

FOR LEASE

TWEEDY ATLANTIC PLAZA

9918-9934 ATLANTIC AVE | SOUTH GATE, CA 90280



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LEASING

BROKERAGE

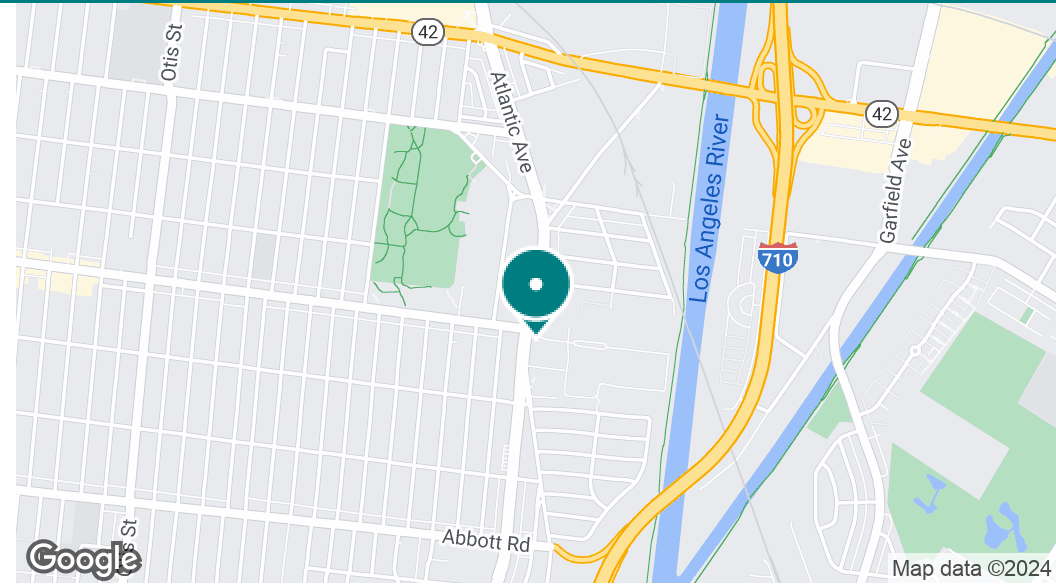
INVESTMENTS

CBM1.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (Est. \$0.65 NNN)
Building Size:	22,248 SF
Available SF:	1,750 SF

PROPERTY OVERVIEW

These well-appointed and versatile units offer a fantastic leasing opportunity for businesses looking to make a mark in this dynamic community. Located along the bustling thoroughfare of Atlantic Avenue, these spaces benefit from high visibility and a steady flow of foot traffic, ensuring maximum exposure for your brand. With their modern and inviting interiors, these retail shop spaces provide an ideal setting to showcase your products or services. Whether you're a boutique, restaurant, or specialty store, these units offer a blank canvas to tailor the space to your unique business needs.

PROPERTY HIGHLIGHTS

- Retail shop spaces at 9918-9934 Atlantic Ave, South Gate, CA.
- High visibility location along bustling Atlantic Avenue.
- Modern and inviting interiors, perfect for showcasing products or services.
- Versatile units to suit various retail businesses, restaurants, and boutiques.

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LEASE SPACES

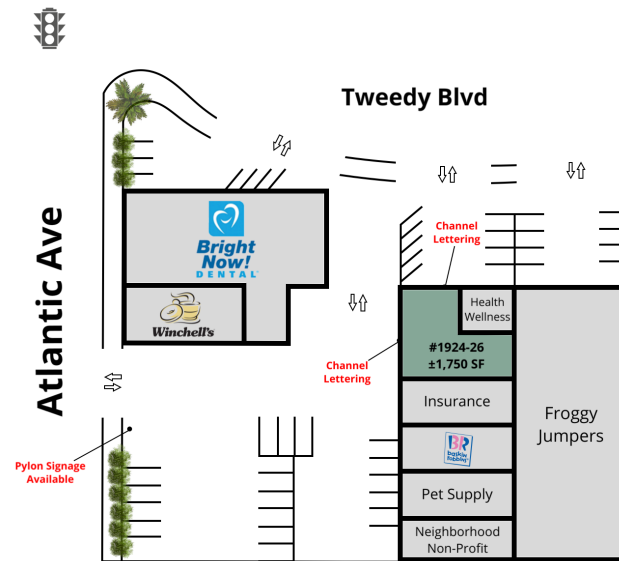
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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	Est. \$0.65 NNN
Total Space:	1,750 SF

Lease Term:	Negotiable
Lease Rate:	\$2.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1924-26	Available	1,750 SF	Est. \$0.65 NNN	\$2.00 SF/month	Retail Shop Space (Former Barbershop / Beauty Salon)

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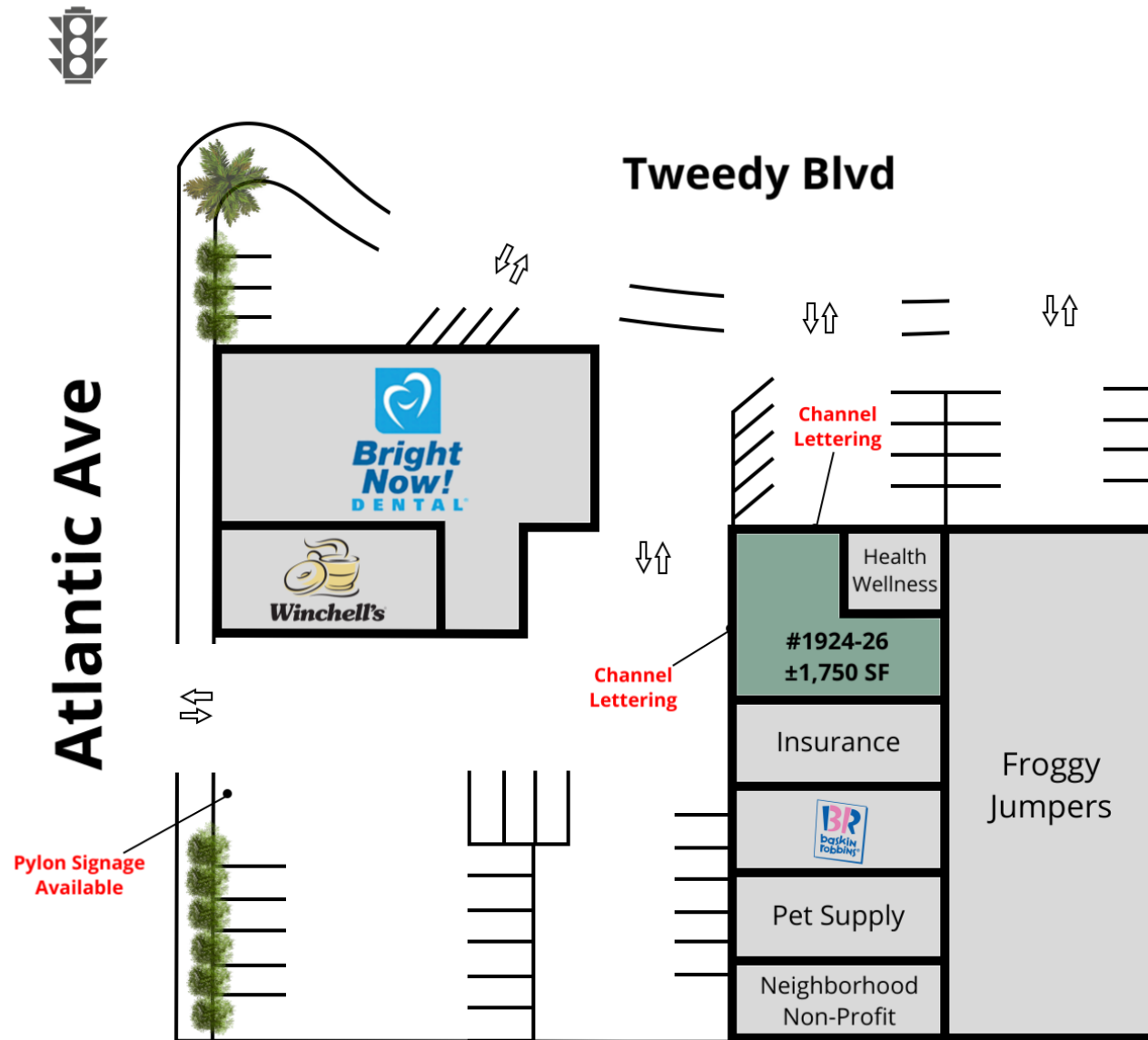
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SITE PLANS

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ADDITIONAL PHOTOS

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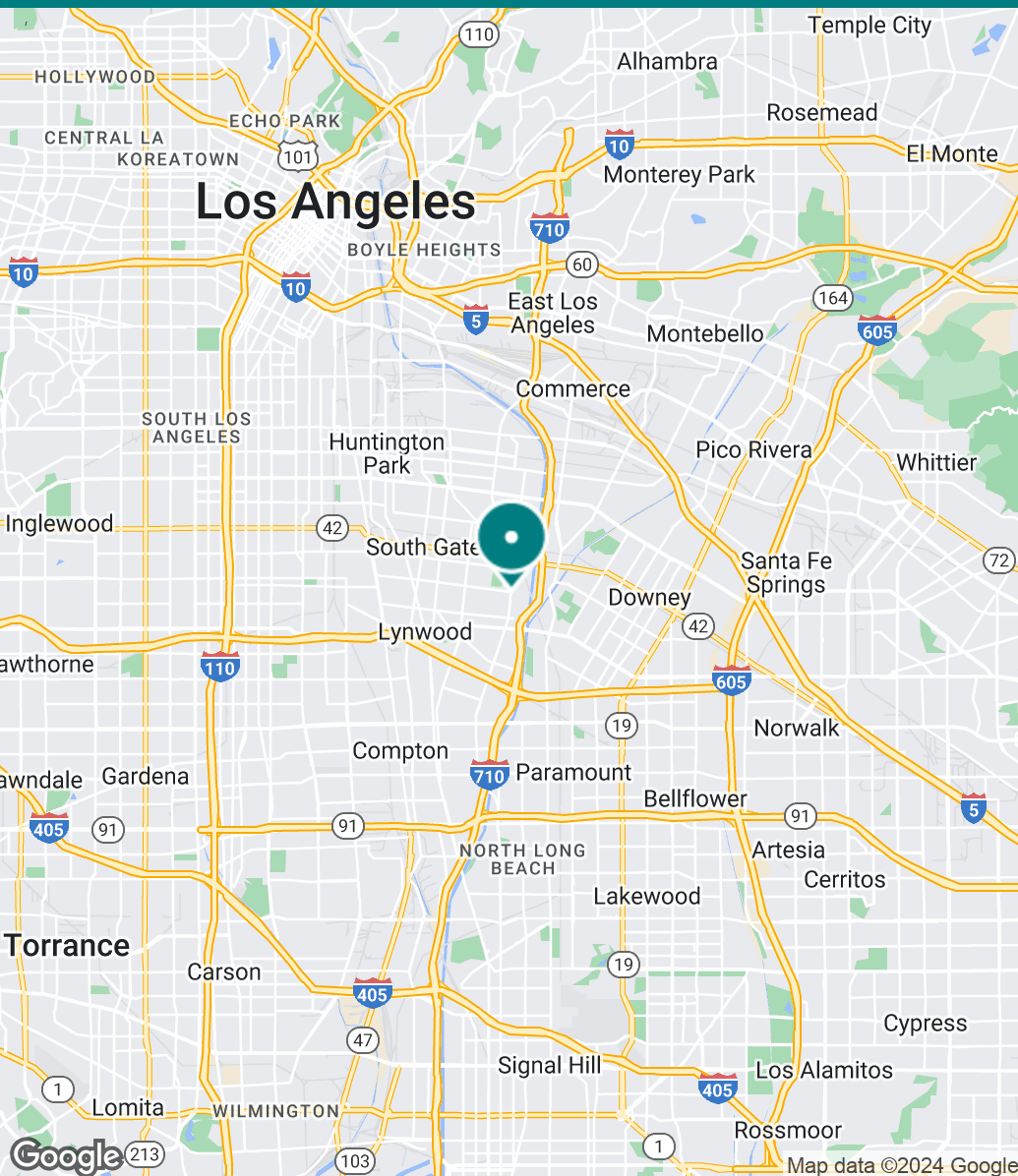
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LOCATION MAP

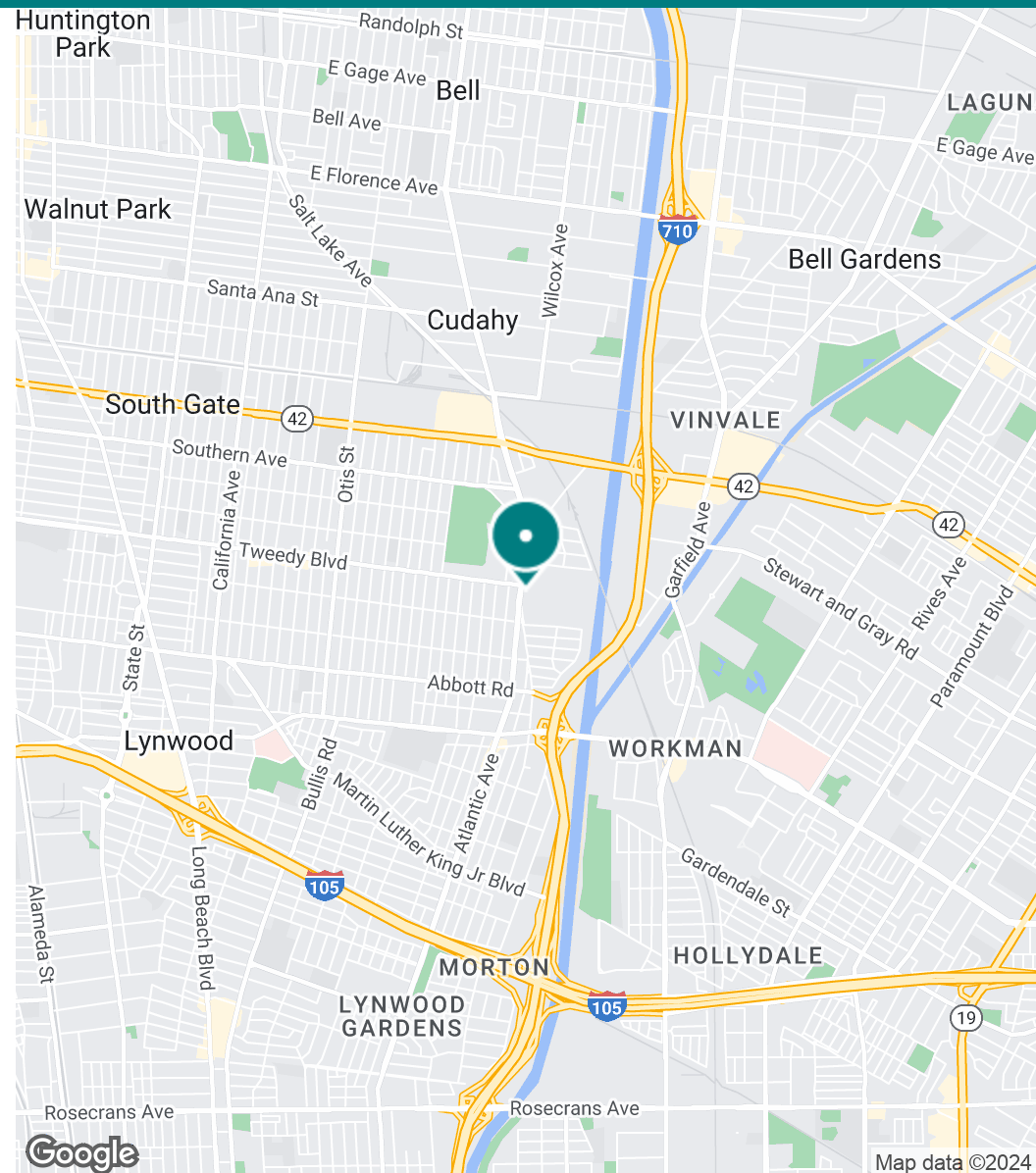
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Google

Map data ©2024

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	27,530	903,120	3,206,442
Average Age	34.6	32.3	34.9
Average Age (Male)	34.0	31.4	33.7
Average Age (Female)	35.2	33.3	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,215	236,846	966,662
# of Persons per HH	3.8	3.8	3.3
Average HH Income	\$74,417	\$68,132	\$72,812
Average House Value	\$442,734	\$416,184	\$457,370

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	92.2%	83.5%	66.9%

RACE	1 MILE	5 MILES	10 MILES
% White	56.2%	46.2%	37.4%
% Black	2.0%	8.8%	12.7%
% Asian	0.5%	2.6%	10.6%
% Hawaiian	0.6%	0.2%	0.3%
% American Indian	1.2%	0.9%	0.9%
% Other	31.3%	33.4%	31.1%

2020 American Community Survey (ACS)

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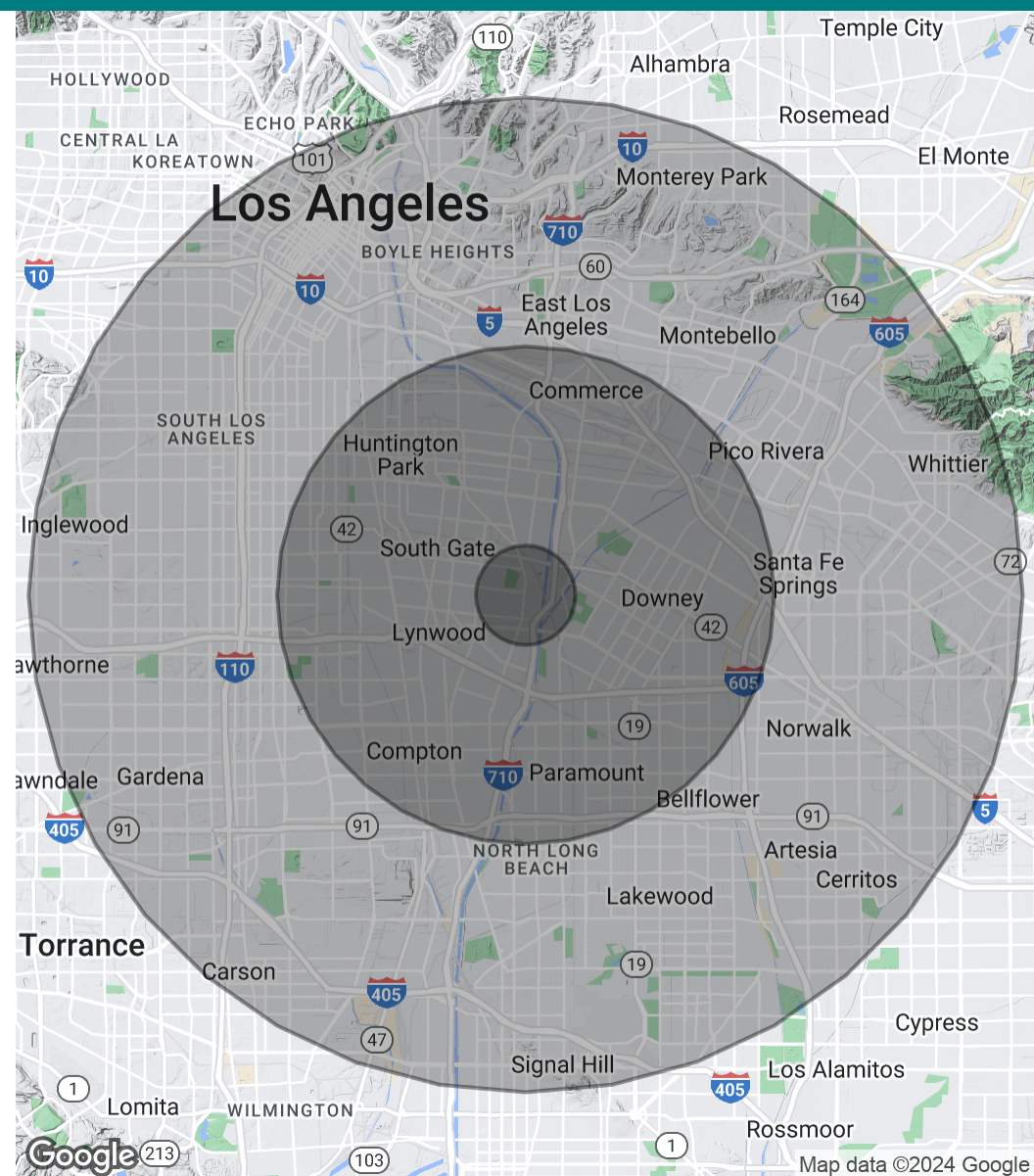
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MEET THE TEAM

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