

RETAIL / MEDICAL / OFFICE SPACE FOR SALE / LEASE

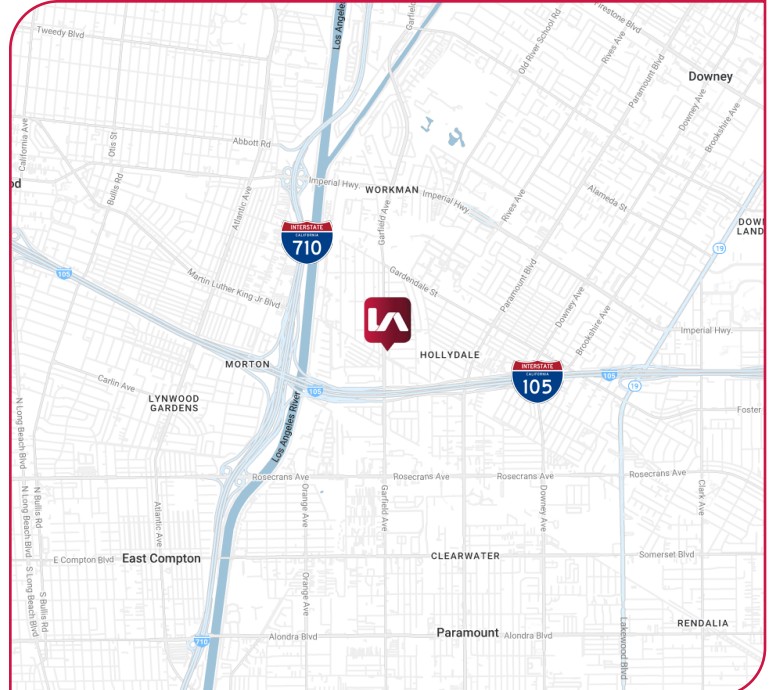


PRICING BREAKDOWN

Available	±11,029 RSF
Lease Rate / SF	\$1.75 / RSF + NNN
Purchase Price	\$3,563,215.00 (\$323.08 / SF)

PROPERTY DETAILS

- Outstanding mixed use development in South Gate
- Excellent owner/user investment opportunity
- Excellent for All Types of Non-profit, Governmental Agency, and Other Permitted Uses
- Street frontage off of Garfield Ave
- Fully improved with interior offices, ADA Compliance, etc.
- Storefront / ground floor retail, medical, or office use
- ±44 free, secured, and covered parking spaces (4:1,000)
- Great visibility and signage
- Dense residential population surrounding property
- Adjacent to 105 and 710 Freeways
- Motivated Seller

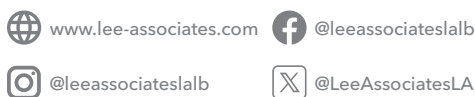


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Population			
	2 miles	5 miles	10 miles
2020 Population	136,962	907,523	3,009,532
2024 Population	128,147	833,777	2,790,935
2029 Population Projection	123,311	799,095	2,681,766
Annual Growth 2020-2024	-1.6%	-2.0%	-1.8%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%
Median Age	35.4	35.2	36.7

Traffic (2025 Count Year)		
Collection Street	Cross Street	Traffic Volume
Main St	Utah Ave W	4,074
Garfield Ave	Roosevelt Ave N	17,849
Main St	Center St E	4,405
Garfield Ave	Century Blvd N	19,240
I- 105	Garfield Ave W	218,112
105	-	202,390

PROPERTY OVERVIEW

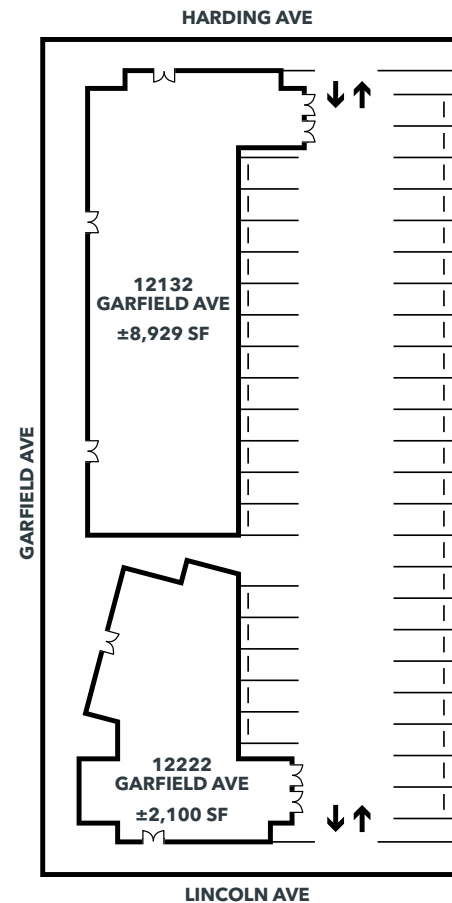
Hollydale Plaza is located in the heart of the Los Angeles Metropolitan Area, within the City of South Gate. South Gate is a vibrant, urban community encompassing 7.4 square miles of residential, commercial, and industrial development. It ranks as the 73rd largest city in California and the 17th largest in Los Angeles County, with a population of 98,633. The city is recognized for its strong municipal services, extensive parks and recreation facilities, and family-friendly atmosphere.

ACCESSIBILITY INFORMATION

Incorporated on January 20, 1923, 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. The city is also within close proximity to St. Francis Medical Center, further enhancing its accessibility and appeal.

CITY GOVERNMENT

South Gate has a Council-Manager form of government. The 5 City Council Members are elected at-large and serve a term of 4 years. The City Council selects presiding officers to serve as Mayor and Vice Mayor on a rotating basis. City Hall is located at 8650 California Avenue and is open 7 a.m. - 5:30 p.m. Monday through Thursday. The City Council meets every 2nd and 4th Tuesday of the month at 6:30 p.m.



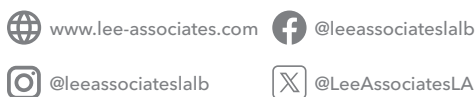
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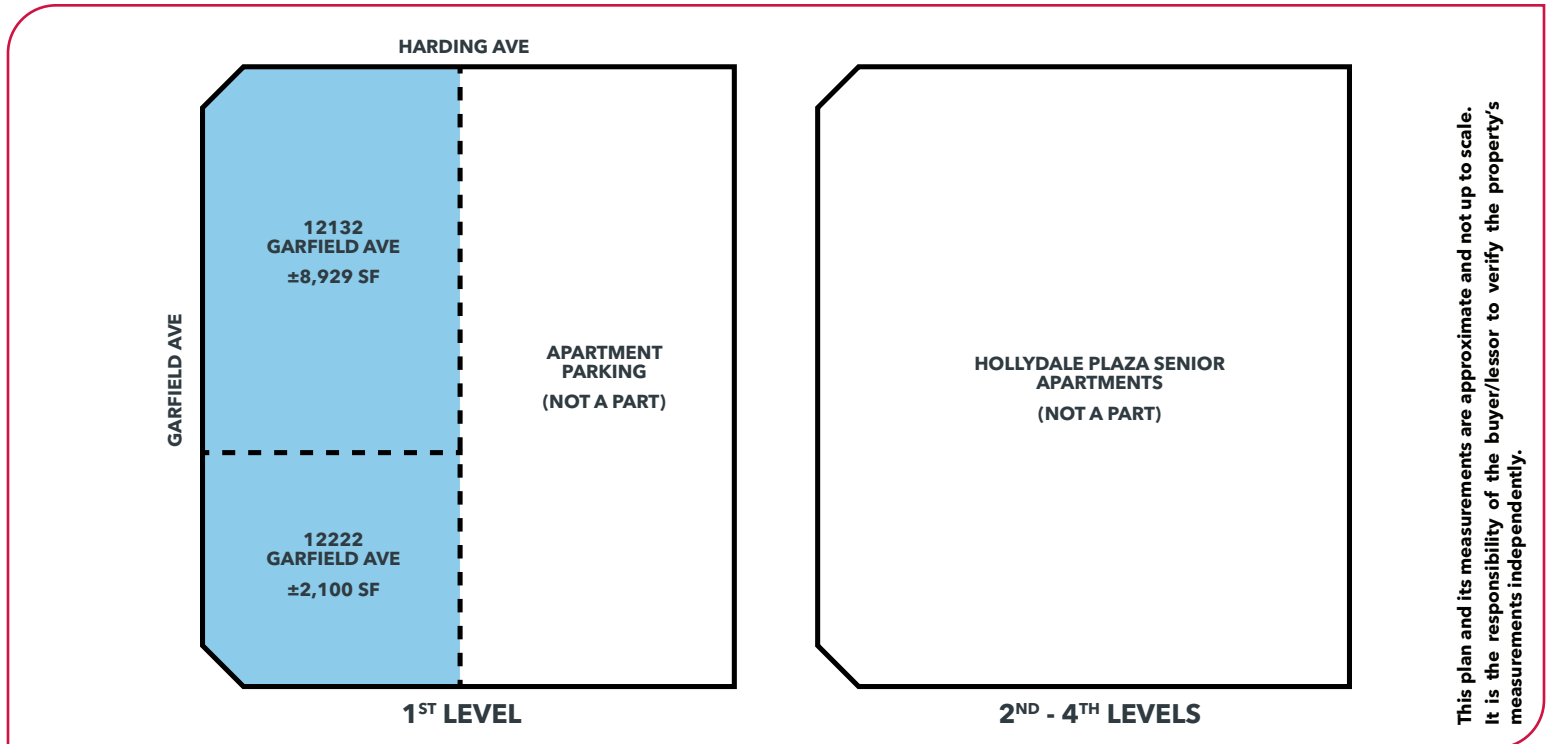
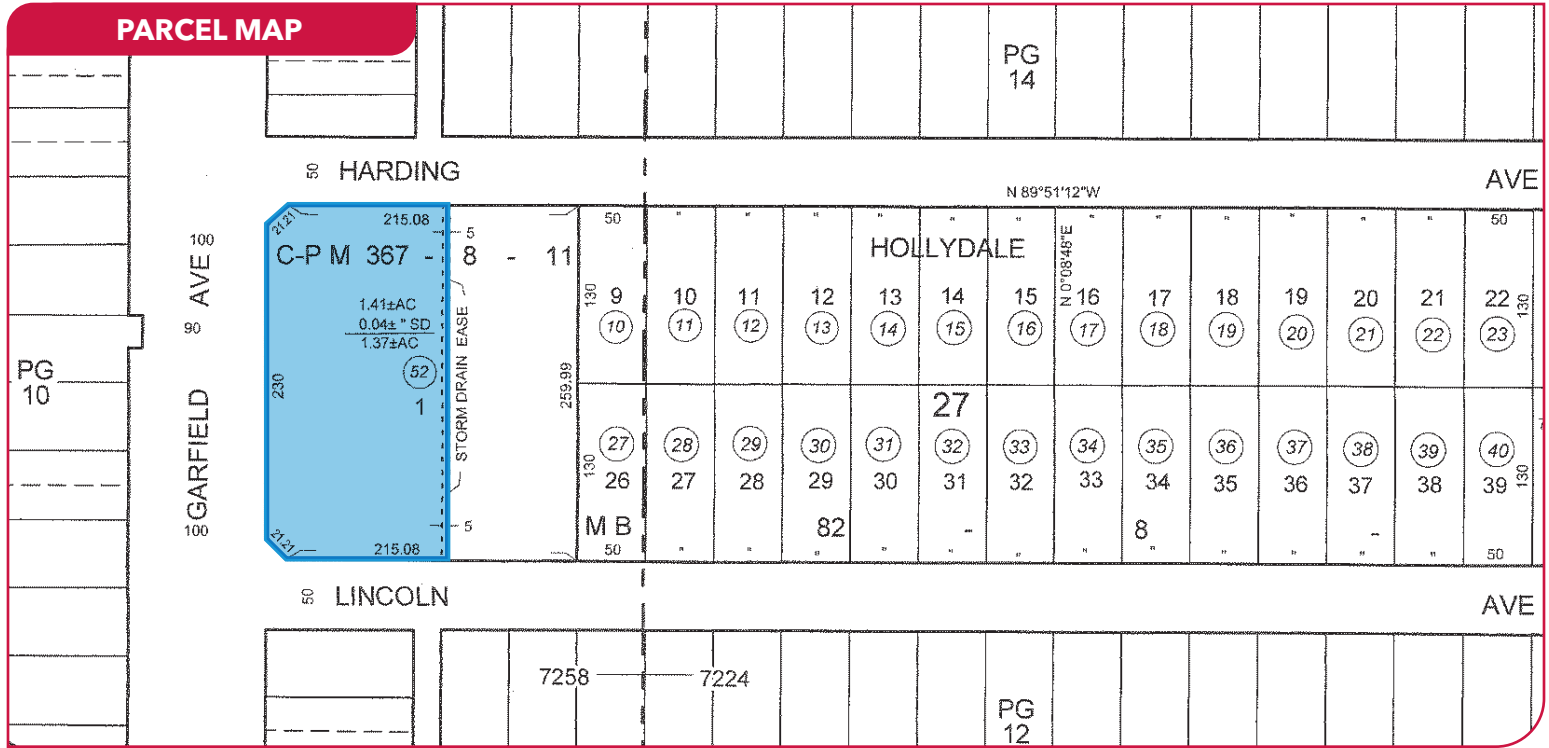
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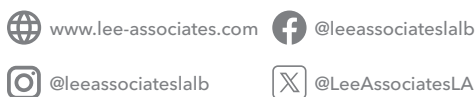


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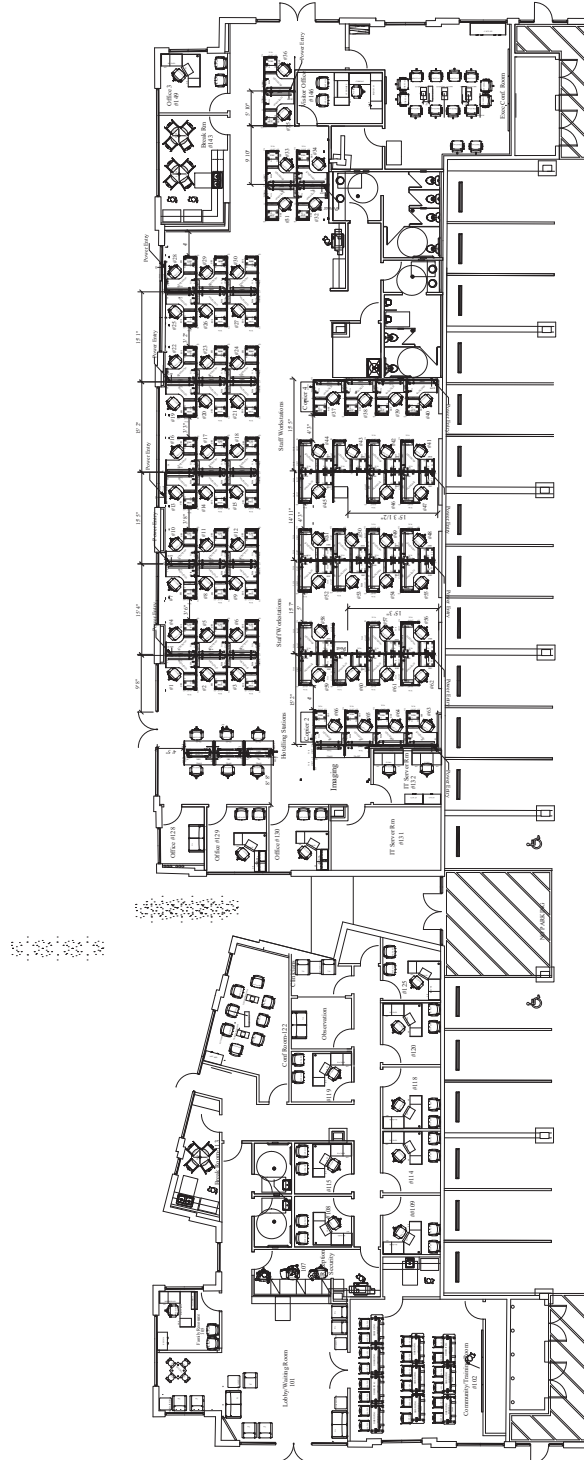
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FLOOR PLAN



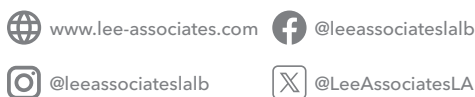
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