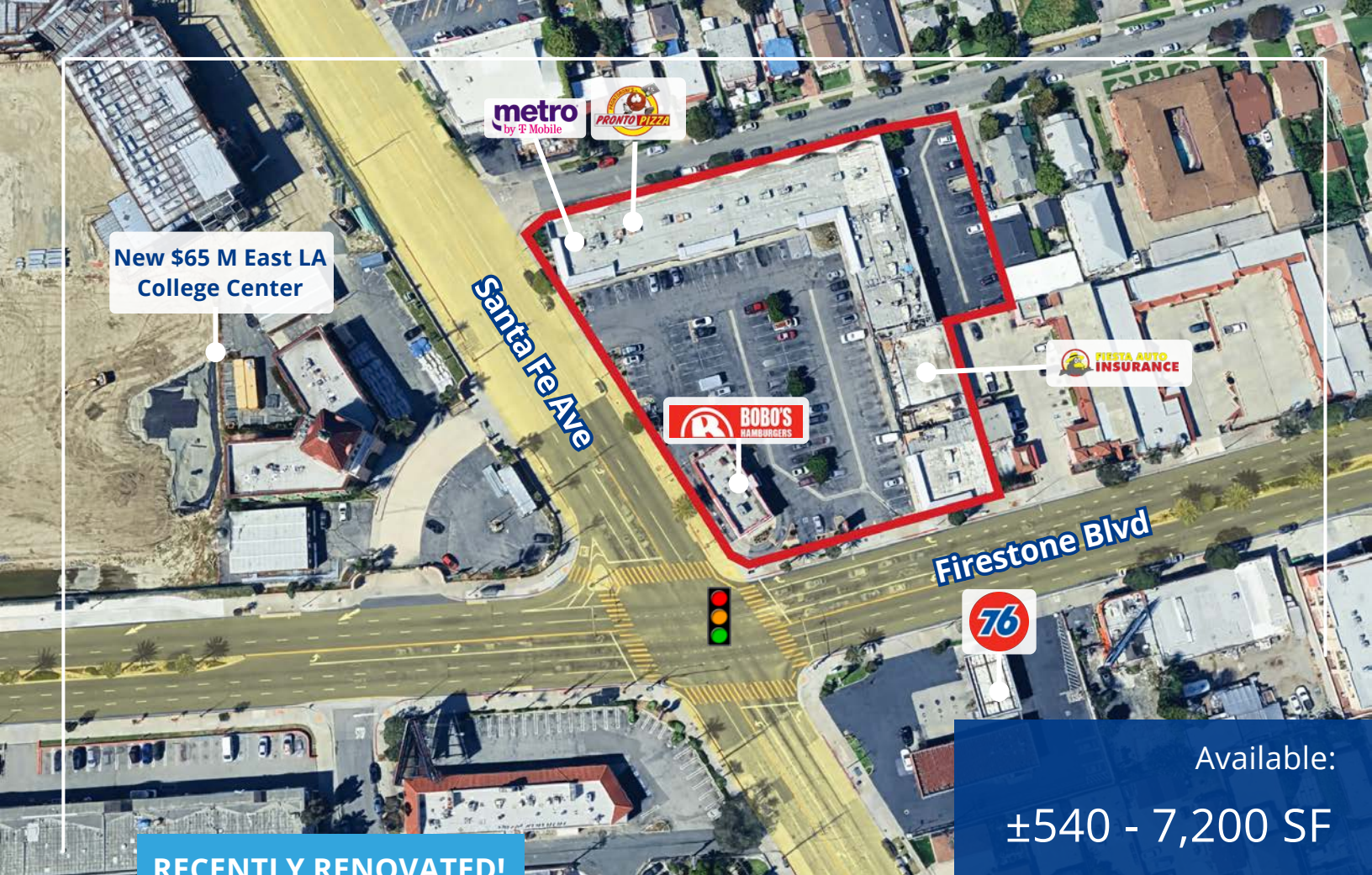




RECENTLY RENOVATED!

2701 Firestone Blvd South Gate, CA 90280

Property Highlights

- Busy Shopping Center at signalized intersection
- Recent renovations including full building facelift
- Located on major east/west thoroughfare: Firestone Blvd
- Pylon Signage available
- Strong demographics with over 465,000 residents within 3 miles, average income over %59,000, and over 108,000 households
- Across the street from the new \$65M East LA College South Gate Educational Center: Over 100,000 SF Campus serving over 7,500 students (Now under construction)

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Available:

±540 - 7,200 SF

Contact us:

(323) 609 3172

Alex LaRosa

alex.larosa@colliers.com

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

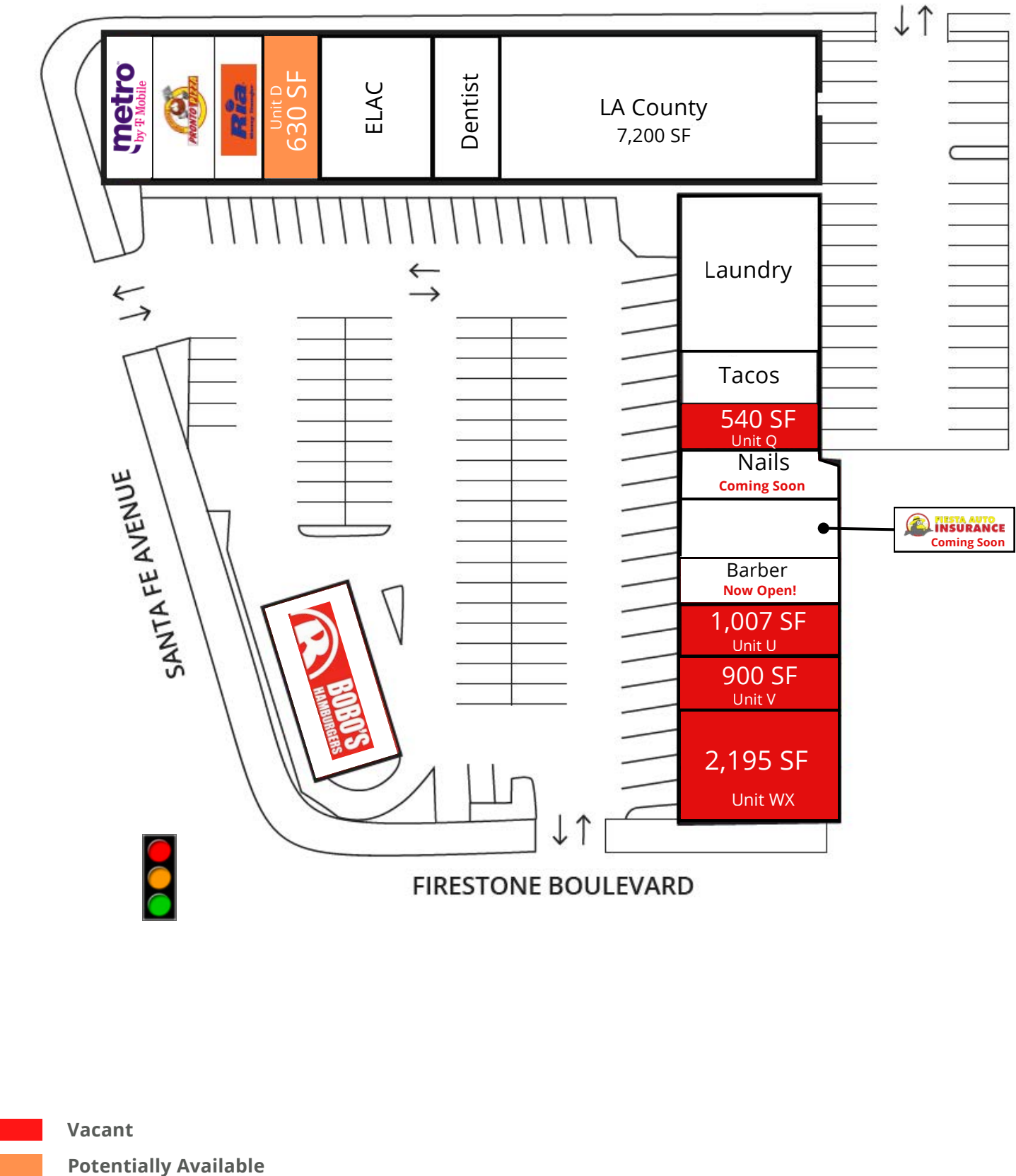
michael.bohorquez@colliers.com



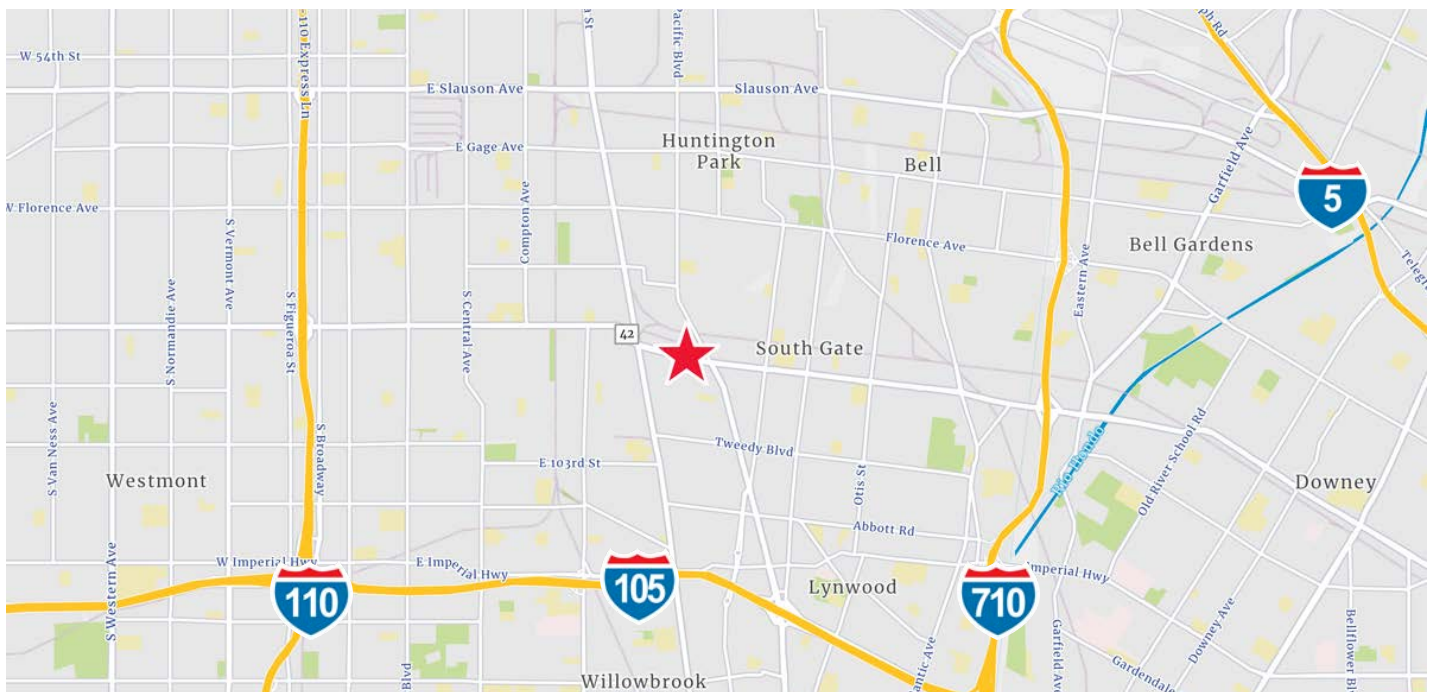
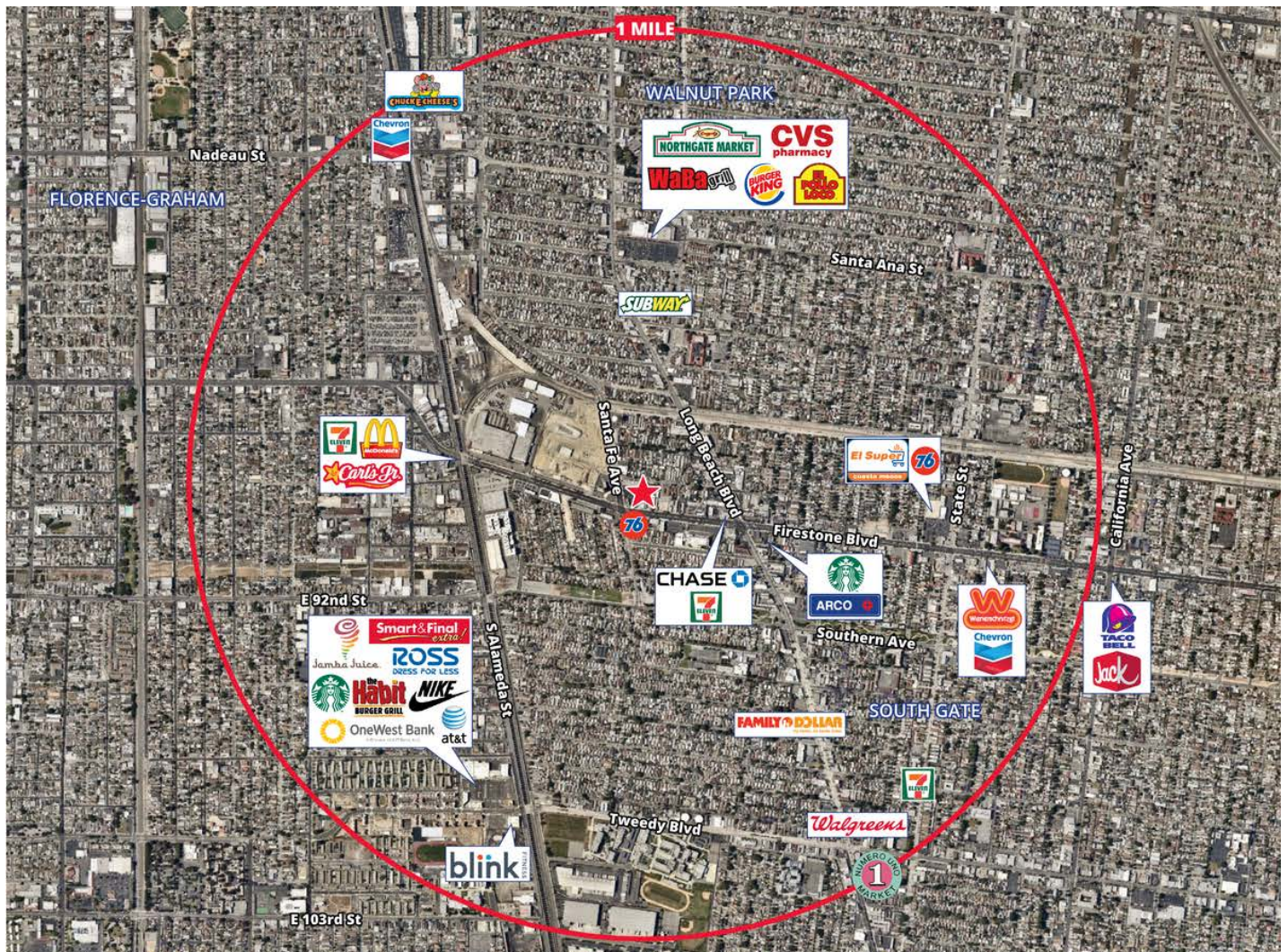
Colliers International

865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan - Recently Renovated!



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	53,523	432,626	1,008,341
Total Households	14,031	113,257	269,708
Total Family Households	11,798	93,077	215,445
Average Household Size	3.78	3.77	3.70
Median Age	32.9	32.6	32.9
Population Age 25+	33,894	272,108	636,965
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.13%	-0.11%	0.02%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.77%	-0.78%	-0.78%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.56%	-0.46%	-0.41%
Households	-0.04%	0.01%	0.05%
Families	-0.02%	0.03%	0.07%
Median Household Income	2.54%	2.62%	2.89%
Current Year Population by Sex			
Male Population	26,626	214,581	500,772
% Male	49.8%	49.6%	49.7%
Female Population	26,897	218,045	507,569
% Female	50.3%	50.4%	50.3%
Current Year Race and Ethnicity			
Total	53,522	432,626	1,008,342
White Alone	13.1%	12.1%	10.8%
Black Alone	3.8%	8.5%	13.4%
American Indian Alone	2.7%	2.7%	2.7%
Asian Alone	0.5%	0.6%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	60.3%	58.5%	56.0%
Two or More Races	19.6%	17.5%	16.1%
Hispanic Origin	94.0%	88.8%	82.9%
Diversity Index	62.6	68.4	73.5
Current Year Educational Attainment			
Total	33,896	272,108	636,968
Less than 9th Grade	27.2%	25.8%	24.6%
9th - 12th Grade, No Diploma	16.3%	16.4%	14.6%
High School Graduate	24.0%	25.2%	25.4%
GED/Alternative Credential	3.1%	2.6%	2.7%
Some College, No Degree	14.2%	14.2%	15.1%
Associate Degree	4.6%	5.4%	5.9%
Bachelor's Degree	8.6%	8.2%	8.7%
Graduate/Professional Degree	2.1%	2.2%	2.9%
Current Year Income and Households Summary			
Median Household Income	\$68,988	\$63,522	\$65,009
Average Household Income	\$87,774	\$81,180	\$83,825
Per Capita Income	\$23,093	\$21,344	\$22,493
Current Year Summary Business Data			
Total Businesses	831	8,873	23,048
Total Daytime Population	38,762	340,377	826,375
Daytime Population: Workers	9,167	94,598	255,991
Daytime Population: Residents	29,595	245,779	570,384

Contact

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

michael.bohorquez@colliers.com

Alex LaRosa

alex.larosa@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2026 All rights reserved.