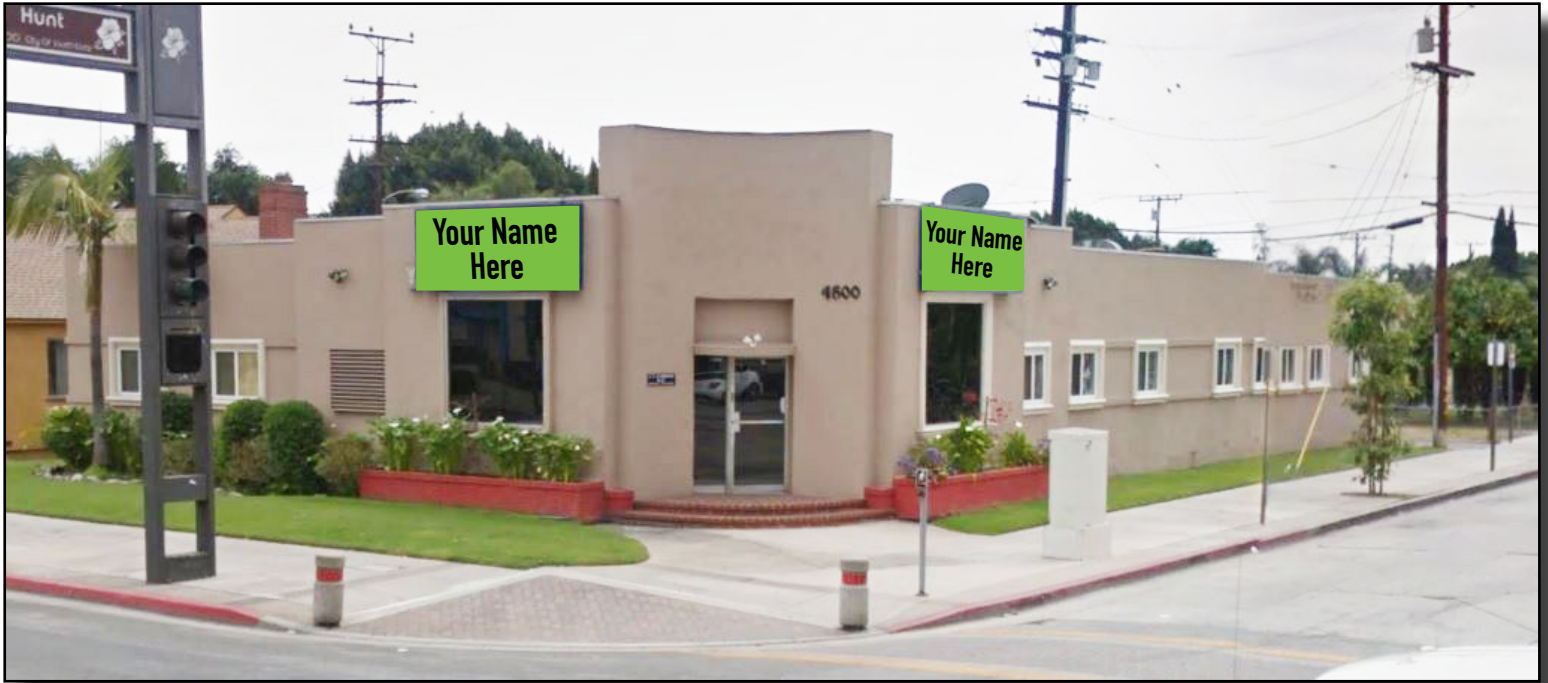


FOR SALE

Medical Building and Practice



4500 Tweedy Blvd South Gate, CA 90280



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Overview

Building Size 3,134 SF | Lot Size ≈ 6,954 SF

Property Highlights - Grandfathered Medical

- Tweedy Mile Retail Corridor Entrance
- Excellent Visibility – Signalized Corner Lot
- Densely populated – family focused community
- City Size: 7.4 Square Miles – Population 946,361
- City of South Gate includes 18 public schools, 2 parochial schools, 3 Community Colleges and 3 Cal State Universities
- Convenient Public Transportation – 710 Freeway Accessible
- Located between St Frances Medical Center, Martin Luther King Jr. Community Hospital, Community Hospital of Huntington and PIH Health Hospital - Downey

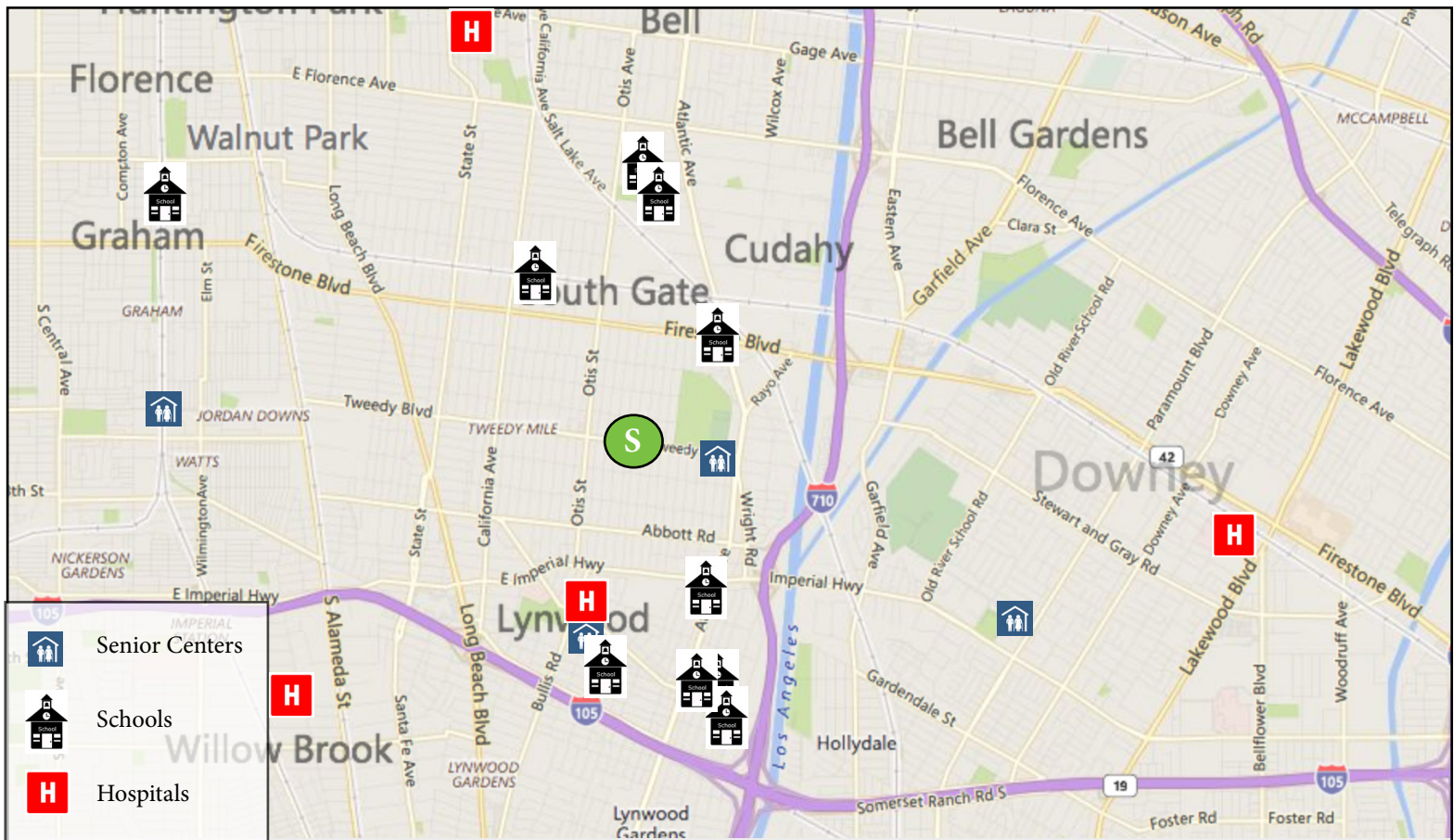
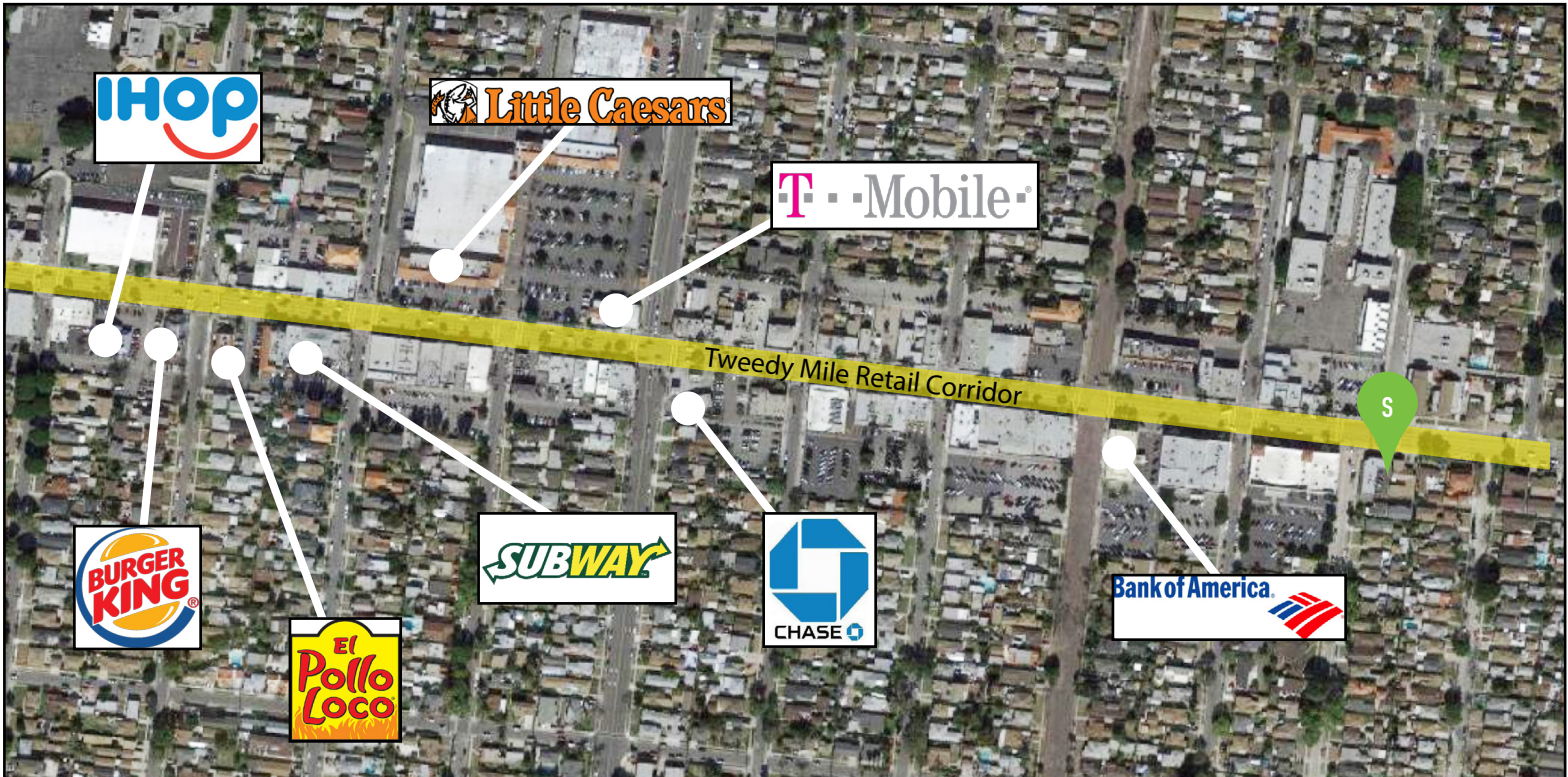
| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 49,212 | 420,571 | 946,361 |
| Total Households | 11,820 | 100,211 | 233,804 |
| Avg Household Income | \$58,397 | \$51,955 | \$53,356 |
| Med Household Income | \$49,295 | \$40,330 | \$41,106 |

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