



RETAIL SPACE ON TWEEDY BLVD - WELLS FARGO ADJACENT LEASE

4320 TWEEDY BOULEVARD, SOUTH GATE, CA 90280

1801 Century Park East, Suite 1420
Los Angeles, California 90067
P 310.275.8222 F 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

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ASSET GROUP



LOCATED AT THE INTERSECTION OF W PICO BLVD AND UNION AVE

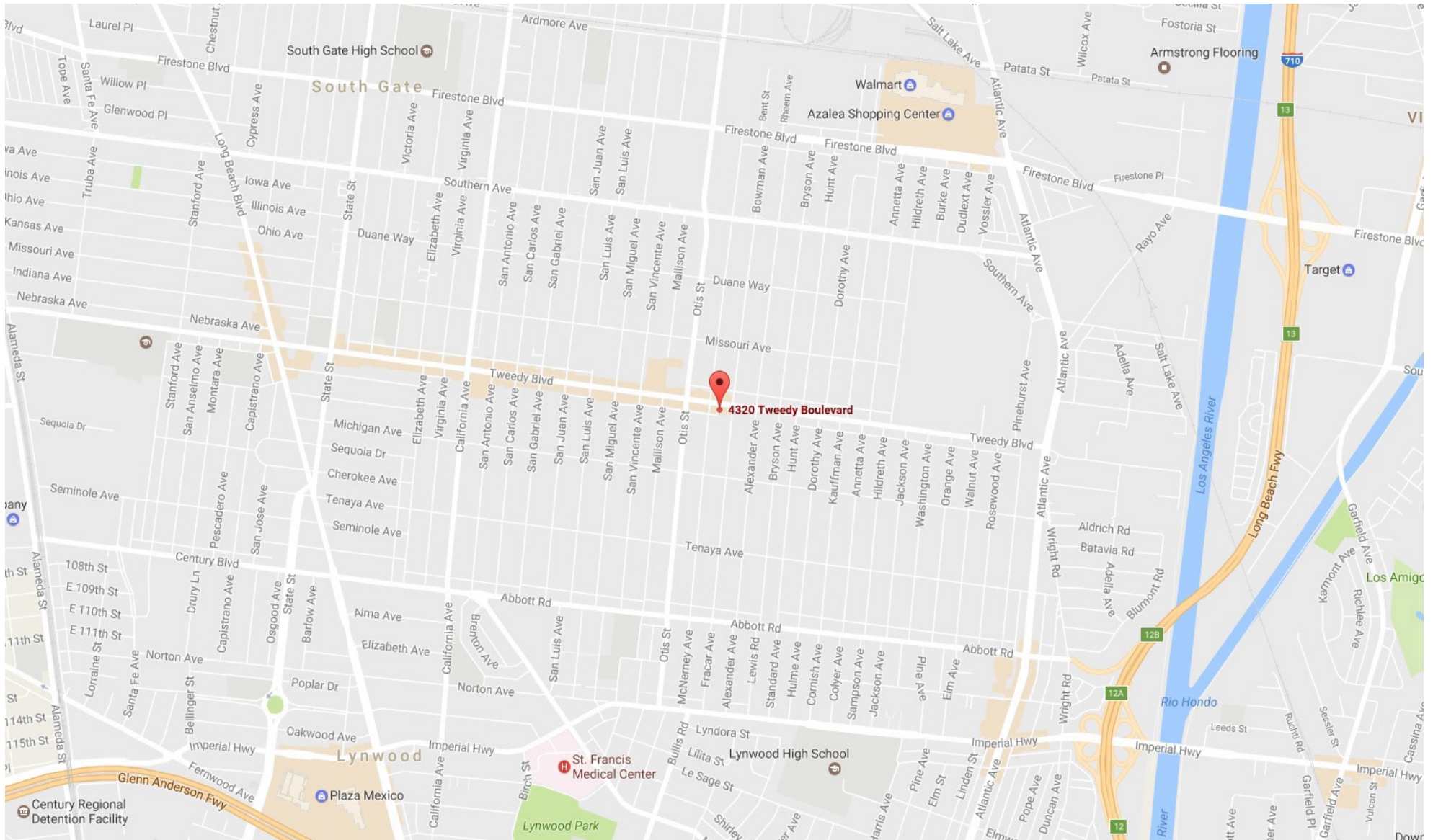
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Highlights

- Approximately 2,700 Sq Ft Corner Retail Available (Includes 300 Sq Ft Remodeled)
 - Approximately 1,600 2nd Generation Restaurant Available
 - Newer Construction PAD
 - Free 2 Hours City Ample Parking
 - Ideal for Title Loan, Tax and Insurance, Hair or Nail Salon, Mattress Store, Bank & Credit Union, Pharmacy, Dental-Medical, Restaurant & More
- Prime South Gate Location, Situated off Signalized Intersection Adjacent to Wells Fargo Bank
 - Dense Demographics
 - Excellent Foot & Auto Traffic Along Strong Retail Corridor
 - Neighboring National Retailers Include Wells Fargo Bank, Chase Bank Lucky Market, Rite Aid, TRETAIL

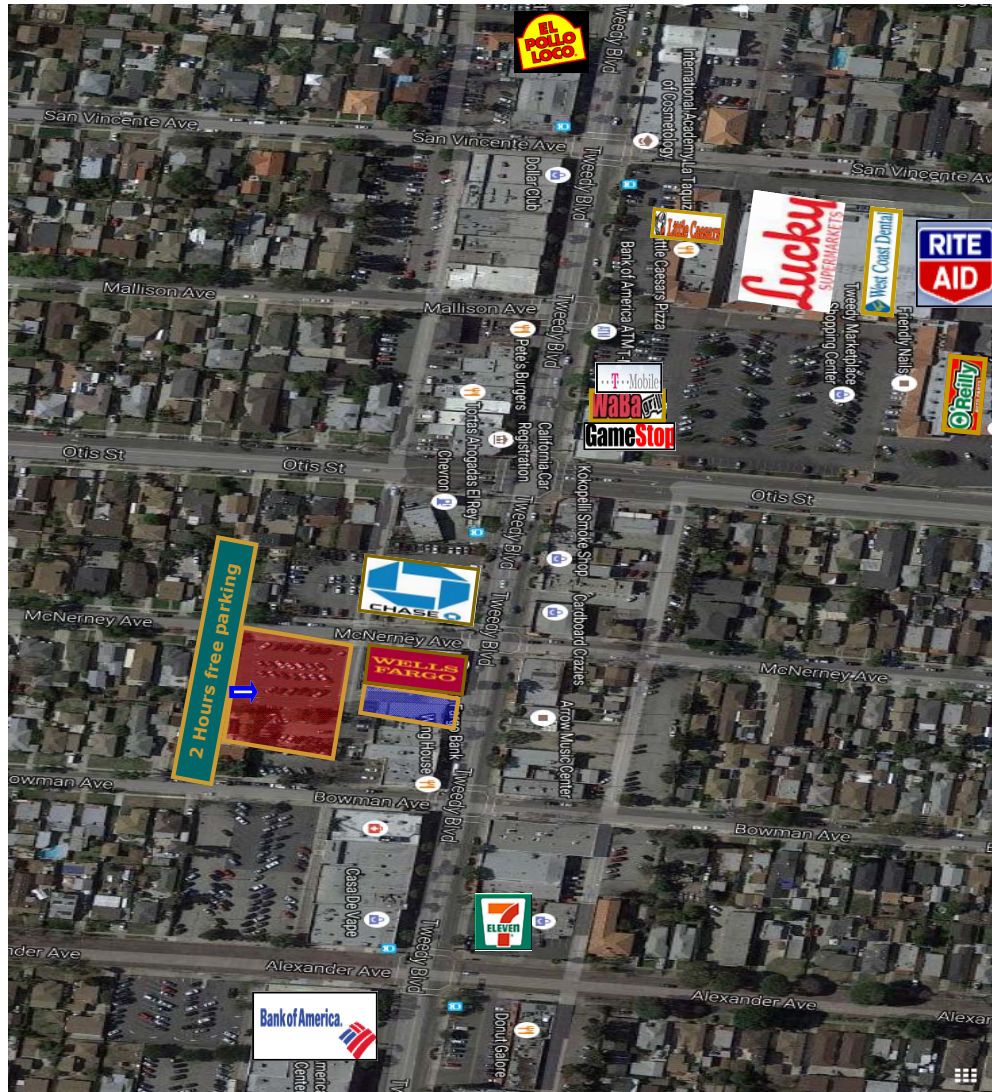
MAP

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AERIAL

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016A			
Total Population	54,252	424,813	957,950
Female Population	50.69%	50.76%	50.90%
Male Population	49.31%	49.24%	49.10%
Population Density	17,267	15,023	12,195
Population Median Age	30.4	29.0	29.3
Employed Civilian Population 16+	20,953	159,695	364,588
% White Collar	40.7%	38.6%	40.2%
% Blue Collar	59.3%	61.4%	59.8%
Total Employees	6,293	159,434	343,816
Total Establishments*	790	6,704	20,030
Population Growth 2000-2010	0.18%	0.71%	2.36%
Population Growth 2016A-2021	0.64%	0.86%	1.25%
Income: 2016A			
Average Household Income	\$56,620	\$52,268	\$54,129
Median Household Income	\$44,459	\$39,963	\$40,426
Per Capita Income	\$13,576	\$12,480	\$13,421
Avg Income Growth 2000-2010	25.54%	28.73%	30.33%
Avg Income Growth 2016A-2021	16.88%	16.66%	17.15%
Households: 2016A			
Households	12,882	99,811	234,930
Average Household Size	4.12	4.12	3.96
Hhld Growth 2000-2010	2.84%	2.25%	2.28%
Hhld Growth 2016A-2021	0.70%	0.90%	1.29%
Housing Units: 2016A			
Occupied Units	12,882	99,811	234,930
% Occupied Units	98.51%	97.89%	97.13%
% Vacant Housing Units	1.49%	2.11%	2.87%
Owner Occ Housing Growth 2000-2010	0.95%	-0.01%	0.33%
Owner Occ Housing Growth 2000-2021	-0.49%	-2.61%	-0.36%
Owner Occ Housing Growth 2016A-2021	0.27%	0.27%	0.70%
Occ Housing Growth 2000-2010	2.84%	2.25%	2.28%
Occ Housing Growth 2010-2021	3.75%	3.52%	4.50%
Occ Housing Growth 2016A-2021	0.70%	0.90%	1.29%
Race and Ethnicity: 2016A			
% American Indian or Alaska Native Population	0.91%	0.91%	0.87%
% Asian Population	0.58%	0.97%	1.68%
% Black Population	2.05%	6.43%	12.16%
% Hawaiian or Pacific Islander Population	0.08%	0.16%	0.29%
% Multirace Population	3.57%	3.74%	3.86%
% Other Race Population	43.87%	43.17%	40.61%
% White Population	48.93%	44.62%	40.52%
% Hispanic Population	94.84%	89.64%	82.35%
% Non Hispanic Population	5.16%	10.36%	17.65%



For more information, please call.



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