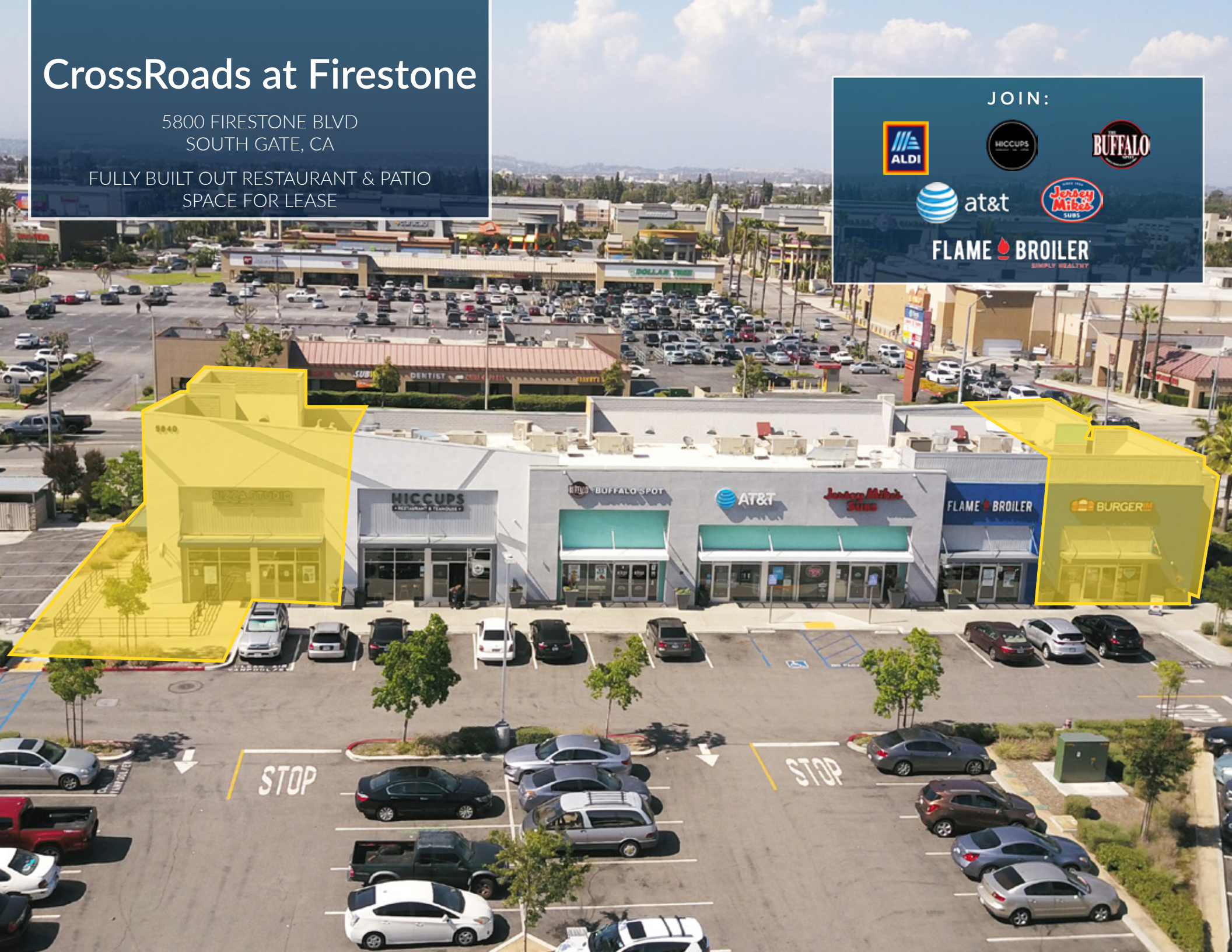


CrossRoads at Firestone

5800 FIRESTONE BLVD
SOUTH GATE, CA

FULLY BUILT OUT RESTAURANT & PATIO
SPACE FOR LEASE

JOIN:





EXCLUSIVE LEASING AGENTS

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5840

PIZZA STUDIO

ACCUPS
RESTAURANT & TEAHOUSE

WYOMING BUFFALO SPOT

WYOMING
PAYLE
PLUS
1-800-266-2666



FIRESTONE BLVD

GARFIELD AVE

SHOPPING CENTER ROSTER		
5830	Aldi	17,000 SF
5830-100	Sherwin Williams	4,500 SF
5830-104	La Michoacana Premium	4,000 SF
5810	Fast 5 Express Car Wash	4,265 SF
5802-100	Panera Bread (drive-thru)	3,940 SF
5802-104	Churroholic	1,400 SF
5800	Tacos El Galivan (drive thru)	6,190 SF
5840-100	Vacant - Asking rent \$54 NNN	2,055 SF
5840-102	Hiccups Restaurant & Tea House	2,000 SF
5840-104	The Buffalo Spot	1,746 SF
5840-108	AT&T	1,438 SF
5840-112	Jersey Mike's Subs	1,540 SF
5840-116	Flame Broiler	1,335 SF
5840-120	Burgerim - Asking rent \$54 NNN	1,849 SF
ATM	Bank of America	-

PROPERTY HIGHLIGHTS

Fully Built out Restaurant End Cap Space with Patio

Join National Tenants La Michoacana, Sherwin-Williams, Panera Bread, El Galivan, The Buffalo Spot, AT&T, Jersey Mike's Subs, Flame Broiler, and Burgerim

Easily Accessible from the 105 and 710 freeways

Center on Hard Corner of highly trafficked (60,000 CPD) Garfield and Firestone





AREA OVERVIEW



SOUTH GATE, CA

Located in the heart of the Los Angeles Metropolitan Area, the City of South Gate is a busy, urban community consisting of residential, commercial, and industrial development spread over 7.4 square miles. South Gate is known for its outstanding city services, remarkable parks and recreation facilities, and family-friendly environment.

The city is strategically located along the 710 Freeway with close access to the 105 Freeway. South Gate is 20 miles north of the Ports of Los Angeles and Long Beach, 7 miles south of downtown Los Angeles, and 13 miles east of the Los Angeles International Airport, making it an ideal location for residents in the Los Angeles County area, and a main thoroughfare for regional, national, and global transportation and trade for businesses.



A LIVELY DESTINATION

South Gate operates 9 parks that total nearly 170 acres. The city's largest park, South Gate Park, houses the main recreational facilities and community programs for residents and the public.

For entertainment, head to Tweedy Mile to sample local shops and restaurants, El Paseo for dinner and a movie, or shop and dine at the azalea. Every Monday from 9 a.m. - 1 p.m., the South Gate Farmers' Market comes to South Gate Park. There you will find the freshest in-season produce, flowers, cheeses, baked goods, tamales, roasted corn, BBQ, roasted nuts and much more.



SOUTH GATE'S RARE NEW APARTMENT DEVELOPMENT

Real estate merchant bank Dekel Capital has arranged \$80 million in financing for a new apartment development that would be built in South Gate, California, an area about eight miles south of downtown Los Angeles that has only had one other multifamily development this century. Developer JPI plans to build the 244-unit project, called Jefferson on Imperial, on a four-acre site that formerly housed a shopping center at 10920 Garfield Ave.

Jefferson on Imperial will mark only the second market-rate apartment project to be built in South Gate since 2000. The only other multifamily project, the 69-unit California Plaza apartments at 8633 California Ave., was built in 2004.

South Gate is one of the more affordable neighborhoods in Los Angeles. Average rents in the area are around \$1,408 per unit, which is significantly lower than some parts of the Los Angeles metro where rents can be as high as \$2,490 in popular Culver City

The initial phase of the Jefferson on Imperial, which development and management company Alliance Residential Company will manage and lease in-house, is scheduled to deliver in October 2020.

Source:

https://product.costar.com/home/news/shared/1740590804?utm_source=costar&utm_medium=email&utm_campaign=2&utm_content=p2

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