

OFFERING MEMORANDUM



9201 CALIFORNIA AVE
SOUTH GATE, CA 90280

One West Realty

3155 Sedona Court Bldg C
Ontario, CA 91764
Office: 909-321-9148



Manuel Madrid

Broker
Mobile: 909-241-0677
mmadrid@onewestrealty.com
License #: 01303106





PROPERTY SUMMARY

Offering Price	\$2,950,000.00
Building SqFt	13,449 SqFt
Year Built	1947, 1974
Lot Size (acres)	0.38
Parcel ID	6209-018-001, 6209-018-003
Zoning Type	Commercial
County	Los Angeles
Frontage	0.00 Ft
Coordinates	33.950969,-118.206938

INVESTMENT SUMMARY

One West Realty is pleased to present a 13,449± square foot freestanding commercial building located in the heart of South Gate's Main Street (MS) Zone. This zoning designation is designed to encourage vibrant, pedestrian-friendly corridors with a mix of retail, dining, service, and community-oriented uses.

Situated on a highly visible corridor with excellent frontage along California Avenue, this property offers strong exposure to both vehicle and foot traffic. The open configuration and generous square footage allow for a wide variety of adaptive re-use possibilities, from retail showrooms and specialty shops to service-based or multi-tenant concepts.



INVESTMENT HIGHLIGHTS

■ Investment Thesis / Positioning

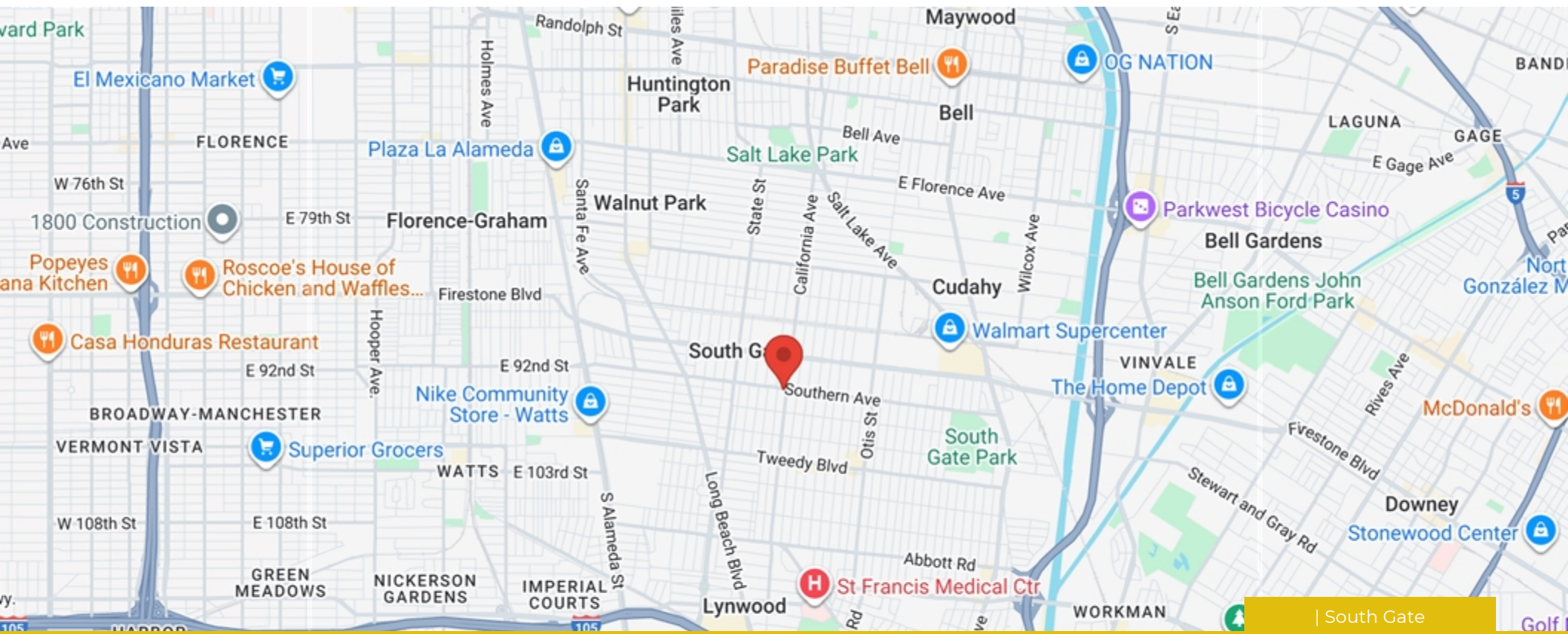
The subject property sits along a main retail corridor with high visibility and regional connectivity.

All current leases are month-to-month, giving a buyer flexibility to re-lease to market or re-position.

Vacancy is concentrated in large blocks (above gym, offices) — which offers bulk leasing upside for a user or investor.

At underwritten rents (e.g. \$2.00/SF/Mo), projections suggest a strong stabilized yield relative to comparable strip retail in the area.

The buying opportunity is essentially a value-add retail reposition play in a core local corridor—not a speculative fringe bet.





LOCATION HIGHLIGHTS

■ Location & Accessibility

South Gate is strategically located in the Gateway Cities portion of Southeast Los Angeles County, roughly 7 miles southeast of downtown LA. (cityofsouthgate.org) The property benefits from strong vehicular exposure and connectivity, given its proximity to the 710 Freeway and 105 Freeway corridors. (cityofsouthgate.org) This location offers direct access to major commuting flows and regional traffic, a key driver for retail and service-based tenants.

Demographics & Trade Area

South Gate is a dense, mature urban market with a population in the tens of thousands—complemented by a broader trade population of nearly 1 million people within a 5-mile radius. (cityofsouthgate.org) The resident base is predominantly Hispanic/Latino, which often drives demand for local service retail, food & beverage, automotive, and community-oriented tenants. (Wikipedia) The retail sales base is already well established; in 2022, the city's total retail sales were over \$1.2 billion. (Census.gov)

Retail Market Outlook & Trends

In LA County, the retail sector has seen modest headwinds and softening lease activity in recent quarters, with vacancy inching upward. (NAI Capital) But importantly, the increase in vacancy is still relatively constrained (e.g. retail vacancy in LA County remains in the low-to-mid single digits, historically $\approx 5\text{--}6\%$) even as leasing volumes are slightly down. (NAI Capital) Markets like South Gate, along active arterials, often see retail resilience, especially for service, food, automotive, health, and value-oriented concepts. Local corridor retail also tends to benefit from stability in walk-in and neighborhood demand.



| South Gate

3 MILE RADIUS



POPULATION
415,058



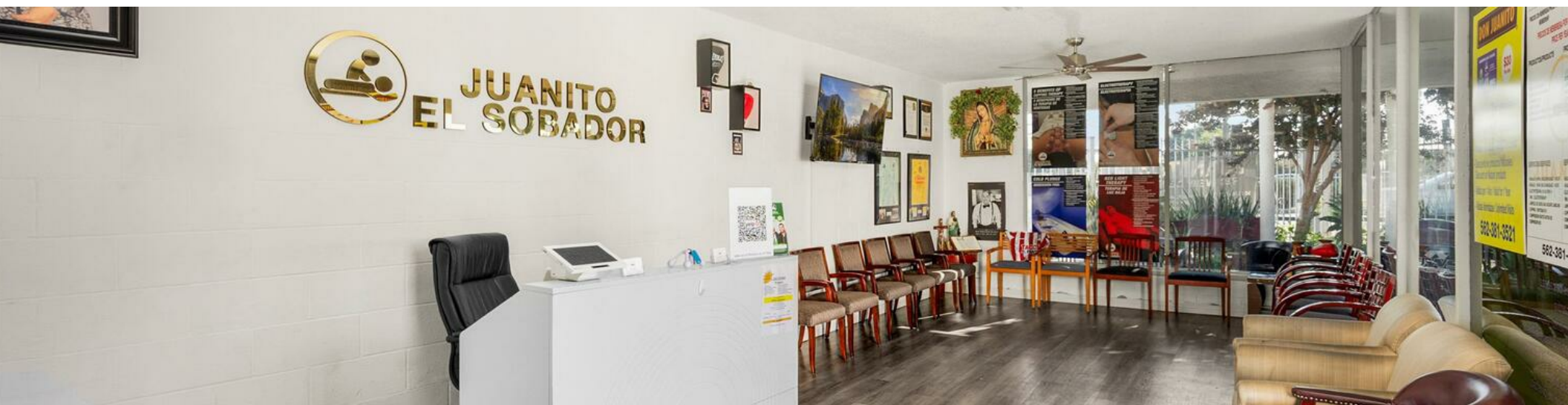
DAYTIME POPULATION
322,072

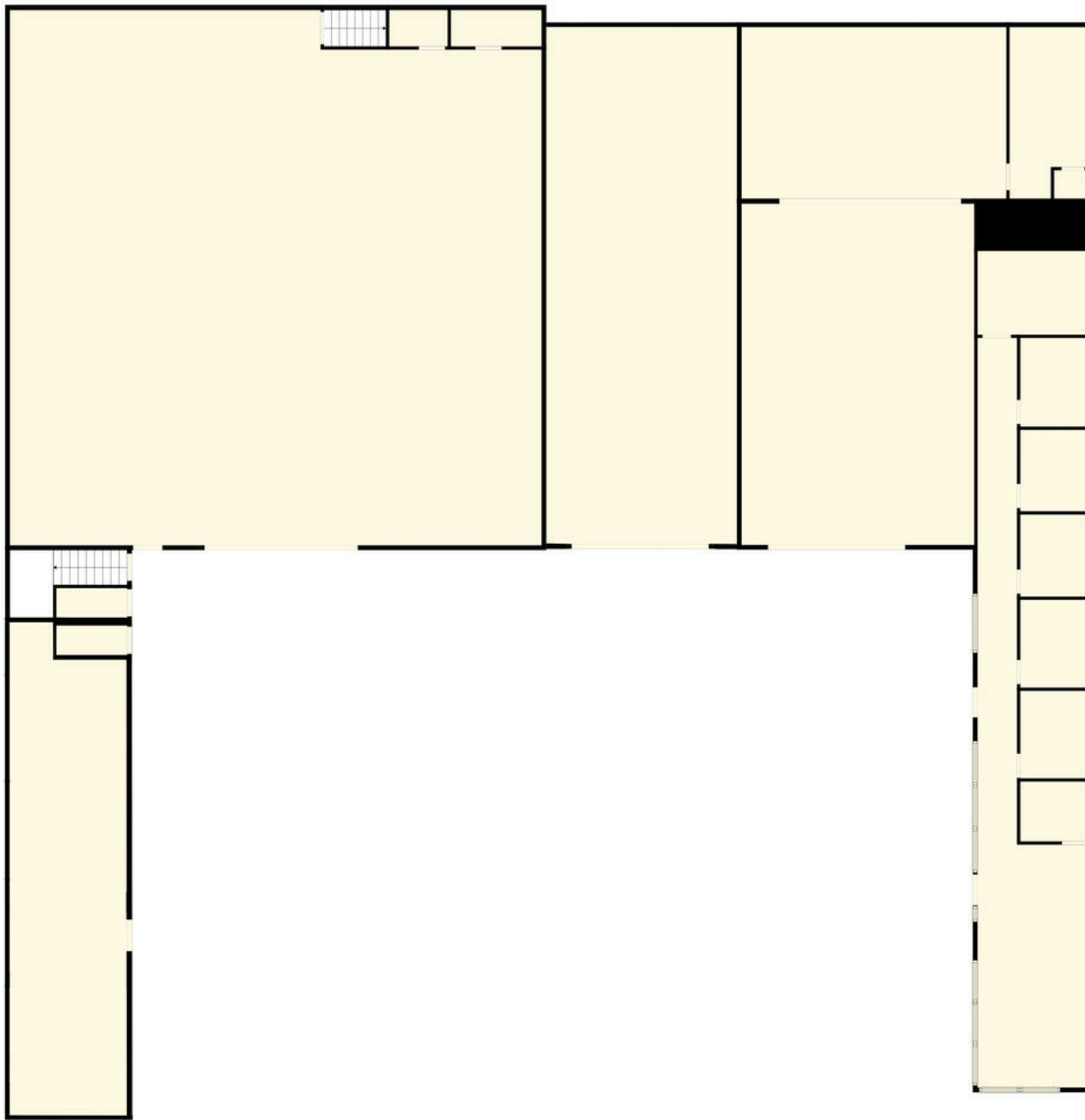


HOUSEHOLDS
110,015

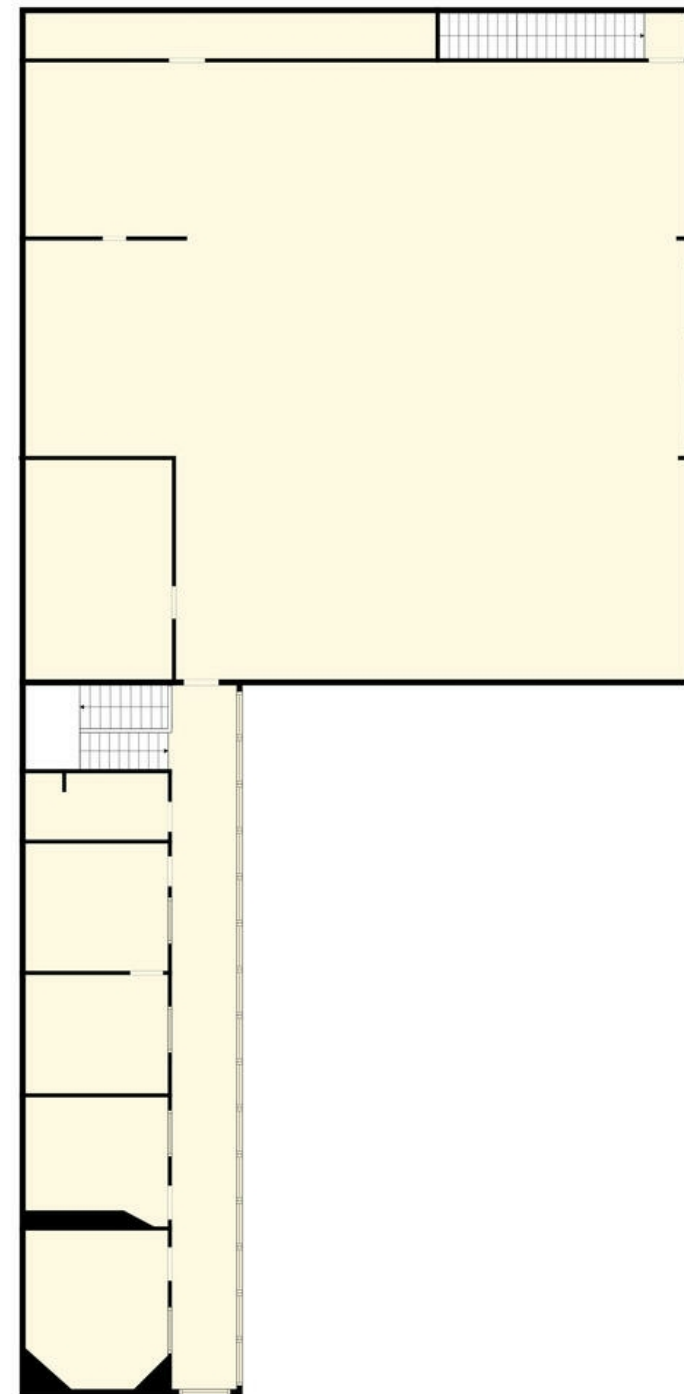


AVG. HOUSEHOLD INCOME
\$ 83,331





Floor 1



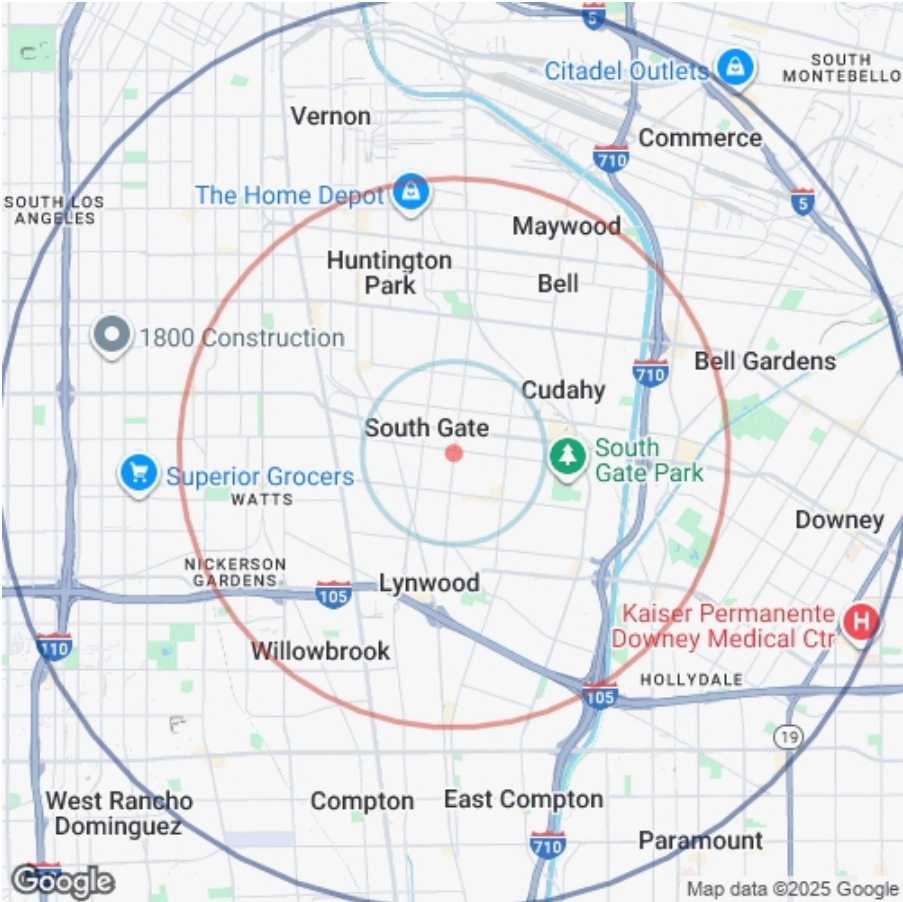
Floor 2

DEMOGRAPHICS

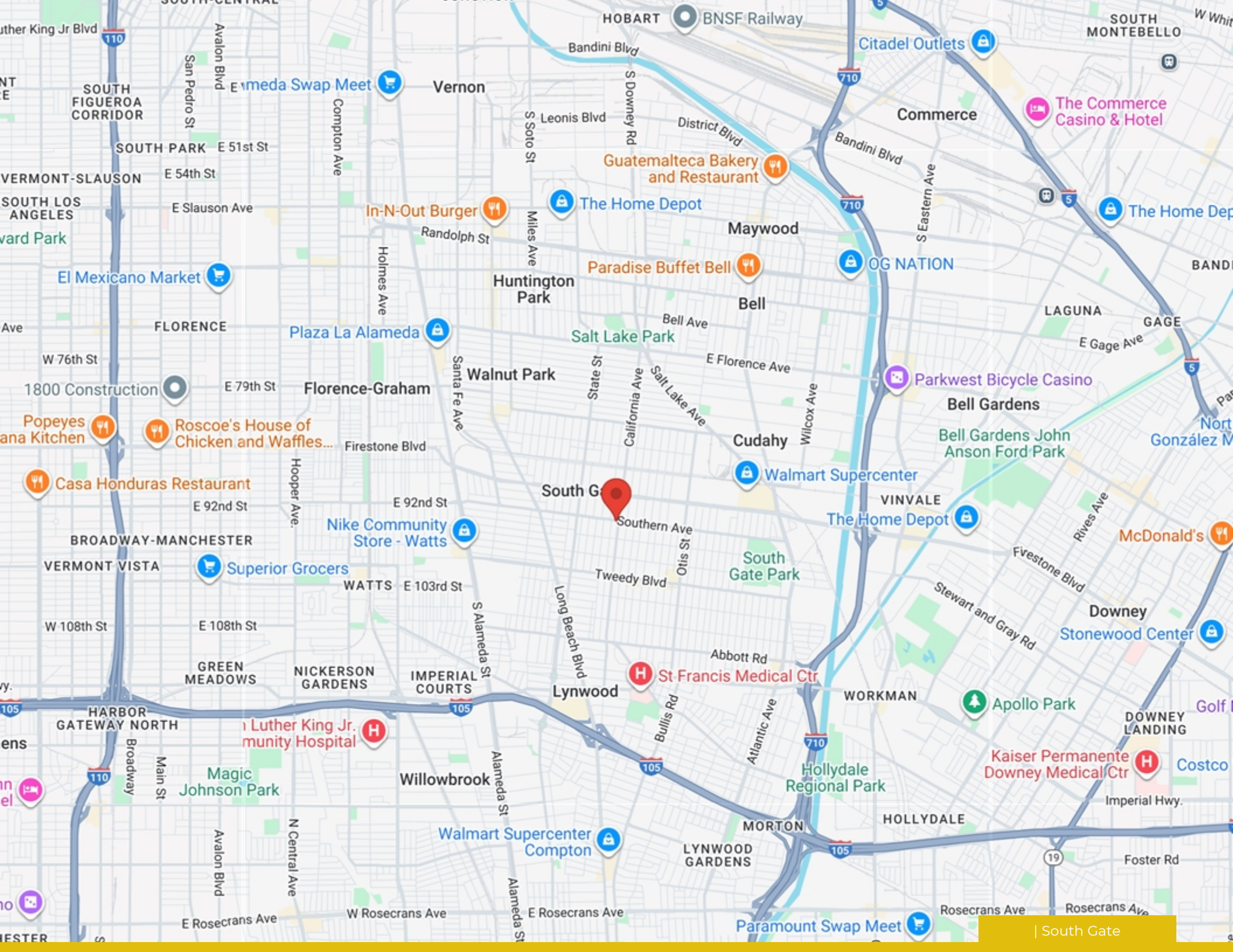
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	65,055	443,826	960,175
2010 Population	63,699	444,342	987,368
2025 Population	58,468	415,058	945,738
2030 Population	56,781	405,440	927,877
2025-2030 Growth Rate	-0.58 %	-0.47 %	-0.38 %
2025 Daytime Population	42,172	322,072	805,885

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,131	10,621	26,024
\$15000-24999	889	8,076	17,758
\$25000-34999	1,301	9,814	20,413
\$35000-49999	1,818	12,836	28,801
\$50000-74999	3,347	21,469	46,186
\$75000-99999	2,427	15,614	35,487
\$100000-149999	2,691	17,423	41,830
\$150000-199999	1,367	8,037	20,182
\$200000 or greater	1,041	6,125	16,527
Median HH Income	\$ 70,768	\$ 65,068	\$ 67,322
Average HH Income	\$ 89,818	\$ 83,331	\$ 86,610

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,222	102,222	232,203
2010 Total Households	15,383	104,276	238,654
2025 Total Households	16,011	110,015	253,211
2030 Total Households	15,935	110,102	254,339
2025 Average Household Size	3.64	3.73	3.7
2025 Owner Occupied Housing	6,268	39,602	98,964
2030 Owner Occupied Housing	6,406	40,647	101,382
2025 Renter Occupied Housing	9,743	70,413	154,247
2030 Renter Occupied Housing	9,530	69,455	152,956
2025 Vacant Housing	360	2,823	7,423
2025 Total Housing	16,371	112,838	260,634







ABOUT SOUTH GATE

South Gate is a city in Los Angeles County, California, United States, with 7.4 square miles (19 km2). It is located 7 miles (11 km) southeast of Downtown Los Angeles. South Gate is part of the Gateway Cities region of southeastern Los Angeles County.

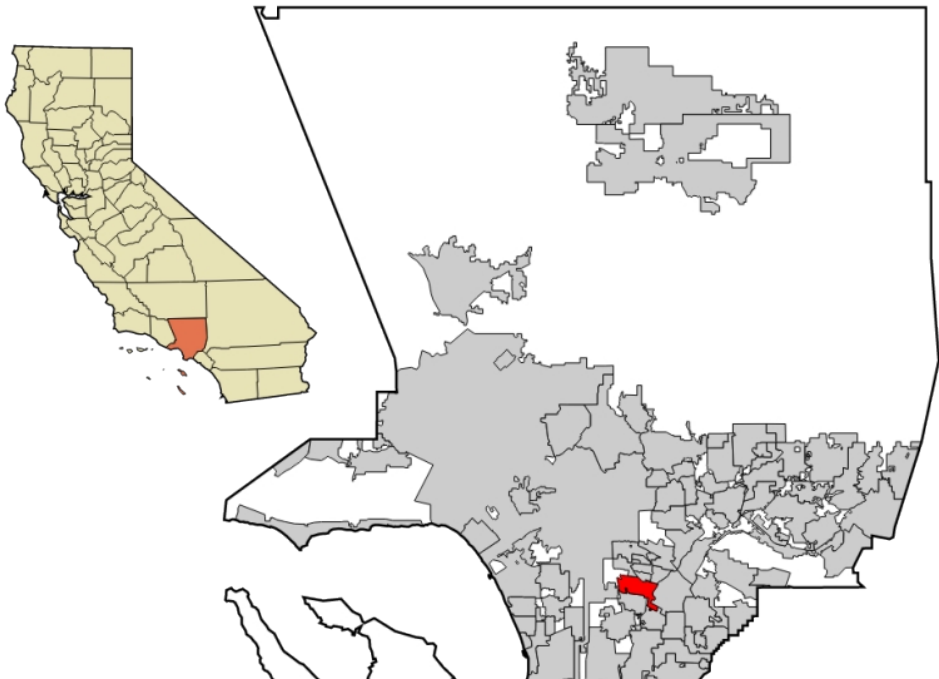


CITY OF SOUTH GATE

COUNTY	LOS ANGELES
INCORPORATED	1/19/1923

AREA	POPULATION
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CITY	7.3 SQ MI
LAND	7.2 SQ MI
WATER	0.1 SQ MI
ELEVATION	115 FT



Pro Forma Rent Roll (at \$2.00/SF/Mo)

Tenant / Space	Size (SF ±)	Current Rent / Mo	Pro Forma Rent / Mo	Notes
Carpenter	±780	\$1,000	\$1,560	Below market
Boxing Gym	±3,600	\$4,000	\$7,200	Below market
Smog Check	±1,100	\$1,200	\$2,200	Below market
Church	±1,900	\$1,800	\$3,800	Below market
Recovery Center	±1,350	\$2,000	\$2,700	Below market
Vacant – Above Gym	±3,600	Vacant	\$7,200	Lease-up potential
Vacant – Office 1	±300	Vacant	\$600	Lease-up potential
Vacant – Office 2	±300	Vacant	\$600	Lease-up potential
Vacant – Office 3	±300	Vacant	\$600	Lease-up potential

Gross Potential Income (PGI): \$26,898 / month = \$322,776 / year

Less 5% Vacancy/Credit Loss: \$16,139

Effective Gross Income (EGI): \$306,637 / year

Less 30% Operating Expenses: \$91,991

Pro Forma NOI: \$214,646 / year

Cap Rate @ \$2,950,000 (Pro Forma): 7.27%

Market Lease Comps – South Gate Corridor

Address	Size (SF)	Asking Rent (\$/SF/Mo)	Type	Source
Hollydale Plaza, Garfield Ave	±2,100	\$2.20	NNN Retail	PropertyShark
3508 Firestone Blvd	±3,000	\$2.75	Inline Retail	LoopNet
South Gate Retail Avg	Market Avg	\$2.33	Retail	LoopNet
South Gate Retail Avg	Market Avg	\$2.42	Retail	CityFeet

Comps support a conservative to mid-market band of \$2.00–\$2.50/SF/Mo. For this pro forma, \$2.00/SF/Mo was used as a balanced underwriting assumption.

Key:

P = Permitted by right (no Conditional Use Permit required)

Residential Uses

Child Day Care Facility (Small)	P
Child Day Care Facility, Large Family Home	P
Live/Work Unit	P
Mixed-Use (Residential + Nonresidential combined)	P
Multi-Family Residential	P
Single Room Occupancy Apartments (SROs)	P
Residential Care Facility, Small	P

Parks, Open Space, Recreation, and Public Assembly

Parks / Recreation Facility, Limited	P
Public / Community Garden	P
Outdoor Amphitheater (in certain conditions)	P
Transit Station / Stop	P

Civic, Institutional, and Utilities

Adult Day Care Center, Limited	P
Public / Government Building	P

Commercial, Retail, and Services

Neighborhood Market / Convenience Store	P
General Retail Sales	P
Personal Services, General	P
Restaurant, Dine-In and Take Out	P

Disclosure: The information provided herein is believed to be accurate but is not guaranteed. Users should verify all zoning information independently with the City of South Gate Planning Department.

Source: South Gate Municipal Code, Table 11.21-3: Allowed Land Uses, Urban Mixed-Use Zones (<https://www.codepublishing.com/CA/SouthGate/>)

CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ONE WEST REALTY ADVISOR FOR MORE DETAILS.**

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