

8440 LONG BEACH BLVD

South Gate, CA 90280

LEASING BROCHURE



±5,400 SF OF LAND | GROUND LEASE OPPORTUNITY

MATTHEWS™

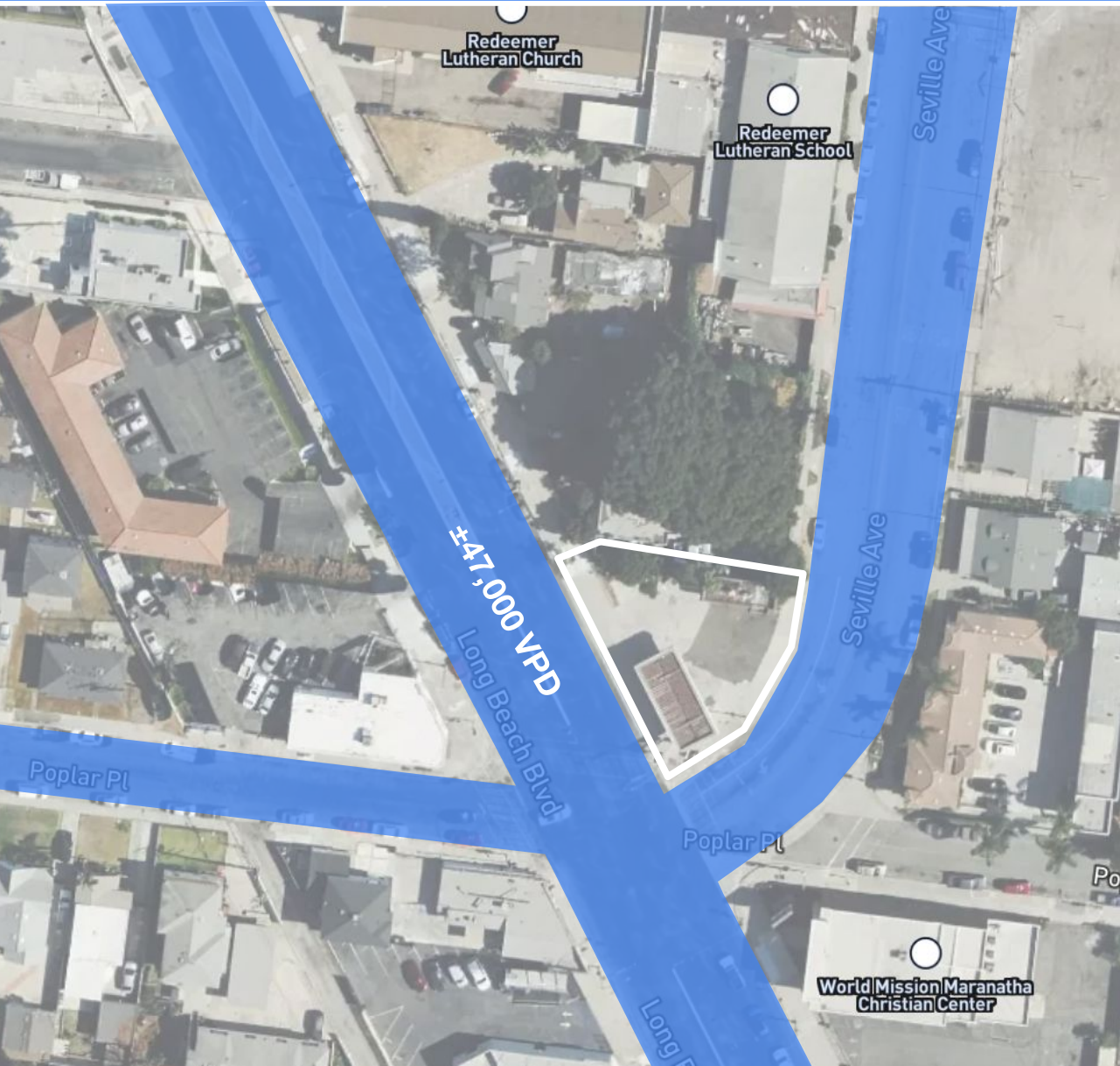
PROPERTY HIGHLIGHTS

SGC3*
Zoning

±47,000 VPD
Traffic Count

±5,400 SF
Land Area

\$50,000/YEAR NNN
Asking Rent



SURROUNDING TENANTS



Elizabeth's
ARTISAN BAKERY





Walnut Park Middle
±413 Students

Walnut Park Elementary
±203 Students

Hope Street Elementary
±498 Students



Walnut Nature Park



Subject Property

State Street Elementary
±480 Students



Liberty Blvd Elementary
±554 Students



South Gate High
±2,013 Students

S Alameda St ±41,000 VPD

Long Beach Blvd ±47,000 VPD



Ninety-Second St Elementary
±768 Students



Firestone Blvd ±47,000 VPD



State Street Park

SOUTH GATE, CA

Located in southeastern Los Angeles County along the lower Los Angeles River corridor, South Gate benefits from its proximity to one of the largest economic centers in the United States. The city sits just minutes from Downtown Los Angeles and the Ports of Los Angeles and Long Beach, positioning it within a globally connected trade and logistics network. This strategic location allows residents and businesses to access major employment hubs, international shipping routes, and extensive regional transportation infrastructure. The surrounding metro area supports a diverse economic base driven by international trade, entertainment production, logistics operations, aerospace manufacturing, and advanced technology industries. South Gate itself has developed into a dense urban community with a substantial workforce presence and an established housing base. Local commercial corridors and neighborhood retail districts serve a population of roughly 92,000 residents and benefit from consistent commuter traffic throughout Southeast Los Angeles County. Continued reinvestment in housing, commercial redevelopment, and transportation improvements has strengthened the city's role as a central community between Downtown Los Angeles and the expanding cities of Commerce, Downey, and the Gateway Cities region. Its accessibility workforce base supports steady demand for residential and local commercial space.

MARKET OVERVIEW



\$66,897 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

99,318 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

400,820 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$3.1B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

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EXCLUSIVELY LISTED BY

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