

5831 FIRESTONE BLVD SUITE B
SOUTHGATE, CA 90280

EI PASEO PLAZA
FOR LEASE - 2,080 SQ.FT.



El Paseo Plaza
5831 Firestone Blvd
South Gate, CA 90280



FIRESTONE BLVD (+45,800 CPD)



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EXECUTIVE SUMMARY

Bakery Cafe

HOLLYWOOD
EYESHOW

Dolex
Financial Services

FOR LEASE
714.914.22-9876

PROPERTY INFORMATION

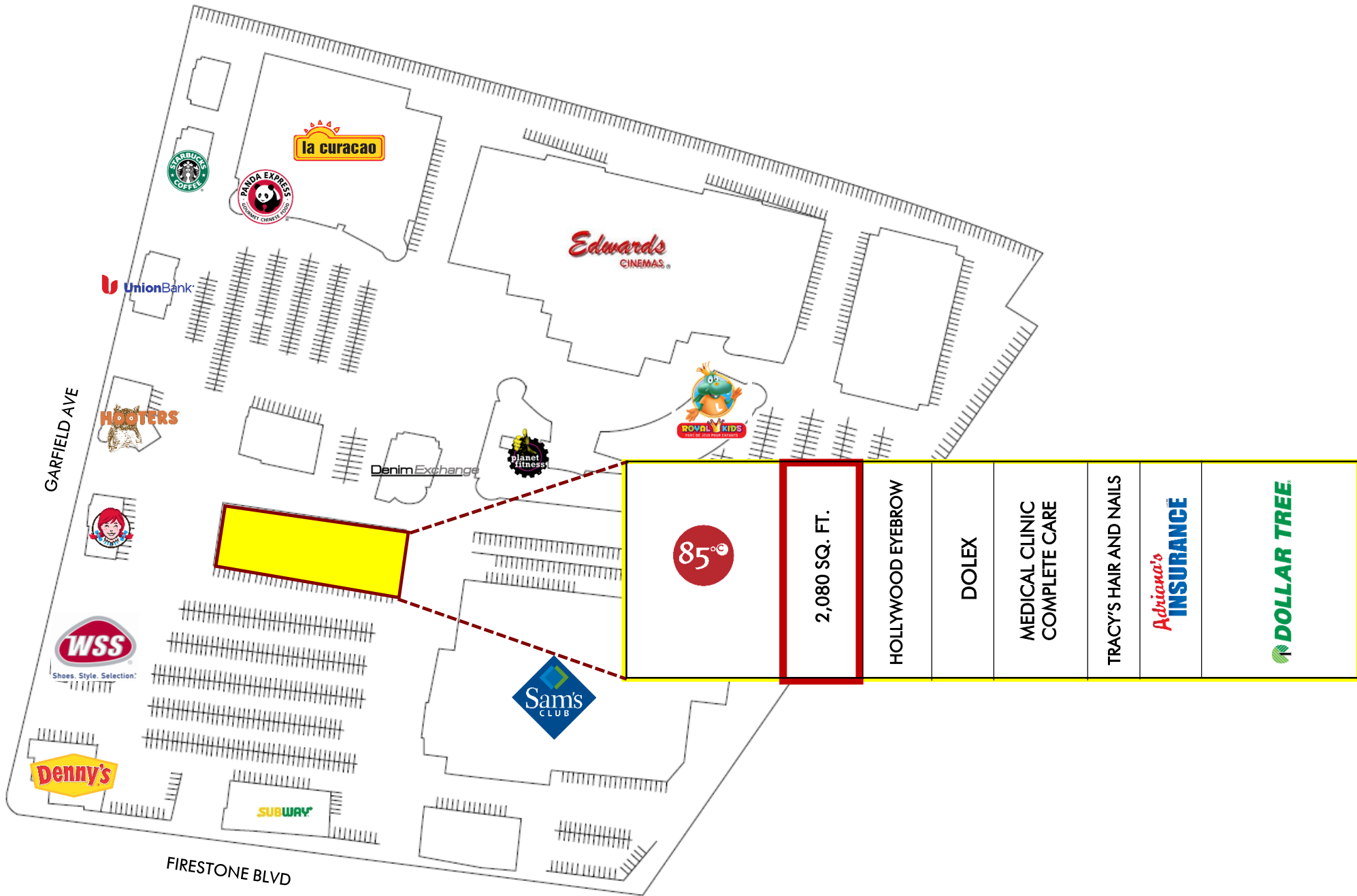
Address:	5831 Firestone Blvd Suite B South Gate, CA 90280
Lease Rate:	\$2.50 per sq. ft. + NNN
Availability:	2,080 sq. ft.
APN:	6232-004-013
Building Size:	24,000 sq. ft.
Built:	1987
Parking:	Ample

PROPERTY HIGHLIGHTS

- Regional Entertainment Center
- Food-use or Retail permitted
- Convenient rear-door for loading
- 335,910 Residents within 3-mile radius
- Close Proximity to the (710) Freeway (Firestone Blvd Exit)
- NEC Firestone Blvd & Garfield Ave
- Co-Anchored by:

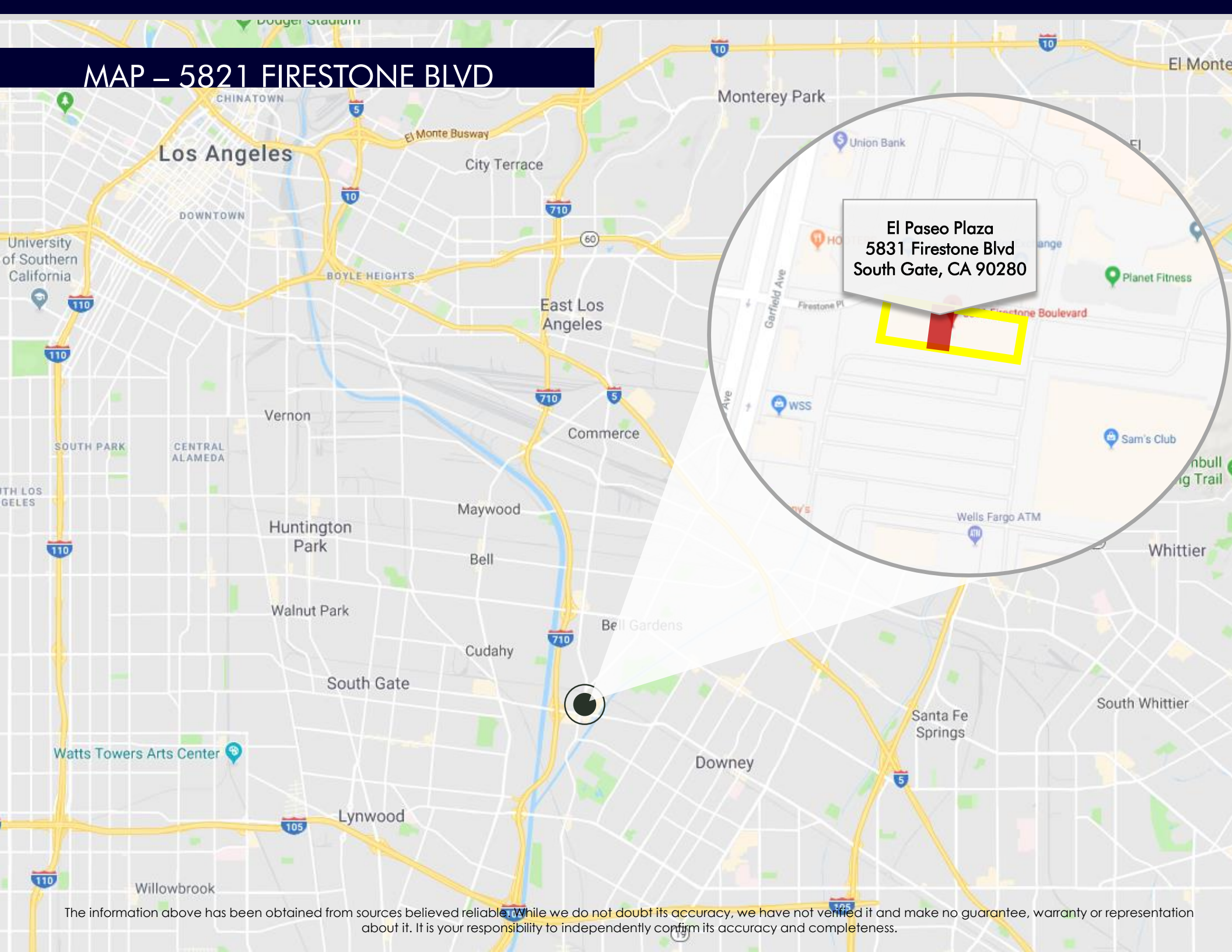


SITE PLAN – 5821 FIRESTONE BLVD



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

MAP – 5821 FIRESTONE BLVD



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DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Population	28,003	335,910	871,092
2018 Households	7,314	86,784	219,144
% Population Growth 2018-2023	1.77%	1.45%	1.34%
% HH Growth 2018-2023	2.00%	1.56%	1.41%
Average HH Income	\$46,626	\$49,829	\$48,008

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