



AVAILABLE
40,382 SF

INTERSTATE CALIFORNIA
710 217,137 CPD

Ono Hawaiian BBQ
verizon



Future Pad Development
Up To ± 3,000 SF



33,300 CPD GARFIELD AVE

45,800 CPD FIRESTONE BLVD

SOUTH GATE CENTER

5700 Firestone Blvd SOUTH GATE, CA

FOR LEASE

40,382 SF | Space Available

± 3,000 SF | Future Pad Development

CONTACT FOR MORE INFORMATION

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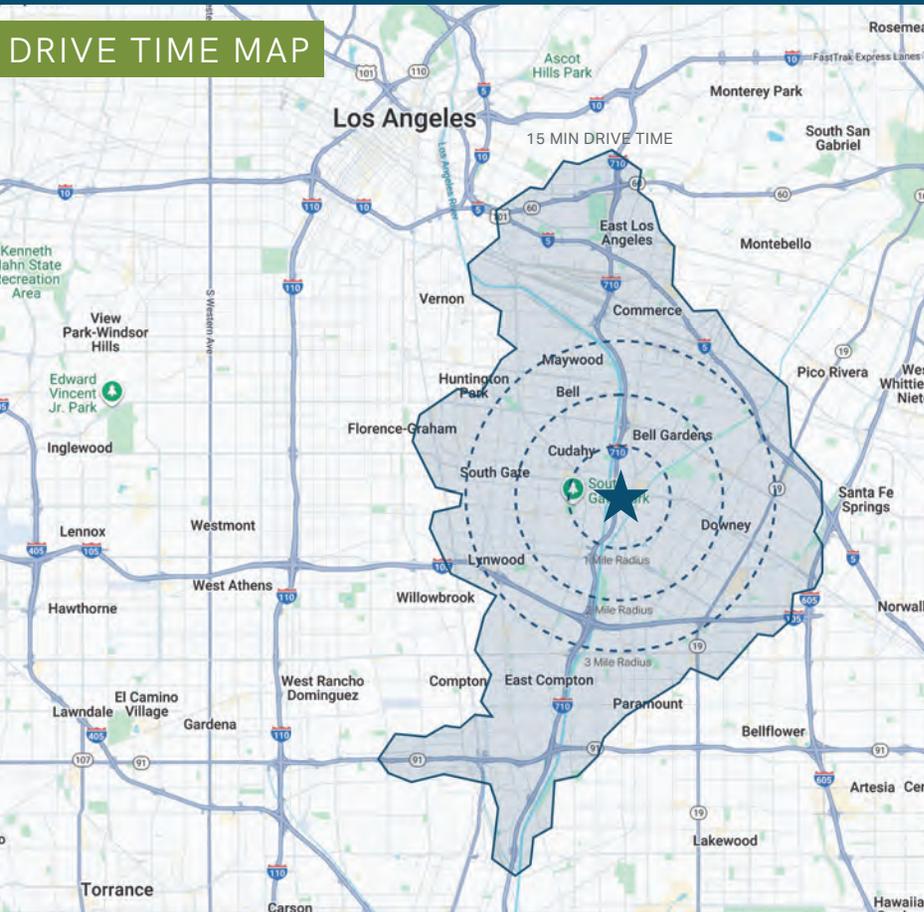
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PROPERTY DETAILS

- Anchored by Target and El Super in a high-demand trade area
- Supported by **300,000+** residents and nearly **57,000+** daytime employees within three miles
- Positioned off the **710 Freeway** with **217,000+** vehicles per day
- **84%** Hispanic Population in a 5 Mile radius
- Excellent access, visibility, and ample parking

DRIVE TIME MAP

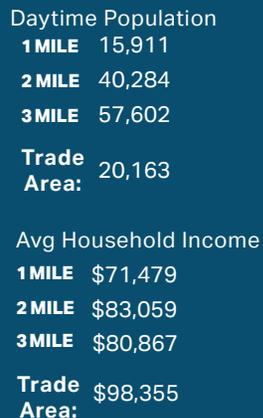


TRADE AREA MAP



DEMOGRAPHICS

Trade Area: 15 Min Drive Time



LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 within 3 Mile Radius



This infographic contains data provided by ESRI

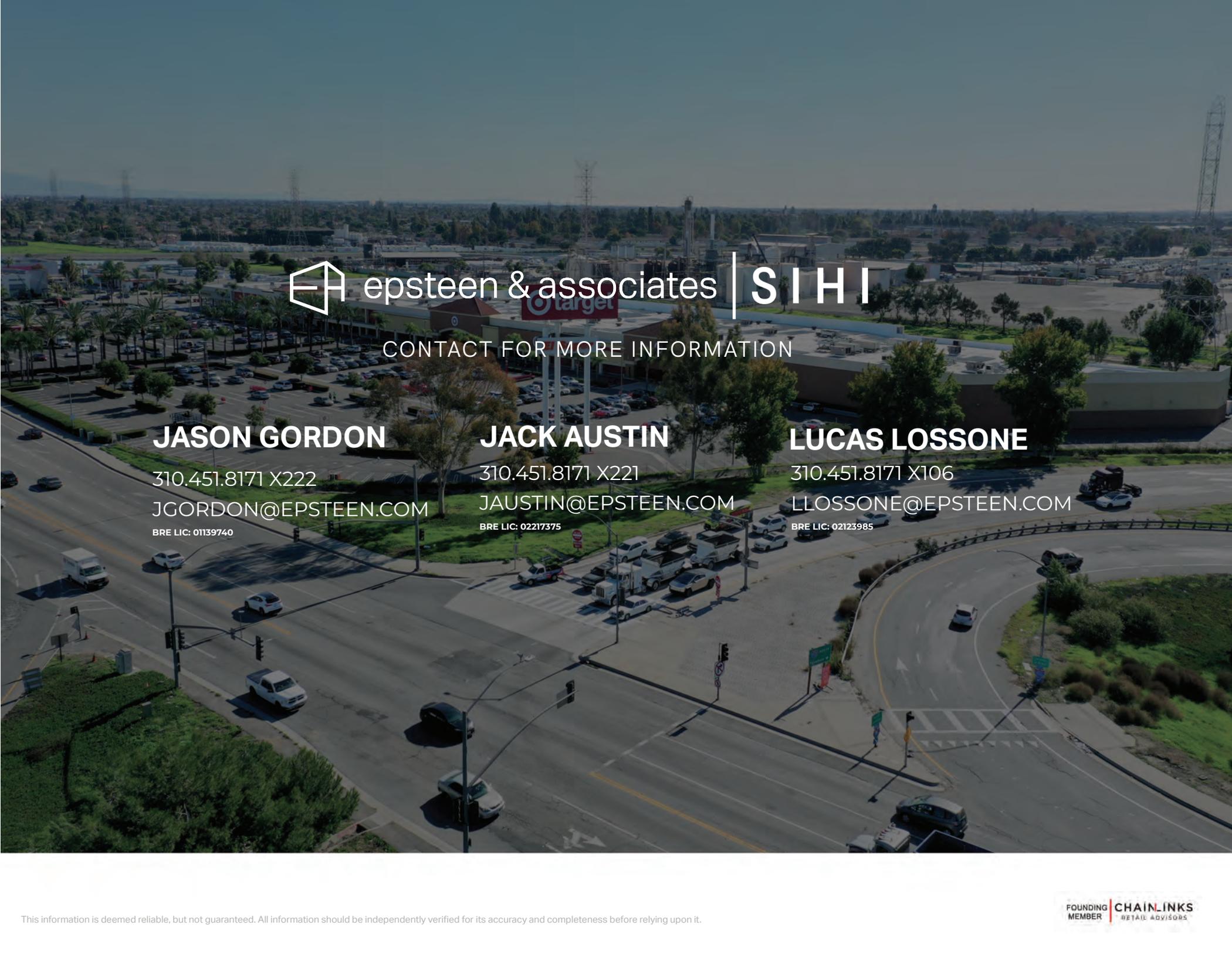
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SOUTH GATE

South Gate Center offers an exceptional drive-thru opportunity in the heart of South Gate, positioned to capture strong daily traffic and high-volume consumer demand. Located along a heavily traveled corridor with excellent visibility and convenient access, the center is ideally suited for drive-thru concepts such as coffee, quick-service Mexican food, or other fast-casual operators that rely on speed, convenience, and repeat visits. The surrounding dense residential base and nearby employment centers support consistent all-day traffic, while the site configuration allows for efficient circulation and stacking.

In addition, the property is well positioned for EV charging, benefiting from strong commuter patterns and extended dwell times associated with food and beverage uses. South Gate Center combines location, accessibility, and market fundamentals that make it a natural fit for high-performing drive-thru and future-forward concepts seeking to establish a strong presence in this dynamic trade area.



 epstein & associates | **SIHI**

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