



RETAIL
PROPERTY
FOR
LEASE



FOR LEASE | STAND ALONE BUILDING
SIGNALIZED CORNER TWEEDY & MCNERNEY

Retail/Office Space

9845 McNerney Avenue, South Gate, CA 90280

Exclusively Listed By:

Daniel Hirth

Managing Director

310.300.2838

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CalDRE #01515796

RETAIL/OFFICE FOR LEASE

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PROPERTY DESCRIPTION

Approximately 750 SF of retail or office space available for lease. Located in the heart of Tweedy Mile on the corner of Tweedy Boulevard and McNerney Avenue in the city of South Gate. The subject property is directly across the street from Wells Fargo & Chase Bank.

PROPERTY HIGHLIGHTS

- Heart of Tweedy Mile
- Ideal for Retail/Office
- Stand Alone Building
- Densely Populated Submarket
- ±750 SF

OFFERING SUMMARY

Lease Rate:	\$1,800/Month (Modified Gross)
Number of Units:	1
Available SF:	750 SF
Lot Size:	7,609 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,152	103,561	245,689
Total Population	52,743	417,402	948,828
Average HH Income	\$70,564	\$63,173	\$65,506

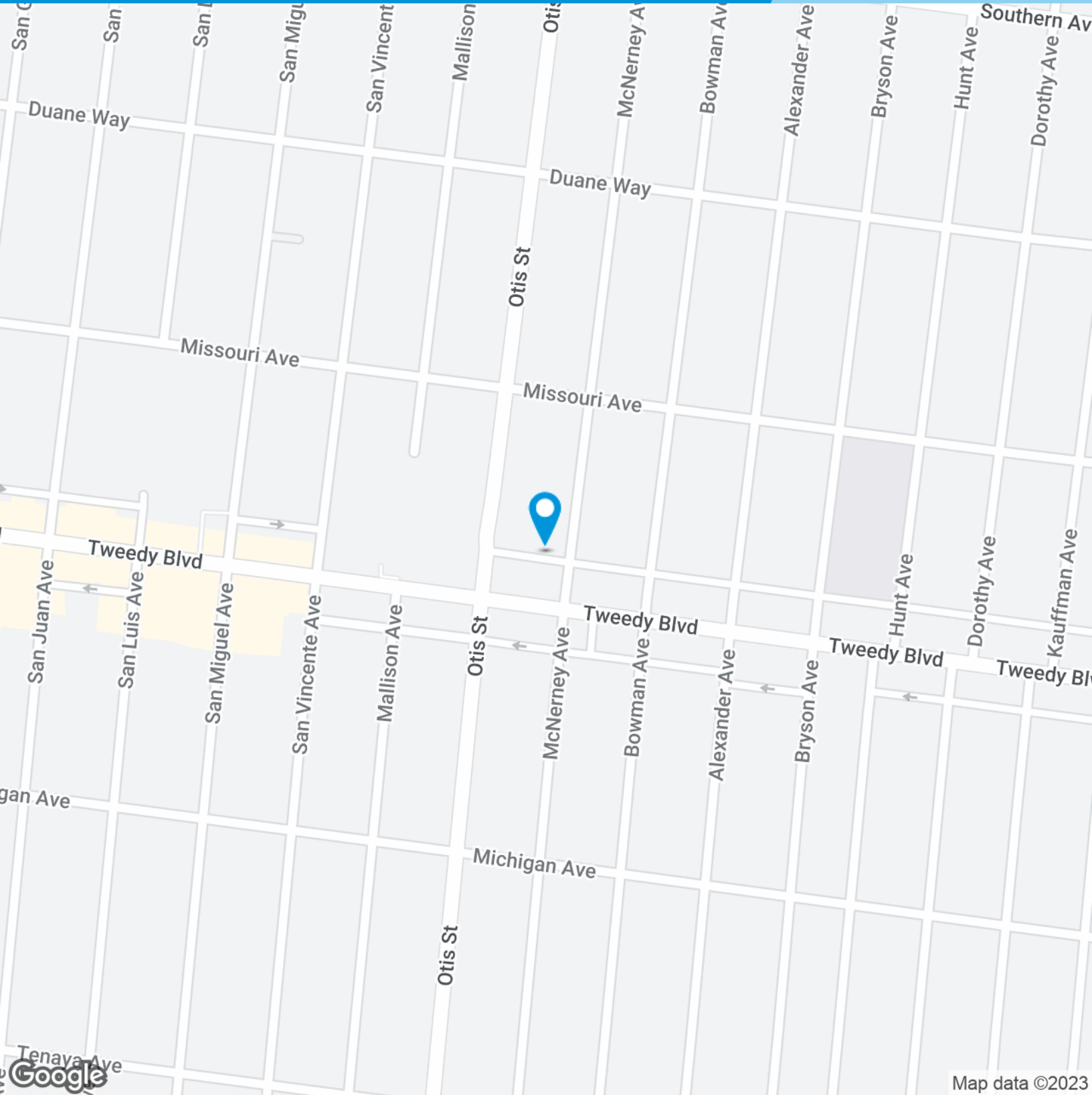
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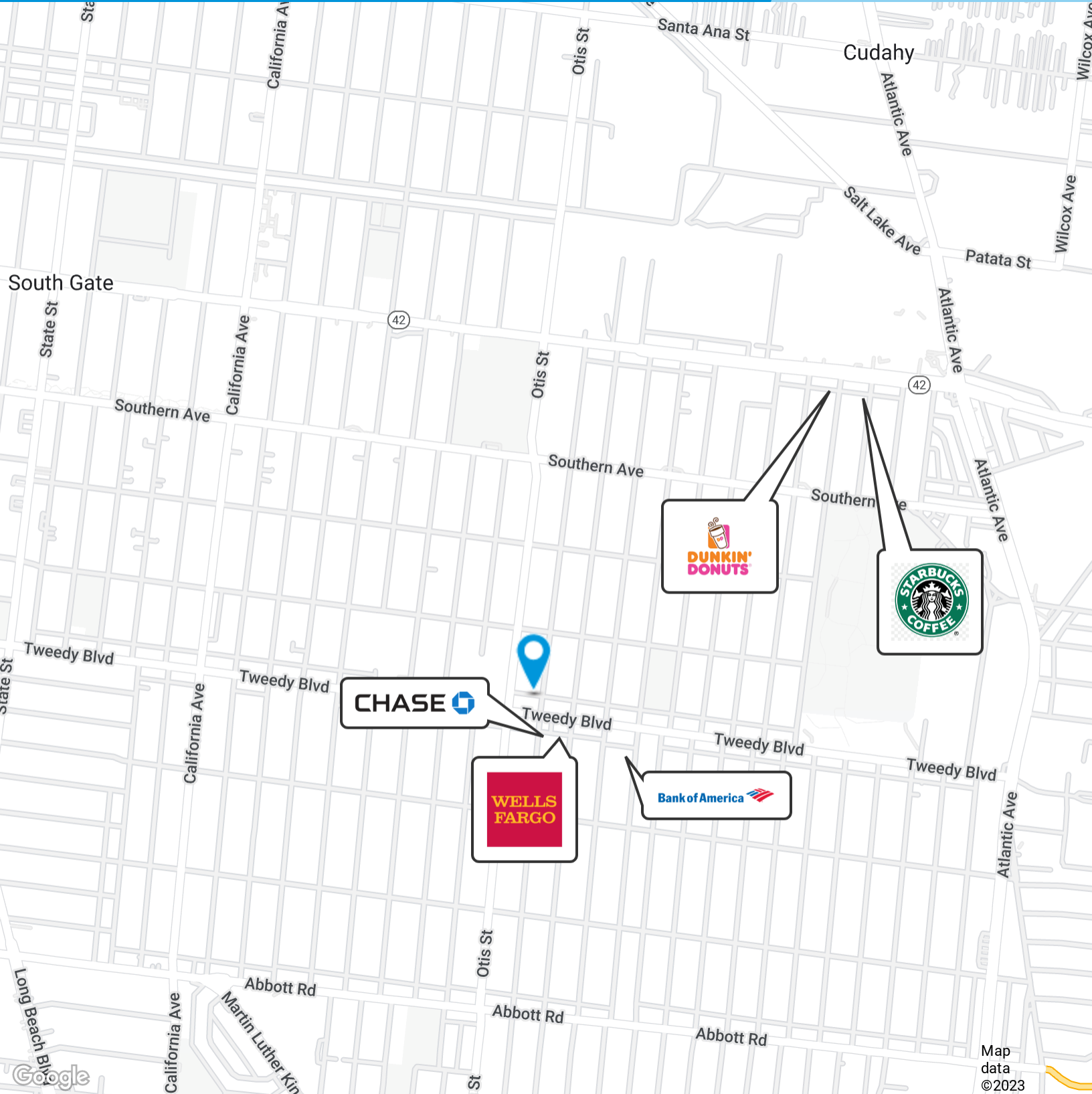
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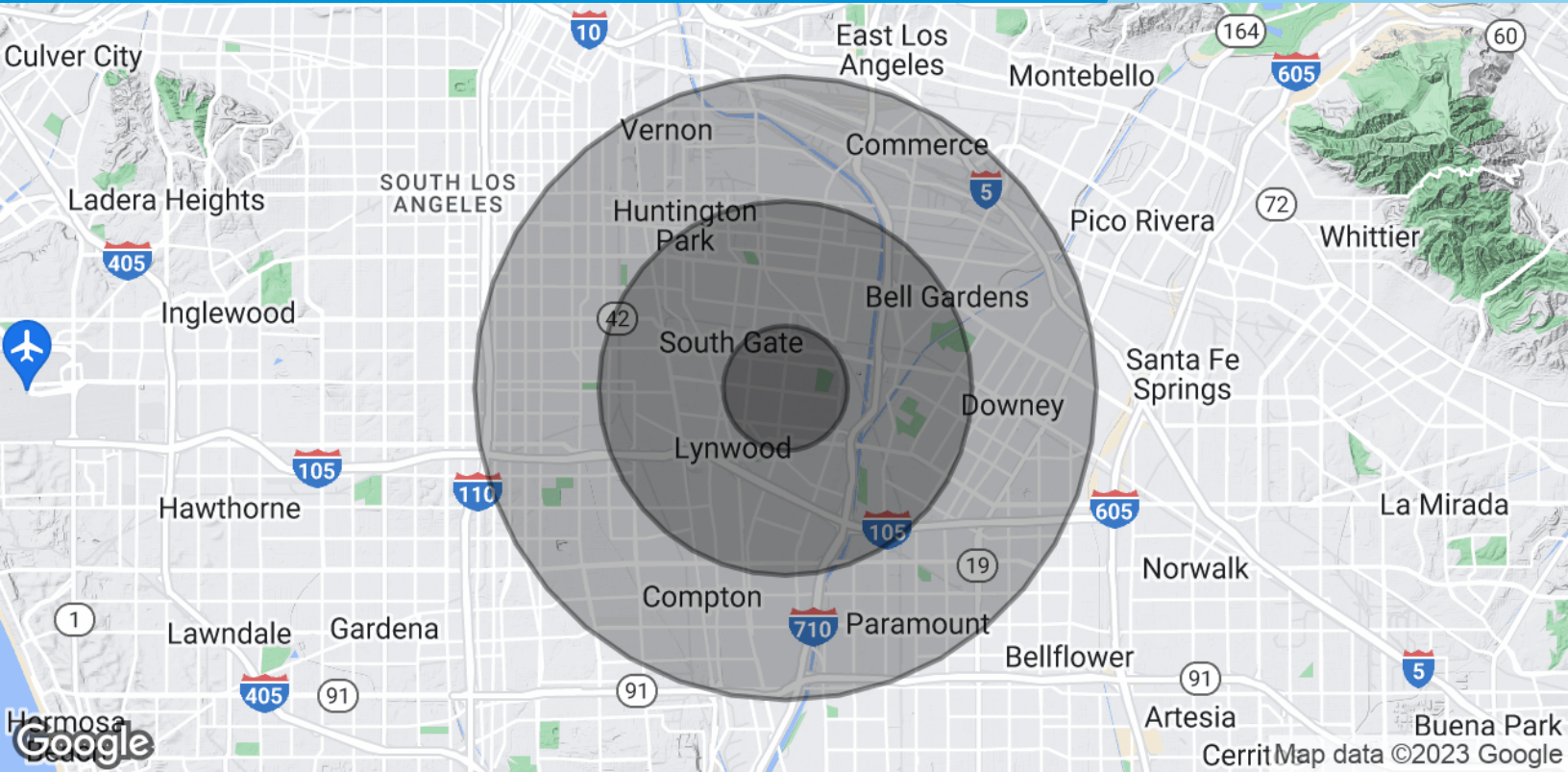
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	52,743	417,402	948,828
Average Age	33.0	31.4	31.8
Average Age (Male)	32.3	30.5	30.9
Average Age (Female)	33.2	32.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,152	103,561	245,689
# of Persons per HH	4.0	4.0	3.9
Average HH Income	\$70,564	\$63,173	\$65,506
Average House Value	\$451,247	\$402,771	\$411,484

* Demographic data derived from 2020 ACS - US Census

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