

FOR SALE & LEASE

Investment/Owner User Opportunity

4460 Firestone Blvd., South Gate, CA 90280





**EXCLUSIVELY
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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at **4460 Firestone Blvd., South Gate, CA 90280.**

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice.

Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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INVESTMENT/OWNER USER HIGHLIGHTS



High Visibility Firestone Blvd corridor in South Gate – one of LA County's most densely populated markets.



Existing Retail Tenants generating \$8,479/month in NNN income.



6,970 SF of Turnkey Retail Space Available for an Owner User.



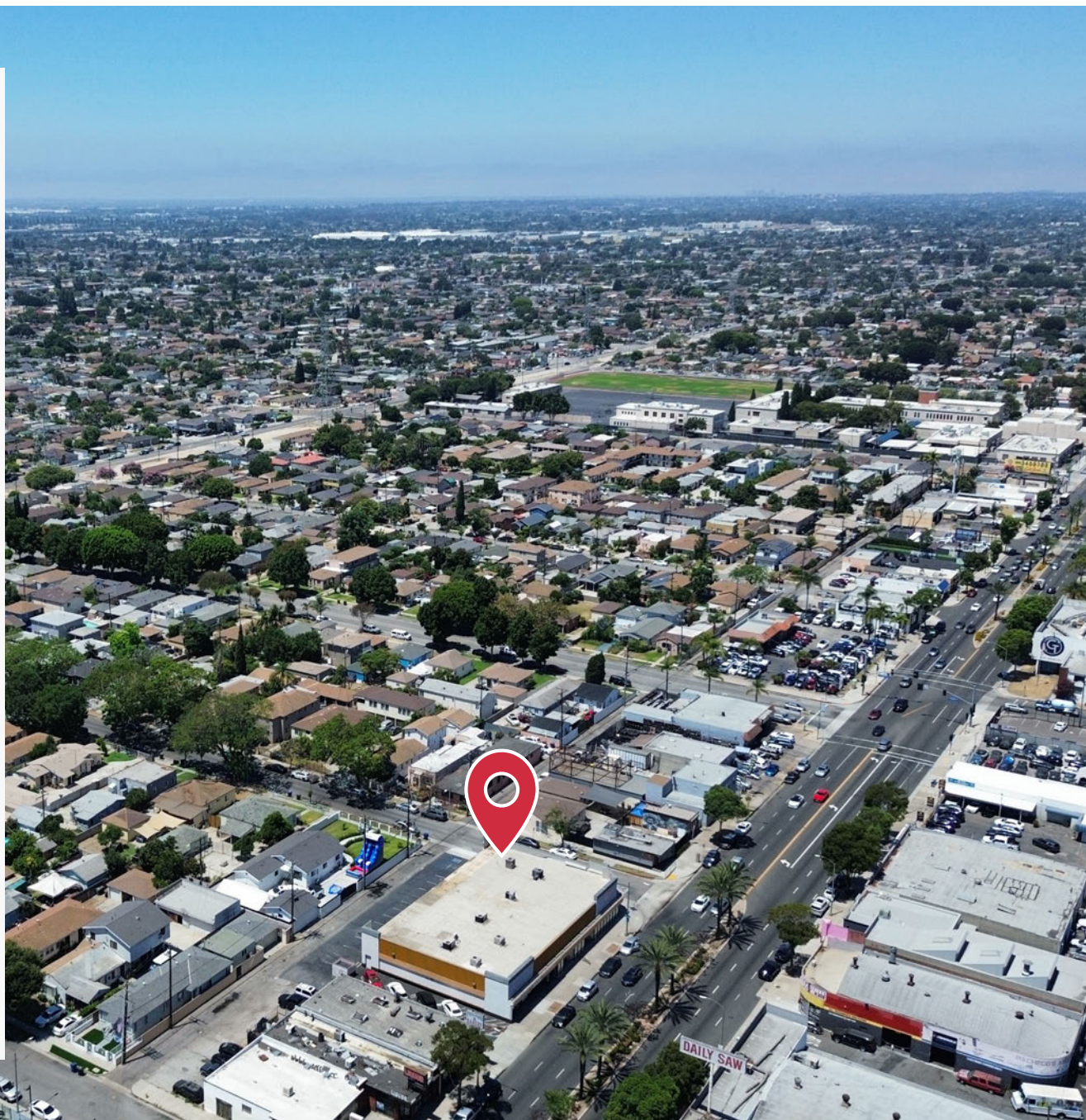
Former Grocery Store configuration provides ideal infrastructure for high-utility tenants.



Approximately 145' of Frontage along Firestone Blvd.



18 car on-site parking lot.



INVESTMENT SUMMARY

OFFERING TERMS

Sale Price	\$3,000,000
NOI	\$101,748
Price Per Building SF	\$287.49

EXECUTIVE SUMMARY

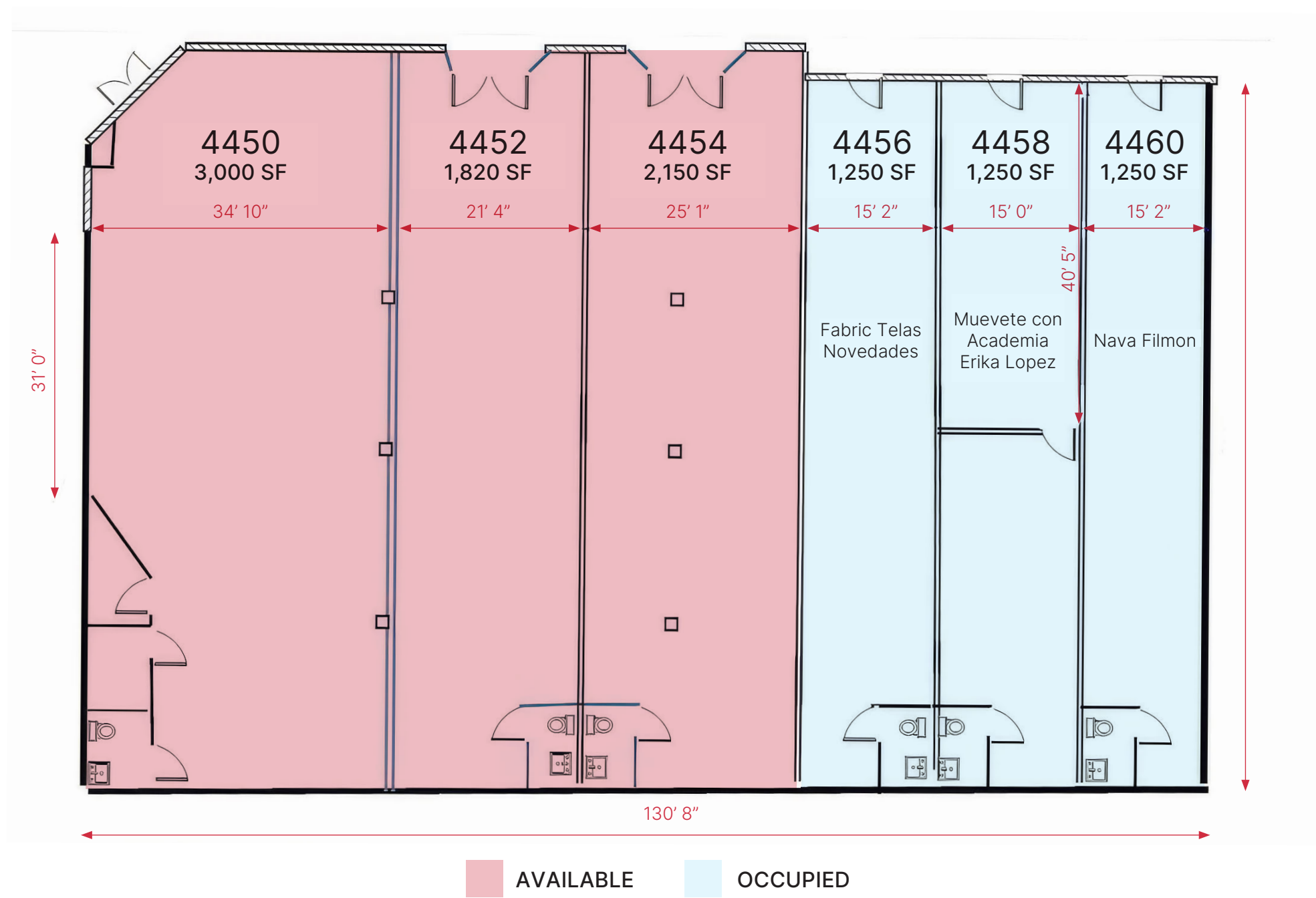
Building SF	10,435
Lot SF	16,246
Year Built	1947
Zoning	SGCMYY
APNs	6216-022-008, 6216-022-009



RENT ROLL

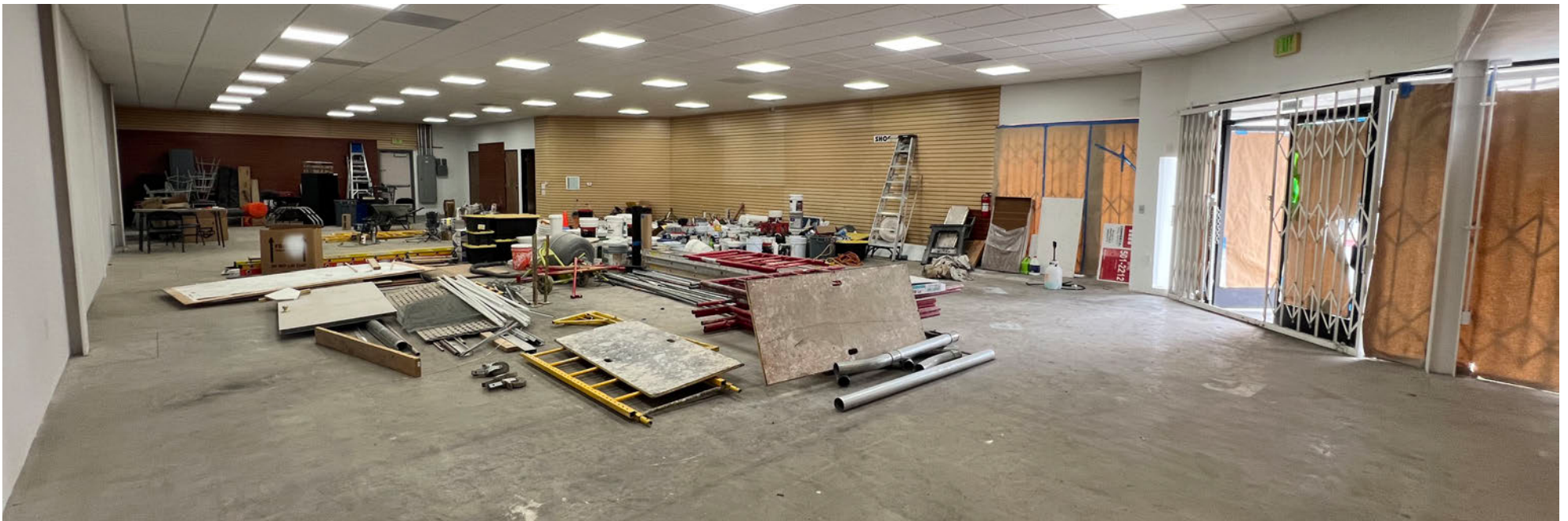
Unit	Lessee	SF	Lease Expiration	Rent	NNN	Total
4456	Fabric Telas Novedades	1,250	MTM	\$1,800	\$800	\$2,600
4458	Muevete con Academia Erika Lopez	1,250	5/31/30	\$2,575	\$750	\$3,325
4460	Nava Filmon	1,250	9/30/29	\$1,854	\$700	\$2,554

FLOOR PLAN



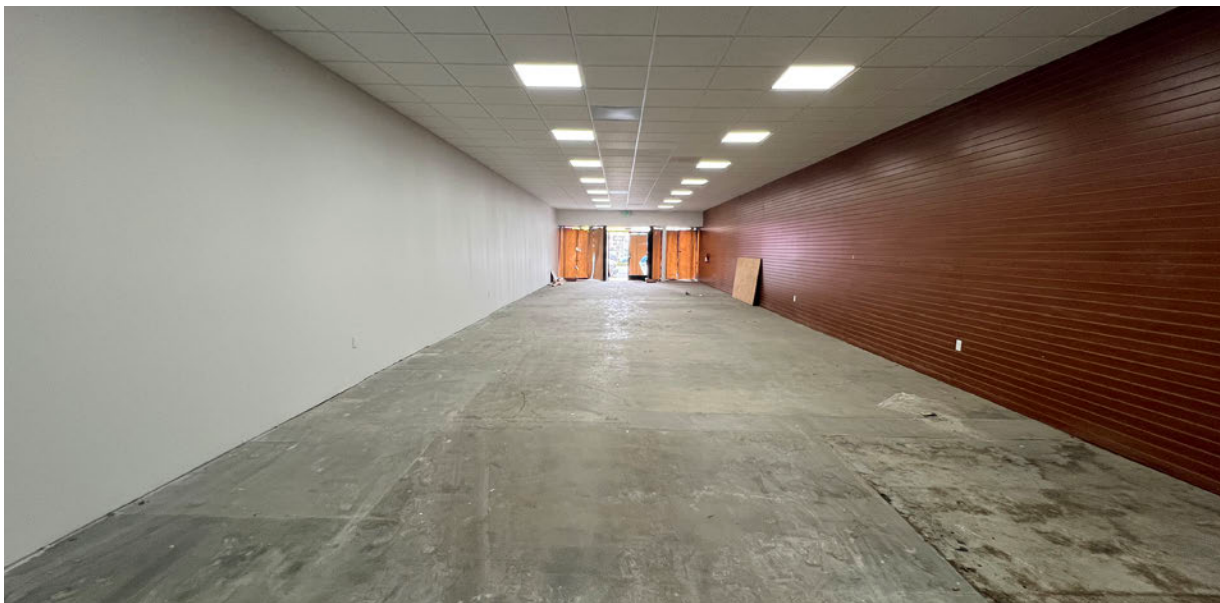
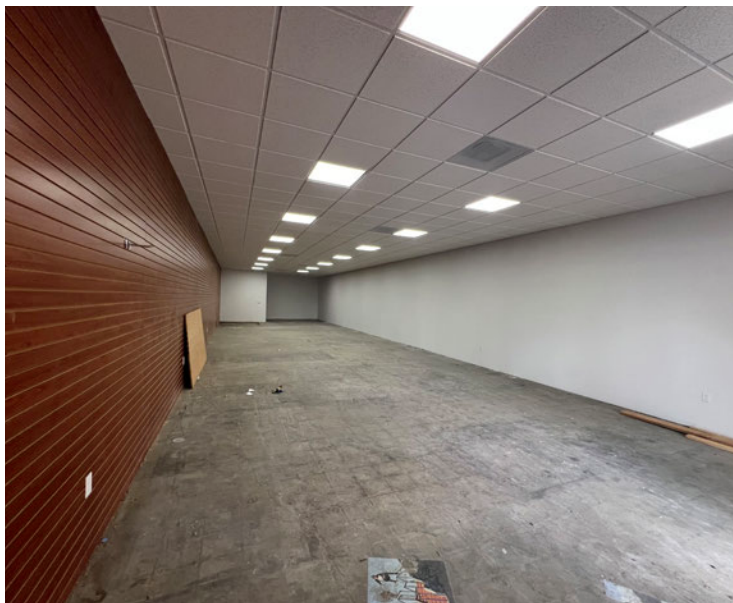
UNIT 4450 (END CAP)

3,000 SF | ASKING RATE: \$2.50/SF + \$0.60 NNN



UNIT 4452

1,820 SF | ASKING RATE: \$2.00/SF + \$0.60 NNN

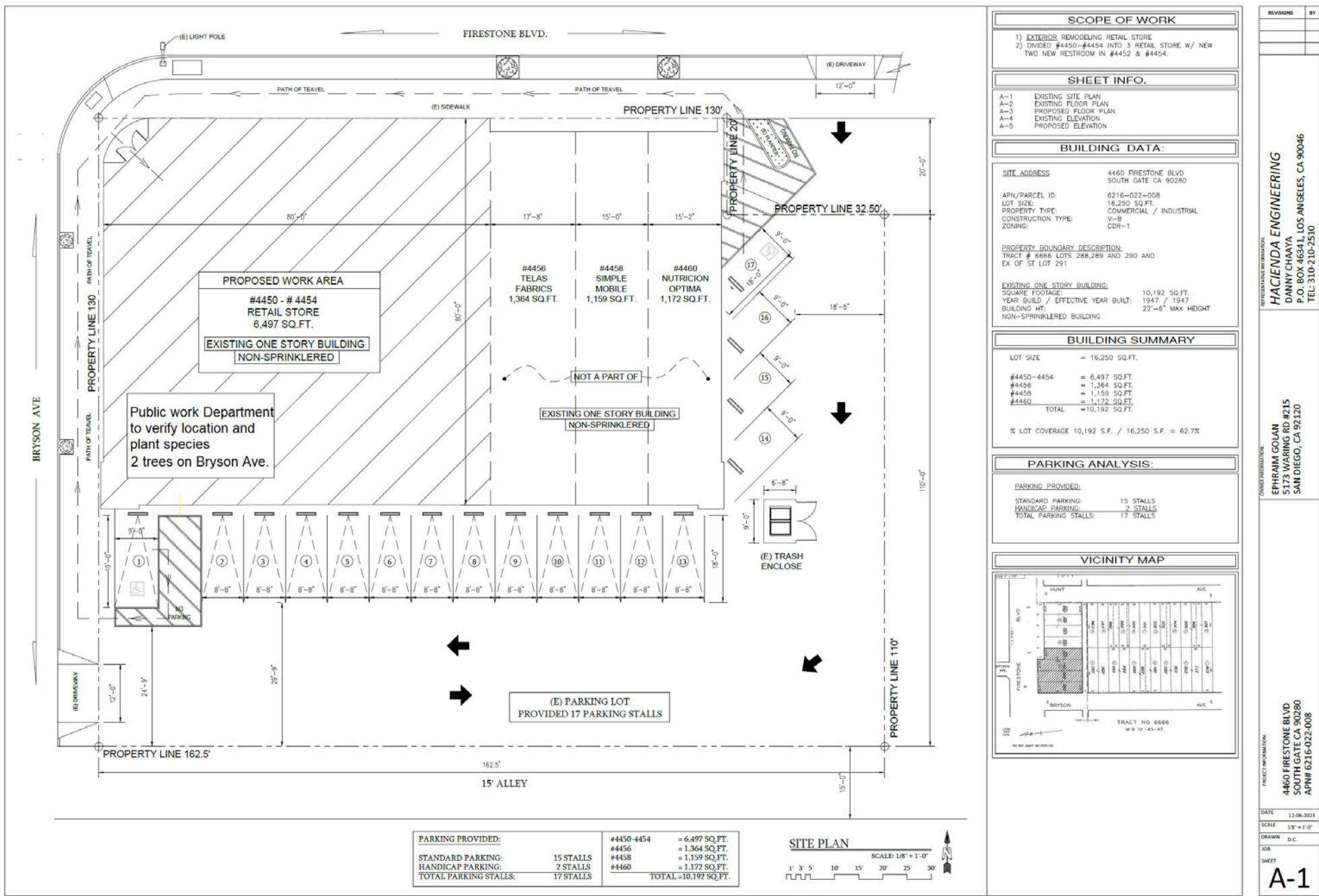


UNIT 4454

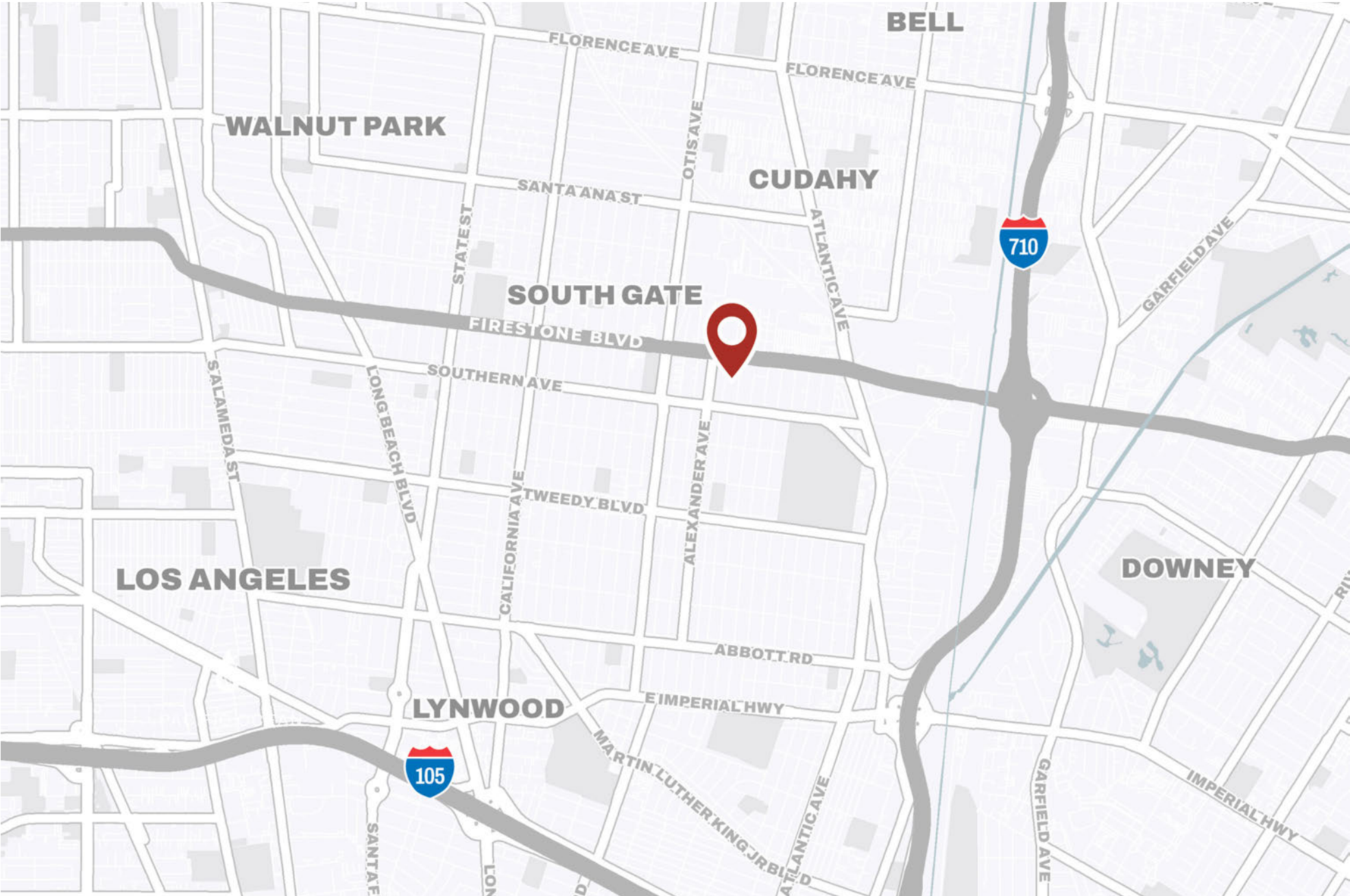
2,150 SF | ASKING RATE: \$2.00/SF + \$0.60 NNN



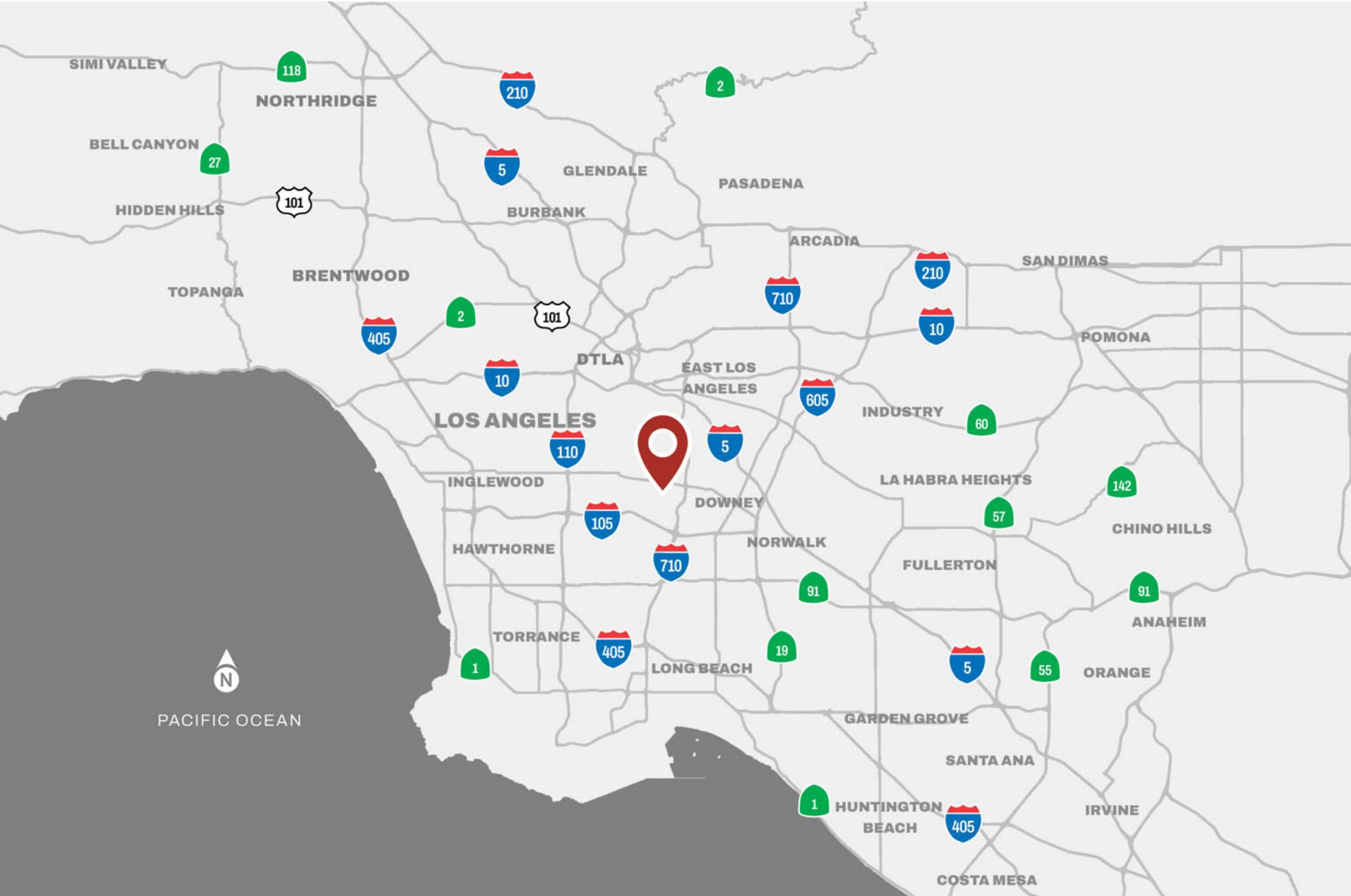
SITE PLAN



LOCATION MAP



REGIONAL MAP



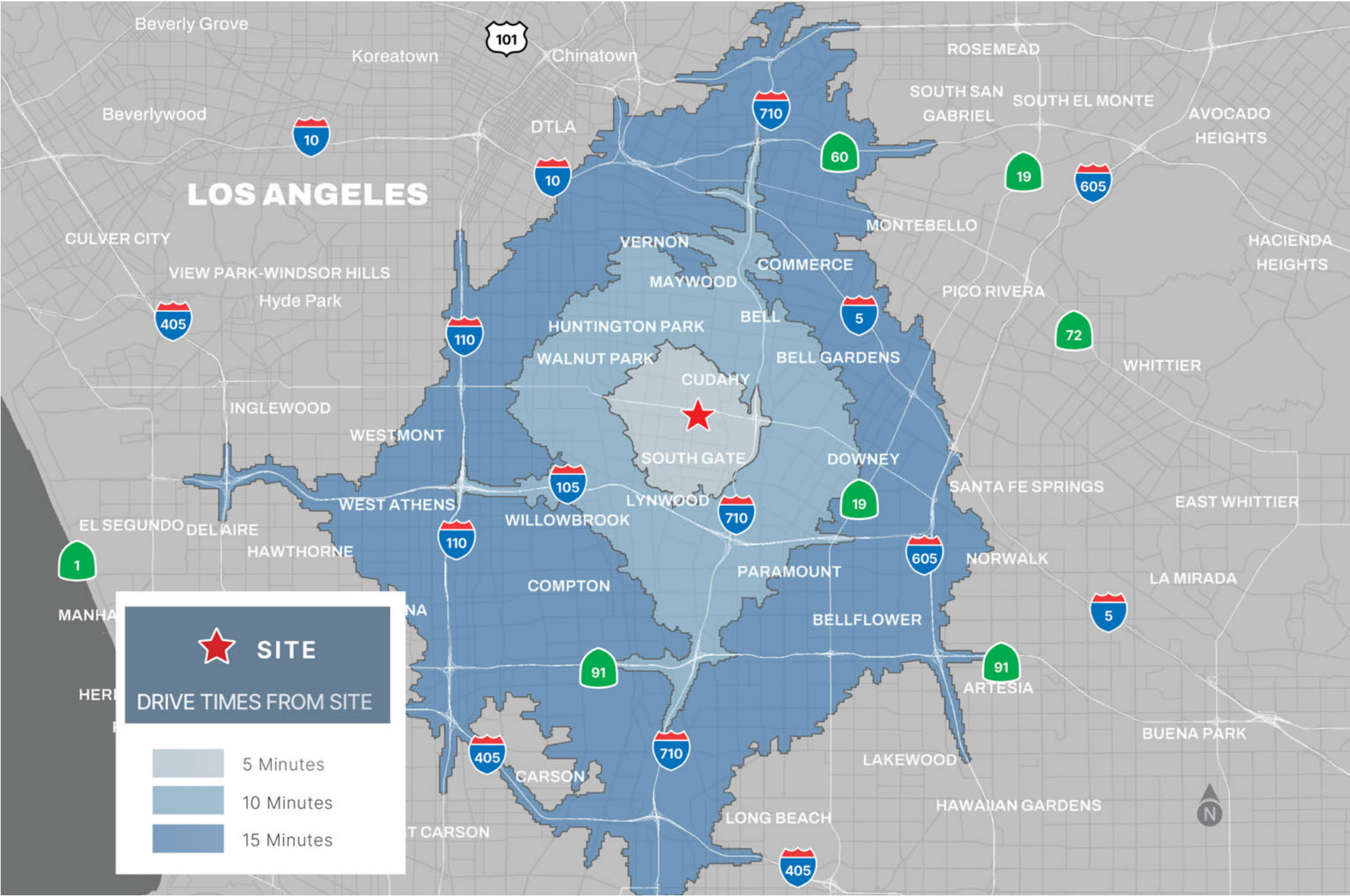
AERIAL MAP



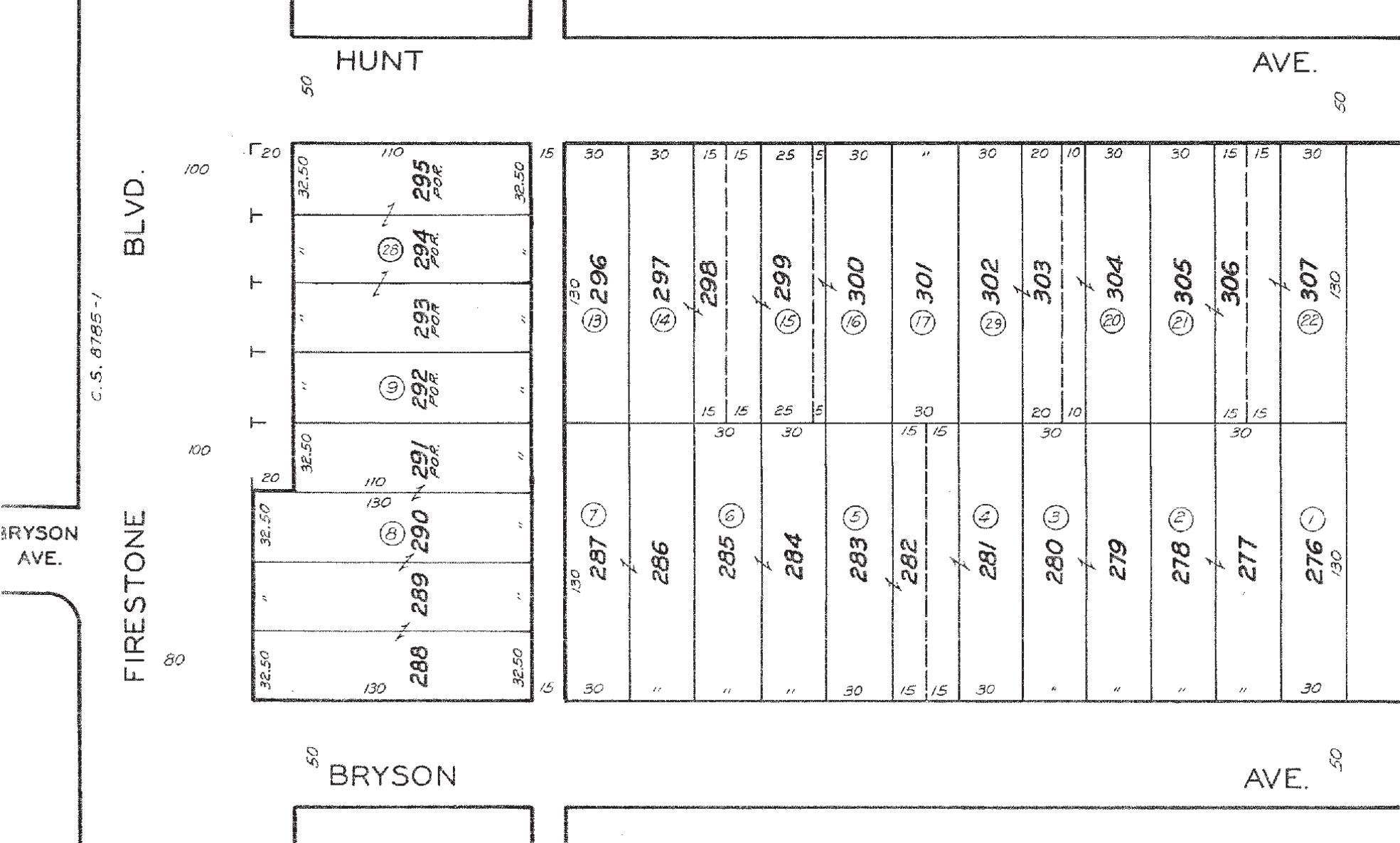
RETAIL MAP



DRIVE TIME MAP



PARCEL MAP



SALE COMPARABLES

4460 FIRESTONE BLVD., SOUTH GATE, CA COMPARABLES

	Address	Sold Date	Sold Price	Building SF	Lot SF	Price/Building SF	Price/Lot SF
	5810-5820 Imperial Hwy. South Gate, CA	2/17/26	\$2,630,000	8,970	18,731	\$293.20	\$140.41
	13307 Paramount Blvd. South Gate, CA	12/30/25	\$1,885,000	7,285	20,909	\$258.75	\$90.15
	8949-8953 Atlantic Ave. South Gate, CA	9/27/25	\$1,100,000	4,062	10,890	\$270.80	\$101.01
	4616 Firestone Blvd. South Gate, CA	7/2/25	\$1,075,000	5,204	10,542	\$206.57	\$101.97

DEMOGRAPHICS

POPULATION	Drive Time	5 Min	10 Min	15 Min
Est. Population (2026)		122,256	350,417	751,770
Proj. Population (2031)		116,451	336,183	718,157
Census Population (2020)		127,403	363,210	778,564

HOUSEHOLDS	5 Min	10 Min	15 Min
Est. Households (2026)	32,770	92,107	199,840
Proj. Households (2031)	31,569	89,325	193,010
Census Households (2020)	33,059	92,208	199,357

DAYTIME DEMOS	5 Min	10 Min	15 Min
Total Businesses (2026)	2,660	8,125	18,932
Total Employees (2026)	19,184	67,720	179,062

INCOME	5 Min	10 Min	15 Min
Est. Avg. Household Income (2026)	\$93,929	\$90,351	\$91,992
Proj. Avg. Household Income (2031)	\$93,887	\$90,216	\$91,926
Census Avg. Household Income (2010)	\$47,318	\$46,439	\$46,876
Est. Per Capita Income (2026)	\$25,246	\$23,864	\$24,582
Proj. Per Capita Income (2031)	\$25,525	\$24,091	\$24,840

Source: Applied Geographic Solutions

CITY OF SOUTH GATE



Population
90,087



Households
24,643



Total Businesses
2,032



Total Employees
15,434



Avg. HH Income
\$101,144



Med. Home Value
\$688,202



Med. Age
33.7



Unemployment Rate
3.7%



Annual HH Retail Expenditures
\$1.22 B



Monthly HH Retail Expenditures
\$4,128

AREA OVERVIEW

SOUTH GATE, CA

South Gate is one of Southeast Los Angeles County's most established commercial hubs, strategically located just seven miles southeast of Downtown Los Angeles. Home to more than 90,000 residents, the city offers a dense and diverse consumer base supported by a strong day-time population and excellent regional accessibility. Positioned along the I-710 (Long Beach Freeway) with convenient access to I-105, I-5, SR-91, and SR-60, South Gate provides direct connectivity to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX), and major employment centers throughout Southern California.

The city's retail market is anchored by a mix of national retailers, regional shopping centers, and thriving local businesses that serve both residents and the surrounding trade area. High-traffic corridors such as Firestone Boulevard, Tweedy Boulevard, and Atlantic Avenue experience consistent consumer activity, making South Gate an attractive destination for retail, restaurant, medical, and service-oriented businesses. Continued public and private investment, along with ongoing redevelopment initiatives, has helped strengthen the city's commercial appeal while supporting long-term economic growth.

South Gate benefits from a stable workforce and a central location within one of the most densely populated regions in the United States. Its proximity to major industrial and logistics corridors generates significant daytime traffic and purchasing power, while a growing residential population continues to drive demand for neighborhood-serving retail and essential services. With strong visibility, excellent transportation access, and a large, established customer base, South Gate presents an outstanding opportunity for retailers, investors, and owner-users seeking to establish or expand their presence in the Los Angeles market.





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