



9533 ATLANTIC AVE, SOUTH GATE, CA 90280

INDUSTRIAL



FOR SALE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is proud to present this exceptional investment opportunity at 9533 Atlantic Avenue, South Gate, CA 90280, strategically located along one of South Gate's primary commercial corridors. Positioned on Atlantic Avenue, the property benefits from outstanding visibility, strong daily traffic counts, and excellent accessibility, making it a highly desirable location for both tenants and customers. The surrounding area is characterized by a dense residential population, established neighborhoods, and a diverse mix of retail, restaurant, medical, and professional service businesses that generate consistent consumer activity.

This well-located commercial asset offers investors the opportunity to acquire property in one of Southeast Los Angeles County's most active retail corridors. Atlantic Avenue serves as a major north-south thoroughfare with convenient connectivity to Firestone Boulevard, Imperial Highway, and Interstate 710, providing efficient access throughout the greater Los Angeles market. Whether as a stable income-producing investment or a long-term value-add opportunity, 9533 Atlantic Avenue combines a highly visible location, strong market fundamentals, and the long-term growth potential associated with a proven commercial trade area.

The Buyer is responsible for verifying all information contained herein

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial

PRICE
\$2,549,000

PARCEL NUMBER
6222-026-005

BUILDING
2,750 SF

LOT
28,037 SF

YEAR BUILT
1958

ZONING
SGCMYY



PROPERTY HIGHLIGHTS

- **Prime commercial location** on Atlantic Avenue, one of South Gate's major retail and business corridors.
- **Excellent street frontage and high-visibility positioning** with strong daily traffic exposure.
- **Convenient access** to Interstate 710 (Long Beach Freeway), Firestone Boulevard, and Imperial Highway.
- **Surrounded by an established** mix of retail, restaurant, medical, office, and service-oriented businesses.
- **4 bays with roll-up doors**
- **Located in South Gate redevelopment Zone**

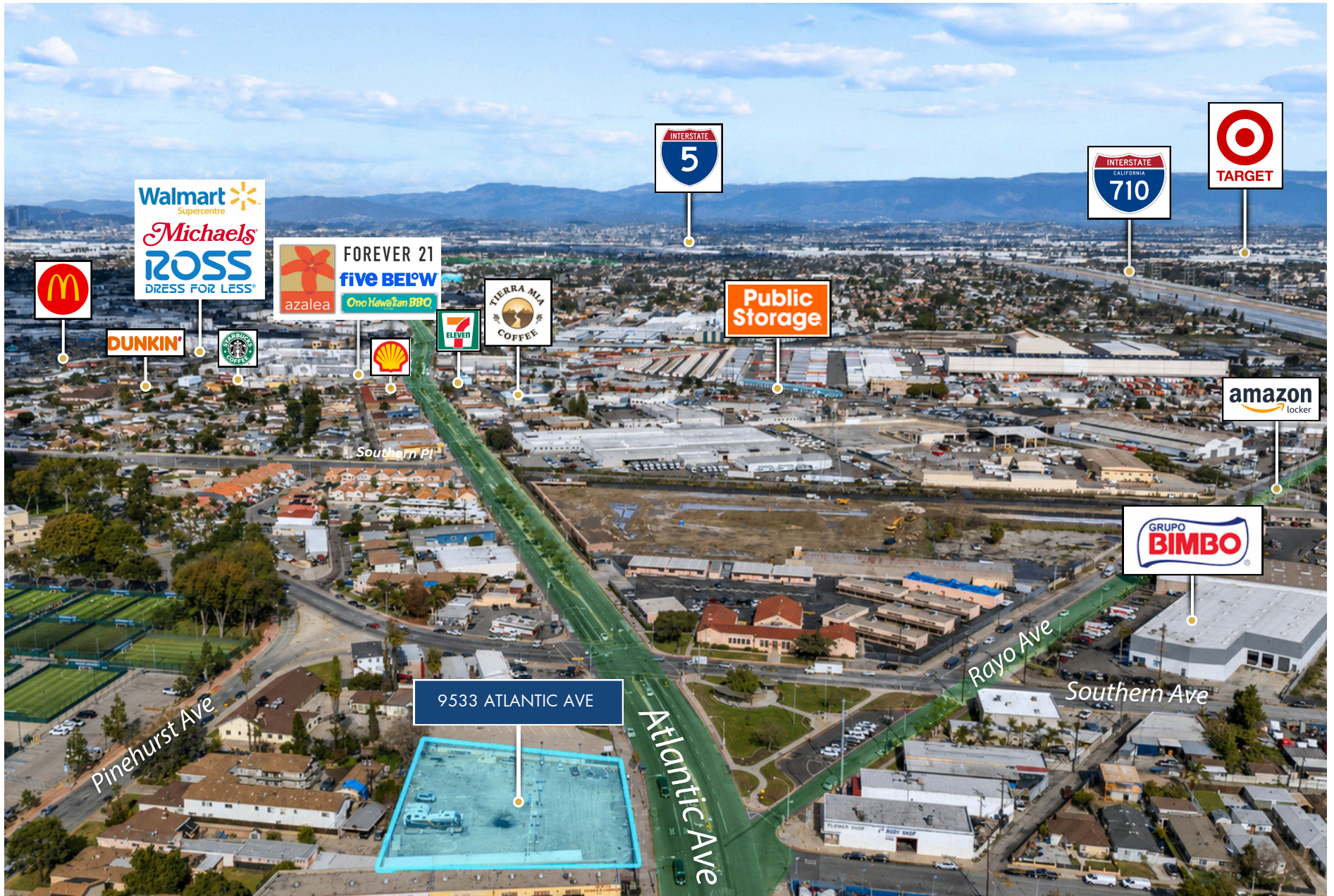


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PROPERTY PHOTOS



RETAIL MAP



AERIAL MAP

LOCATED ALONG ATLANTIC AVENUE IN THE HEART OF SOUTH GATE, 9533 ATLANTIC AVENUE IS POSITIONED WITHIN ONE OF SOUTHEAST LOS ANGELES COUNTY'S MOST ESTABLISHED COMMERCIAL CORRIDORS, SURROUNDED BY A DIVERSE MIX OF RETAIL, RESTAURANT, MEDICAL, PROFESSIONAL OFFICE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM EXCELLENT STREET FRONTAGE AND VISIBILITY ALONG ATLANTIC AVENUE, A MAJOR NORTH-SOUTH THOROUGHFARE SERVING BOTH LOCAL RESIDENTS AND REGIONAL TRAFFIC. ITS CENTRAL LOCATION PROVIDES CONVENIENT ACCESS TO FIRESTONE BOULEVARD, IMPERIAL HIGHWAY, AND INTERSTATE 710 (LONG BEACH FREEWAY), OFFERING EFFICIENT CONNECTIVITY THROUGHOUT SOUTH GATE, NEIGHBORING SOUTHEAST LOS ANGELES COMMUNITIES, AND THE GREATER LOS ANGELES AREA.







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