## **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 \_

For More Information C	ontact:
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For More Information Contact:	DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	
Peter Spragg Senior Managing Director	2023 Est. Population	27,021	318,851	842,189	
peter.spragg@nmrk.com	2023 Est. Average Household Income	\$75,626	\$86,131	\$83,242	
t 213-298-3594 CA RE Lic. #01485613	2023 Est. Daytime Population	6,926	92,688	255,405	

## COME JOIN SUCCESSFUL NATIONAL & REGIONAL TENANTS SUCH AS:



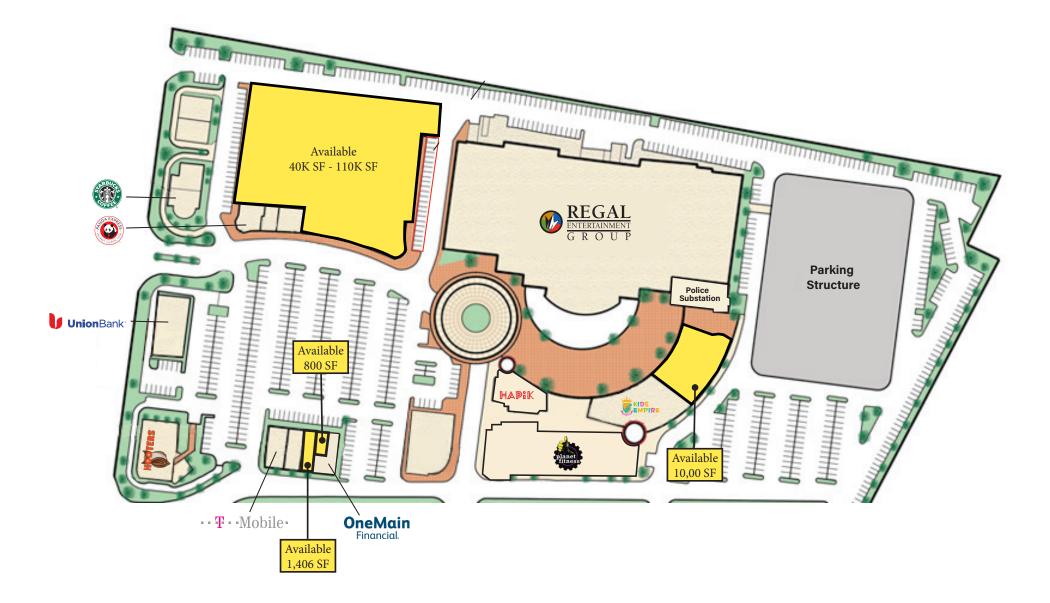
## TRAFFIC COUNTS

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



## EL PASEO SOUTH GATE

## Site Plan



## EL PASEO SOUTH GATE

## LOCAL AERIAL



## NEWMARK

## EL PASEO SOUTH GATE

#### ACCESS & SINAGE



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** 

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