

# MATTHEWS™



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TENANTS:



MOON LASH  
Eyelash Extensions & Lash Lift

# CROSSROADS AT FIRESTONE

5800 FIRESTONE BLVD | SOUTH GATE, CA 90280

RESTAURANT SPACE AVAILABLE FOR LEASE



FIRESTONE BLVD

GARFIELD AVE

**TACOS EL GALIVAN**  
5800

**Panera BREAD** 100  
**Boba Time** 104

**FAST 5 EXPRESS CAR WASH**  
5810

100 104  
**ALDI**  
5830

**MOON LASH**  
Eyelash Extensions & Lash Lift  
100 102 104 108 112 116 120

**SUN'S WOK**  
MONGOLIAN BBQ  
**SOUP SHOP**  
VIETNAMESE NOODLE HOUSE  
**THE BUFFALO SPOT**  
**Jersey Mike's**  
SUBS

AVAILABLE 1,335 SF  
RENT: \$5.50 PSF

SHOPPING CENTER ROSTER		
5830	Aldi	17,000 SF
5830-100	Sherwin Williams	4,500 SF
5830-104	La Michoacana	4,000 SF
5810	Fast 5 Express Car Wash	4,265 SF
5802-100	Panera Bread (drive-thru)	3,940 SF
5802-104	It's Boba Time	1,400 SF
5800	Tacos El Galivan (drive thru)	6,190 SF
5840-100	Sun's Wok and Mongolian BBQ	2,055 SF
5840-102	Soup Shop	2,055 SF
5840-104	The Buffalo Spot	1,746 SF
5840-108	Moon Lash Beauty	1,438 SF
5840-112	Jersey Mike's Subs	1,540 SF
5840-116	<b>AVAILABLE \$4.75 PSF NNN</b>	<b>1,335 SF</b>
5840-120	Nguyen's Kitchen	1,849 SF
ATM	Bank of America	-

# PROPERTY HIGHLIGHTS



Second-gen restaurant available September 2026



Dense retail node situated on the signalized intersection of Garfield Ave and Firestone Blvd (±65,000 VPD)



Adjacent retailers include Target, Sam's Club, Starbucks, All Wholesale, etc



# AREA OVERVIEW

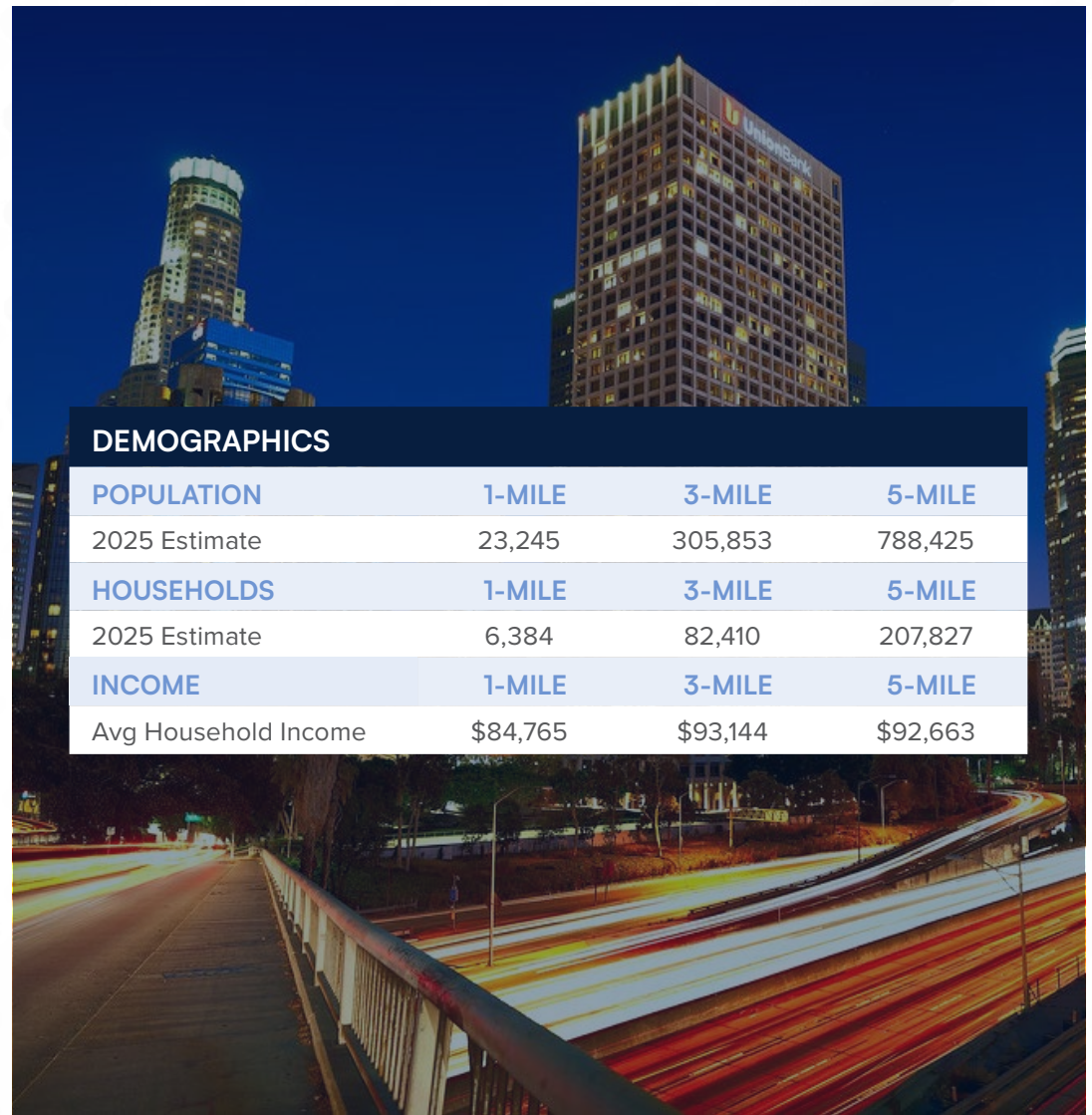


# SOUTH GATE, CA

Located about eight miles south of Downtown Los Angeles, South Gate is a vibrant suburb with a wide variety of exciting offerings. There's plenty to do in South Gate, with numerous strips of commercial activity and well-maintained parks.

Tweedy Boulevard is considered the main commercial thoroughfare in town, with rows of colorful shops, markets, salons, and diverse eateries. Azalea Regional Shopping Center and El Paseo South Gate Shopping Center provide a host of shopping and dining options in South Gate as well.

Outdoor recreation abounds at South Gate expansive South Gate Park, Hollydale Regional Park, on the Los Angeles River, and at a bevy of nearby golf courses. Residents come together for an array of community events throughout the year, including the Azalea Festival, Azalea Classic Car Show, and the Children's Christmas Lane Parade. Getting around from South Gate is simple with access to the 710 and 105 freeways.



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	23,245	305,853	788,425
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Estimate	6,384	82,410	207,827
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$84,765	\$93,144	\$92,663



# MATTHEWS™

## FOR LEASE

# 5800 FIRESTONE BLVD

## SOUTH GATE, CA 90280

### EXCLUSIVELY LISTED BY:



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**BROKER OF RECORD**

DAVID HARRINGTON | LIC NO. 2168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of 5800 Firestone Blvd, South Gate, CA 90280 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.