

RETAIL FOR LEASE | ANCHOR SUITE AVAILABLE

# El Paseo South Gate

8610-8730 GARFIELD AVE, SOUTH GATE, CA 90280



## PROPERTY HIGHLIGHTS

- Anchor Suite Available from 40K SF- 110K SF
- Top 10 Edwards Cinema location in the nation with almost 1 million visits a year
- High Trafficked Intersection
- Great New Recent Tenant Additions
- Digital Billboards Available
- Fully Improved Medical Site
- Future Residential Units to be built onsite

COME JOIN SUCCESSFUL NATIONAL & REGIONAL TENANTS SUCH AS:



For More Information Contact:

**Peter Spragg**  
 Senior Managing Director  
 peter.spragg@nmark.com  
 t 213-298-3594  
 CA RE Lic. #01485613

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Est. Population	27,021	318,851	842,189
2023 Est. Average Household Income	\$75,626	\$86,131	\$83,242
2023 Est. Daytime Population	6,926	92,688	255,405

TRAFFIC COUNTS	
Firestone Boulevard	75,000 cars per day
Garfield Avenue	33,259 cars per day
I-710 Freeway	230,000 cars per day

Site Plan











-  4-WAY TRAFFIC LIGHT
-  RIGHT IN- RIGHT OUT
-  FOUR WAY ENTRY
-  DIGITAL PYLONS
-  STATIC PYLONS





*For More Information Contact:*

**Peter Spragg**

Senior Managing Director  
peter.spragg@nmrk.com  
t 213-298-3594  
CA RE Lic. #01485613

**DTLA Office**

555 S. Flower Street, Suite 3550  
Los Angeles, CA 90071  
Corporate License #01355491

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.