

3,800 SF DRIVE THRU RETAIL OPPORTUNITY (DIVISIBLE TO 2,400 SF & 1,400 SF) AVAILABLE IN PHASE II



GATEWAY
CALEXIA

TOWNE CENTER

CORE LOS ANGELES COUNTY
PROMOTIONAL SHOPPING CENTER

FOR MORE INFORMATION CONTACT:

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NEWMARK

GATEWAY TOWNE CENTER

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TENANT	SQ. FT.
Best Buy	30,235
Ross	30,187
Party City	13,185
Carter's	5,750
Management Office	1,063
24 Hour Fitness	37,000
Payless Shoe Source	3,000
Red Persimmon Nails	1,180
AT&T	4,000
Daniel's Jewelers	1,500
Sheriff Substation	1,203
Gamestop	1,567
Subway	1,104
Jamba Juice	1,271
GNC	1,104
Urban Legends Stadium	2,000
Del Taco	1,700
Wingstop	1,400
Ono Hawaiian	1,600
Panda Express	1,800
TGI Fridays	7,196
Home Depot (GL)	102,676
Staples	20,390
McDonald's (GL)	5,092
Bank of America (GL)	4,568
Wells Fargo (NAP)	4,992
Target (NAP)	127,280
Navy Federal Credit Union	1,463
TOTAL SF	414,043

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NEWMARK



WILLOWBROOK AVE.

ALAMEDA ST.

ARTESIA BLVD.

91



THE HOME DEPOT

STAPLES

TARGET

RED PERSIMMON NAILS
Payless at&t

WELLS FARGO

WINGSTON
DEL TACO
Chico's Mexican BBQ

GNC
Jamba Juice
Danita Jewellers
SUBWAY

Party City
carter's
babies and kids

ank of America

FRIDAYS

24 FITNESS

ROSS
DRESS FOR LESS

McDonald's

BEST BUY

El Pollo Loco

Marshalls

PET SMART

CHIPOTLE
MEXICAN GRILL
STARBUCKS COFFEE

ULTA
BEAUTY

SITE

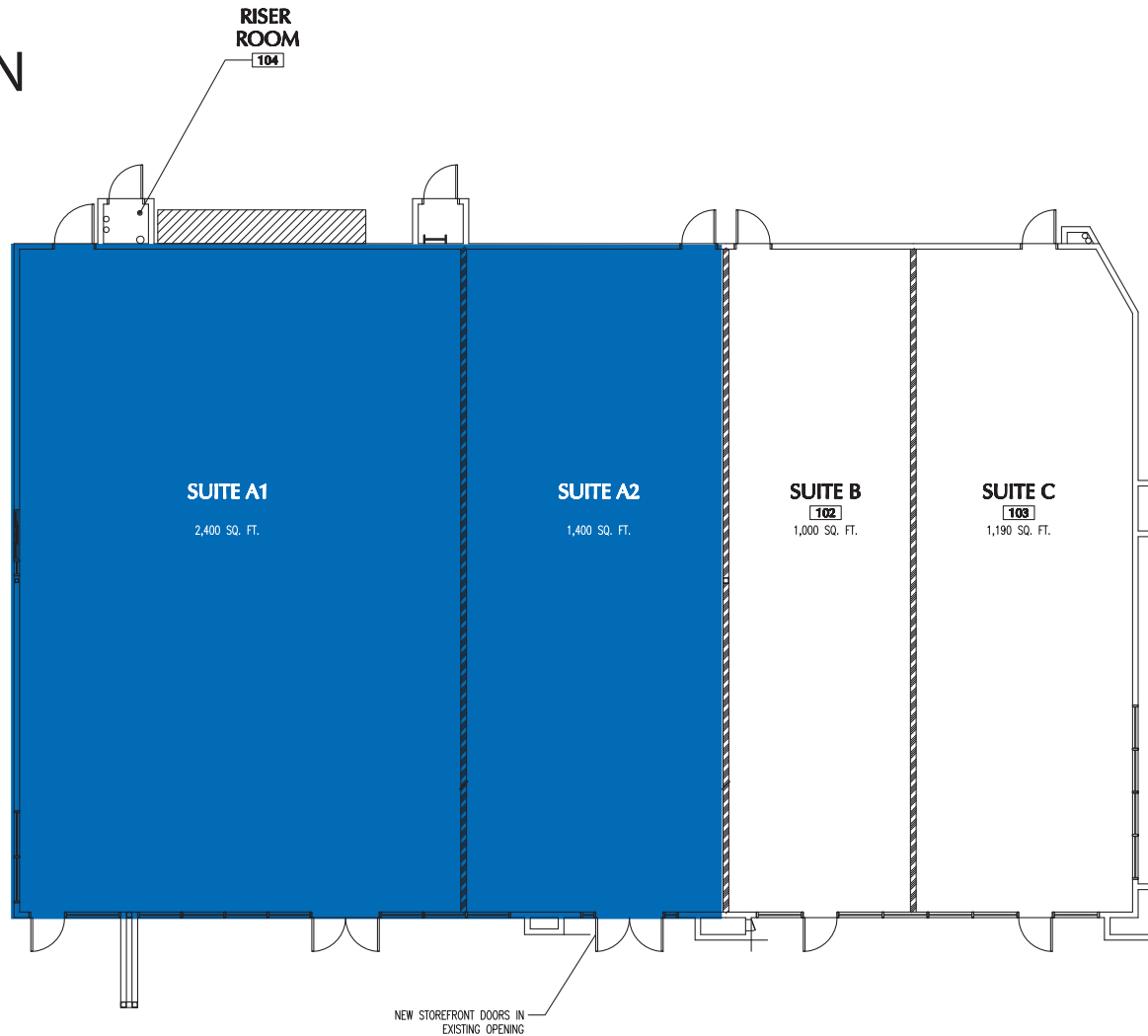
DOLLAR TREE

FREWAY
PYLON SIGN

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DEMISED PLAN



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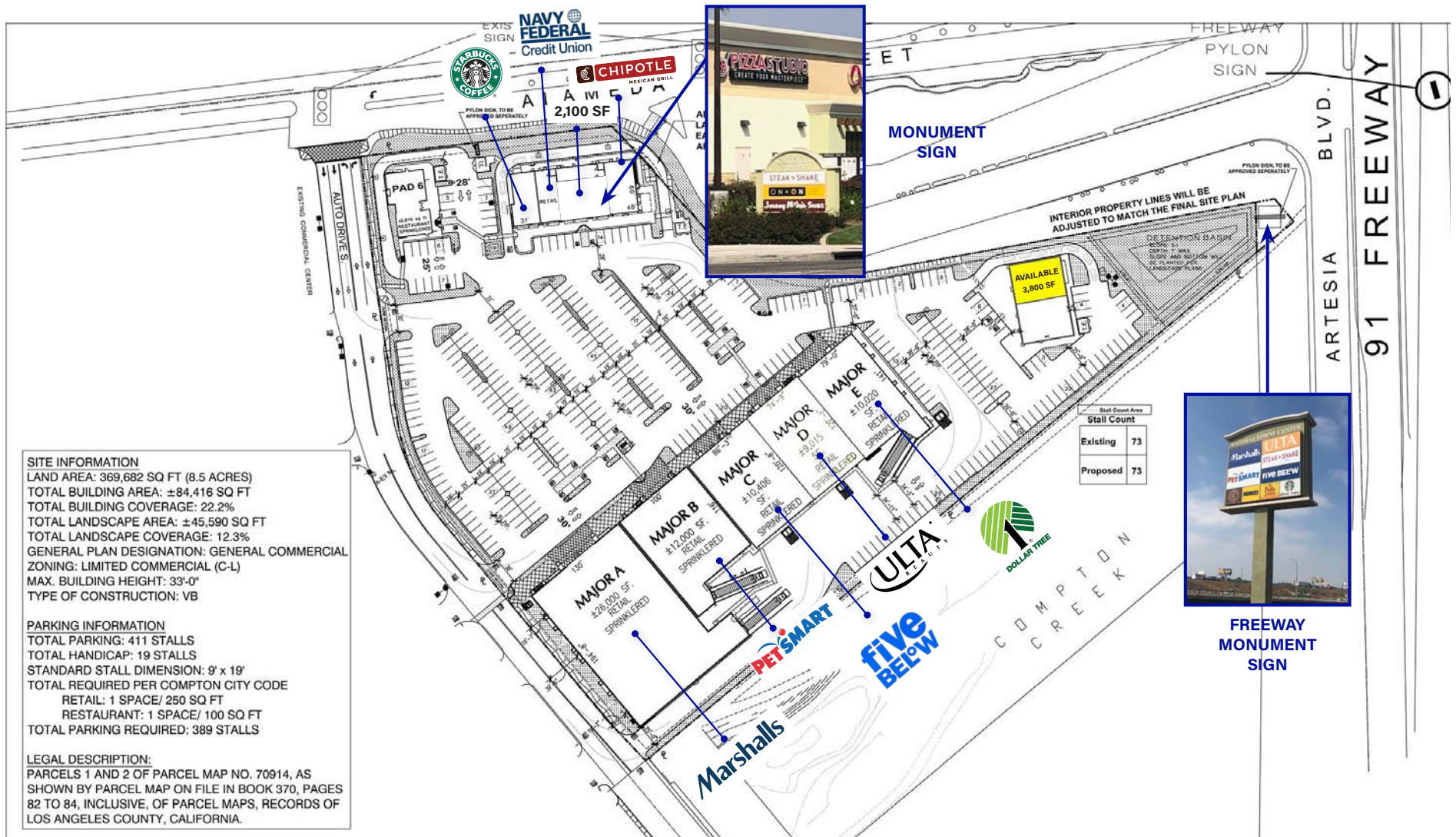
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SITE INFORMATION
 LAND AREA: 369,682 SQ FT (8.5 ACRES)
 TOTAL BUILDING AREA: ±84,416 SQ FT
 TOTAL BUILDING COVERAGE: 22.2%
 TOTAL LANDSCAPE AREA: ±45,590 SQ FT
 TOTAL LANDSCAPE COVERAGE: 12.3%
 GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
 ZONING: LIMITED COMMERCIAL (C-L)
 MAX. BUILDING HEIGHT: 33'-0"
 TYPE OF CONSTRUCTION: VB

PARKING INFORMATION
 TOTAL PARKING: 411 STALLS
 TOTAL HANDICAP: 19 STALLS
 STANDARD STALL DIMENSION: 9' x 19'
 TOTAL REQUIRED PER COMPTON CITY CODE
 RETAIL: 1 SPACE/ 250 SQ FT
 RESTAURANT: 1 SPACE/ 100 SQ FT
 TOTAL PARKING REQUIRED: 389 STALLS

LEGAL DESCRIPTION:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 70914, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 370, PAGES 82 TO 84, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

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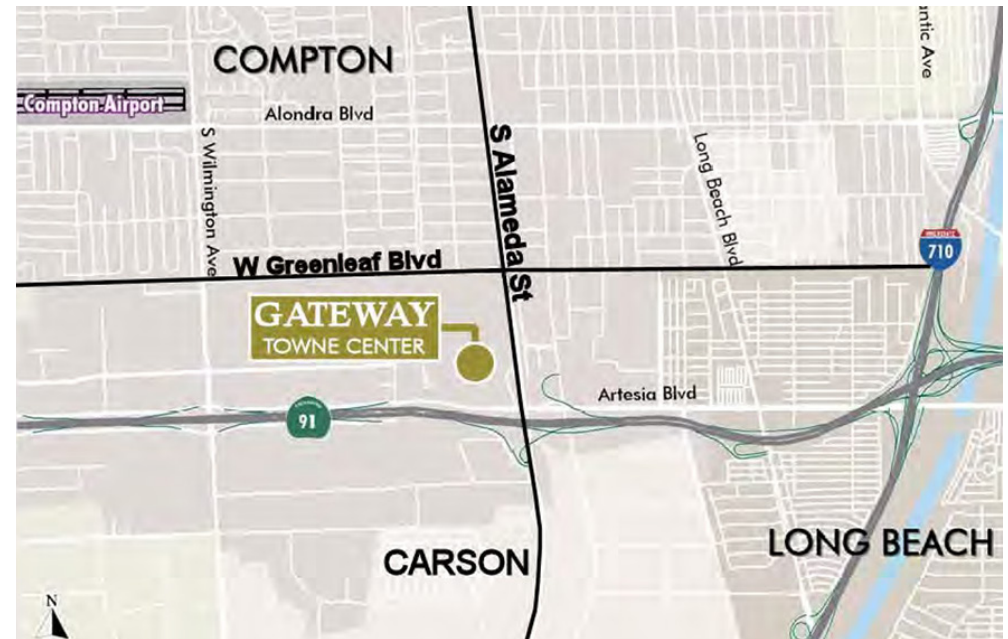


- The dominant shopping destination in the trade area
- Directly adjacent to Gardena Freeway (91) with clear visibility
- Freeway and Alameda Street signage available

DEMOGRAPHICS	3 miles	5 miles
Population	274,831	754,533
Avg. HH Income	\$60,851	\$65,771
% Hispanic or Latino	65.8%	63.3%
Daytime Population	69,820	230,958

TRAFFIC COUNTS

Gardena Freeway (91)	222,500 cars per day
Greenleaf Blvd.	20,283 cars per day
Santa Fe Springs Ave.	28,302 cars per day



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Gateway Towne Center

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