202

Med. Age
33.7

Unemployment Rate
3.7%

Annual HH Retail Expenditures
$1.22 B

Monthly HH Retail Expenditures
$4,128



SOUTH GATE, CA

South Gate is one of Southeast Los Angeles County's most established commercial hubs, strategically located just seven miles southeast of Downtown Los Angeles. Home to more than 90,000 residents, the city offers a dense and diverse consumer base supported by a strong daytime population and excellent regional accessibility. Positioned along the I-710 (Long Beach Freeway) with convenient access to I-105, I-5, SR-91, and SR-60, South Gate provides direct connectivity to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX), and major employment centers throughout Southern California.

The city's retail market is anchored by a mix of national retailers, regional shopping centers, and thriving local businesses that serve both residents and the surrounding trade area. High-traffic corridors such as Firestone Boulevard, Tweedy Boulevard, and Atlantic Avenue experience consistent consumer activity, making South Gate an attractive destination for retail, restaurant, medical, and service-oriented businesses. Continued public and private investment, along with ongoing redevelopment initiatives, has helped strengthen the city's commercial appeal while supporting long-term economic growth.

South Gate benefits from a stable workforce and a central location within one of the most densely populated regions in the United States. Its proximity to major industrial and logistics corridors generates significant daytime traffic and purchasing power, while a growing residential population continues to drive demand for neighborhood-serving retail and essential services. With strong visibility, excellent transportation access, and a large, established customer base, South Gate presents an outstanding opportunity for retailers, investors, and owner-users seeking to establish or expand their presence in the Los Angeles market.

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