



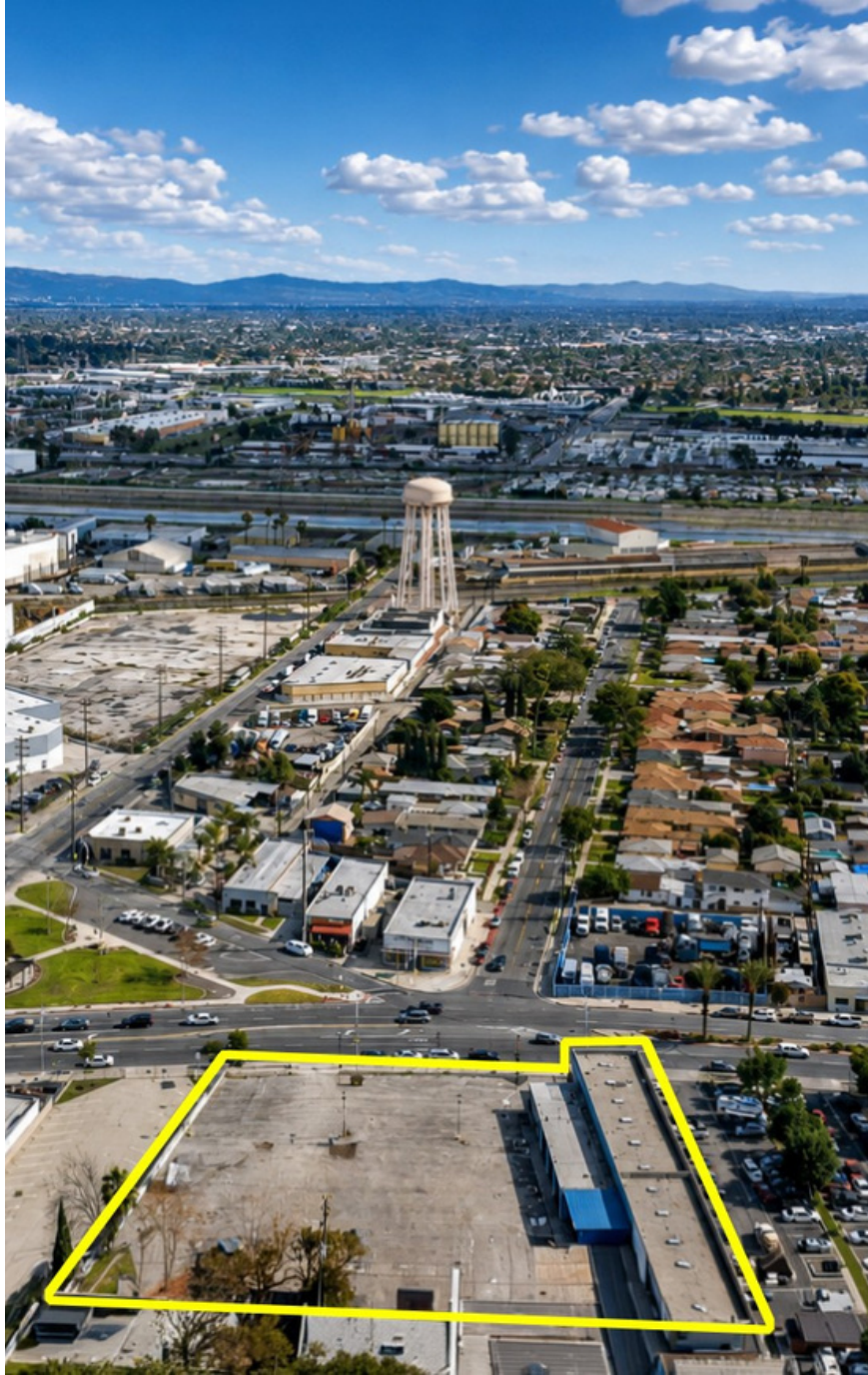
9533 ATLANTIC AVE, SOUTH GATE, CA 90280

INDUSTRIAL



FOR SALE

OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is proud to present this exceptional investment opportunity at 9533 Atlantic Avenue, South Gate, CA 90280, strategically located along one of South Gate's primary commercial corridors. Positioned on Atlantic Avenue, the property benefits from outstanding visibility, strong daily traffic counts, and excellent accessibility, making it a highly desirable location for both tenants and customers. The surrounding area is characterized by a dense residential population, established neighborhoods, and a diverse mix of retail, restaurant, medical, and professional service businesses that generate consistent consumer activity.

This well-located commercial asset offers investors the opportunity to acquire property in one of Southeast Los Angeles County's most active retail corridors. Atlantic Avenue serves as a major north-south thoroughfare with convenient connectivity to Firestone Boulevard, Imperial Highway, and Interstate 710, providing efficient access throughout the greater Los Angeles market. Whether as a stable income-producing investment or a long-term value-add opportunity, 9533 Atlantic Avenue combines a highly visible location, strong market fundamentals, and the long-term growth potential associated with a proven commercial trade area.

The Buyer is responsible for verifying all information contained herein

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial

PRICE
\$2,549,000

PARCEL NUMBER
6222-026-005

BUILDING
2,750 SF

LOT
28,037 SF

YEAR BUILT
1958

ZONING
SGCMYY



PROPERTY HIGHLIGHTS

- **Prime commercial location** on Atlantic Avenue, one of South Gate's major retail and business corridors.
- **Excellent street frontage and high-visibility positioning** with strong daily traffic exposure.
- **Convenient access** to Interstate 710 (Long Beach Freeway), Firestone Boulevard, and Imperial Highway.
- **Surrounded by an established** mix of retail, restaurant, medical, office, and service-oriented businesses.
- **4 bays with roll-up doors**
- **Located in South Gate redevelopment Zone**



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY PHOTOS



RETAIL MAP

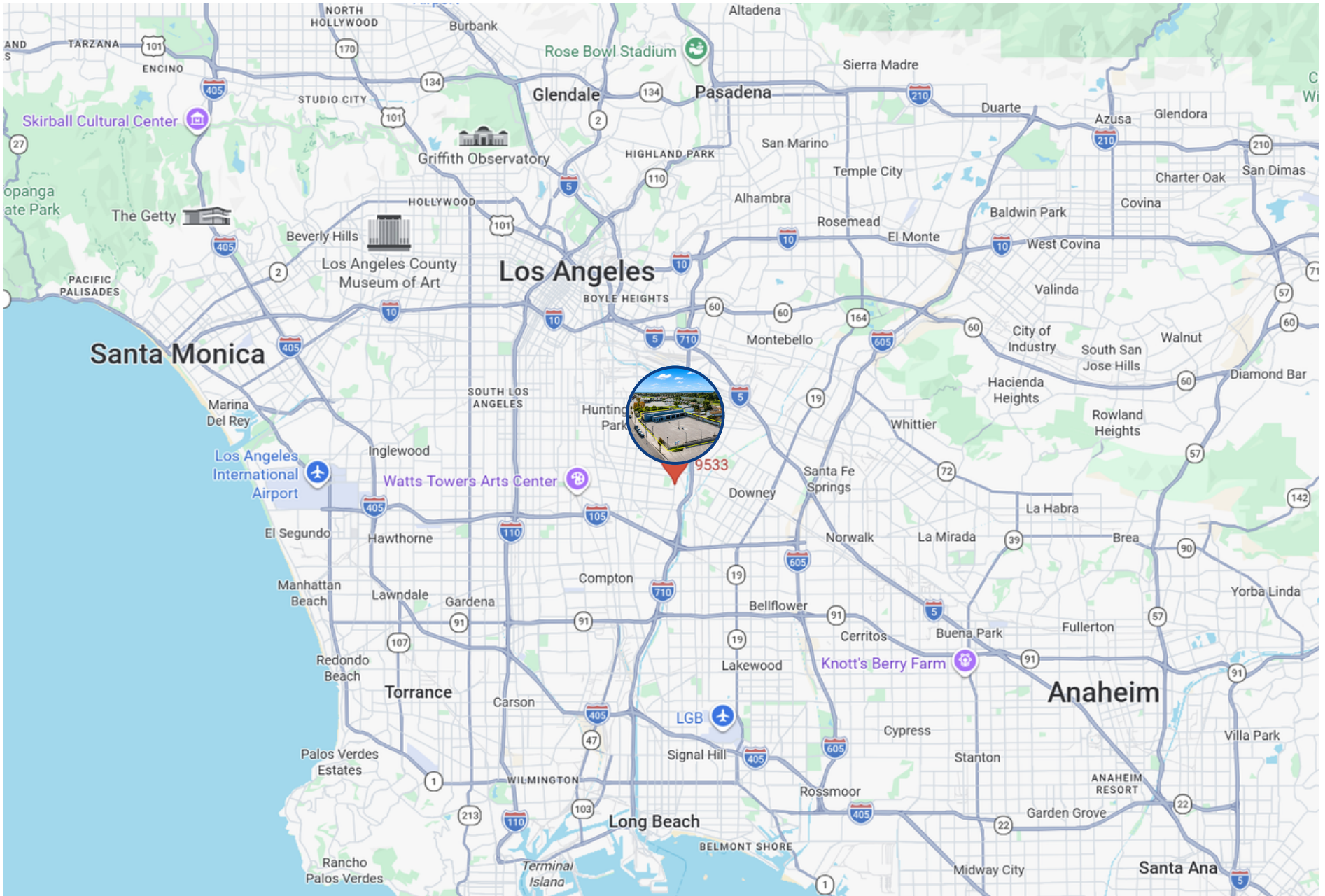


AERIAL MAP

LOCATED ALONG ATLANTIC AVENUE IN THE HEART OF SOUTH GATE, 9533 ATLANTIC AVENUE IS POSITIONED WITHIN ONE OF SOUTHEAST LOS ANGELES COUNTY'S MOST ESTABLISHED COMMERCIAL CORRIDORS, SURROUNDED BY A DIVERSE MIX OF RETAIL, RESTAURANT, MEDICAL, PROFESSIONAL OFFICE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM EXCELLENT STREET FRONTAGE AND VISIBILITY ALONG ATLANTIC AVENUE, A MAJOR NORTH-SOUTH THOROUGHFARE SERVING BOTH LOCAL RESIDENTS AND REGIONAL TRAFFIC. ITS CENTRAL LOCATION PROVIDES CONVENIENT ACCESS TO FIRESTONE BOULEVARD, IMPERIAL HIGHWAY, AND INTERSTATE 710 (LONG BEACH FREEWAY), OFFERING EFFICIENT CONNECTIVITY THROUGHOUT SOUTH GATE, NEIGHBORING SOUTHEAST LOS ANGELES COMMUNITIES, AND THE GREATER LOS ANGELES AREA.



LOCATION MAP





The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



BRIAN VU

SR. INVESTMENT ASSOCIATE

818.913.8819

brian@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02181861