

FOR SALE



# 4810-4814 Firestone Boulevard

South Gate, CA 90280

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene  
Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)

# Table of Contents

FOR SALE

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LOCATION INFORMATION	13
REGIONAL MAP	14
LOCATION MAP	15

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)





Section 1

# Property Information

# Property Summary

FOR SALE



## PROPERTY DESCRIPTION

4810–4814 Firestone Boulevard presents an excellent infill owner-user or investor opportunity consisting of two contiguous parcels in South Gate, California. The title reports identify 4810 Firestone Boulevard as APN 6222-011-013 with approximately 3,520 square feet of building area on a 3,521-square-foot lot, and 4814 Firestone Boulevard as APN 6222-011-014 with approximately 4,354 square feet of building area on a 3,520-square-foot lot. Combined, the two parcels total approximately 7,874 square feet of building area on approximately 7,041 square feet of land, based on the title report data.

The property is reported as Manufacturing / Light Manufacturing use, with SGCM zoning noted in the title reports. The buildings were originally constructed in 1950 and 1946, respectively, and appear to offer flexible commercial/industrial functionality with street-facing access along Firestone Boulevard.

## OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	7,041 SF
Building Size:	7,874 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	361	1,669	9,115
Total Population	1,133	5,582	32,817
Average HH Income	\$78,133	\$76,264	\$72,233

Louis Chavez  
323.422.1910  
louis.chavez@expcommercial.com

Gay-Lynn Chavez  
562.858.7065  
gaylynn@chavezgroupusa.com

Juan Rene Villanueva  
562.239.8011  
jvrebroke@gmail.com



# Location Description

FOR SALE



## LOCATION DESCRIPTION

4810-4814 Firestone Boulevard is located along the Firestone Boulevard commercial corridor in South Gate, California, within the highly infill Gateway Cities submarket of southeast Los Angeles County. The property benefits from frontage on one of South Gate's primary east-west corridors, with convenient access to nearby residential neighborhoods, local businesses, and regional transportation routes.

The site is positioned near the I-710 corridor, with Firestone Boulevard serving as one of the city's major access points and commercial arteries. South Gate's General Plan identifies Firestone Boulevard, I-710, I-105, and Long Beach Boulevard as key transportation and economic corridors, supporting the area's continued commercial, industrial, and redevelopment activity. The city's mobility planning also notes full-access I-710 interchanges at Firestone Boulevard and Imperial Highway, further reinforcing the corridor's regional accessibility.

The surrounding area includes a mix of commercial, light industrial, retail, service-oriented businesses, and dense residential neighborhoods, creating a strong base for owner-users, service businesses, contractors, storage/showroom users, specialty retail, and other permitted commercial-industrial uses. The property is also located near the Firestone/Atlantic area, where nearby retail and commercial activity contributes to consistent corridor visibility and local traffic draw.

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



# Complete Highlights

FOR SALE



## PROPERTY HIGHLIGHTS

- Two-building commercial/industrial opportunity located along Firestone Boulevard in South Gate.
- High-visibility Firestone Boulevard frontage along one of South Gate's major commercial corridors.
- Functional commercial/industrial layout with a roll-up door, open interior areas, and adaptable shell-style space suitable for a variety of business operations.
- Infill South Gate location near I-710, I-105, Long Beach Boulevard, and surrounding residential density.
- Azalea Regional Shopping Center is reported at approximately 376,000 SF, with over 35 retailers and restaurants, 1,902 parking spaces, and traffic counts of over 72,000 vehicles per day at Firestone Boulevard and Atlantic Avenue.
- Potential to lease or combine with the adjacent building, allowing a user to expand operational square footage and potentially secure additional parking, subject to availability, ownership approval, and final lease terms.

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvrebroker@gmail.com](mailto:jvrebroker@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvrebroke@gmail.com](mailto:jvrebroke@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



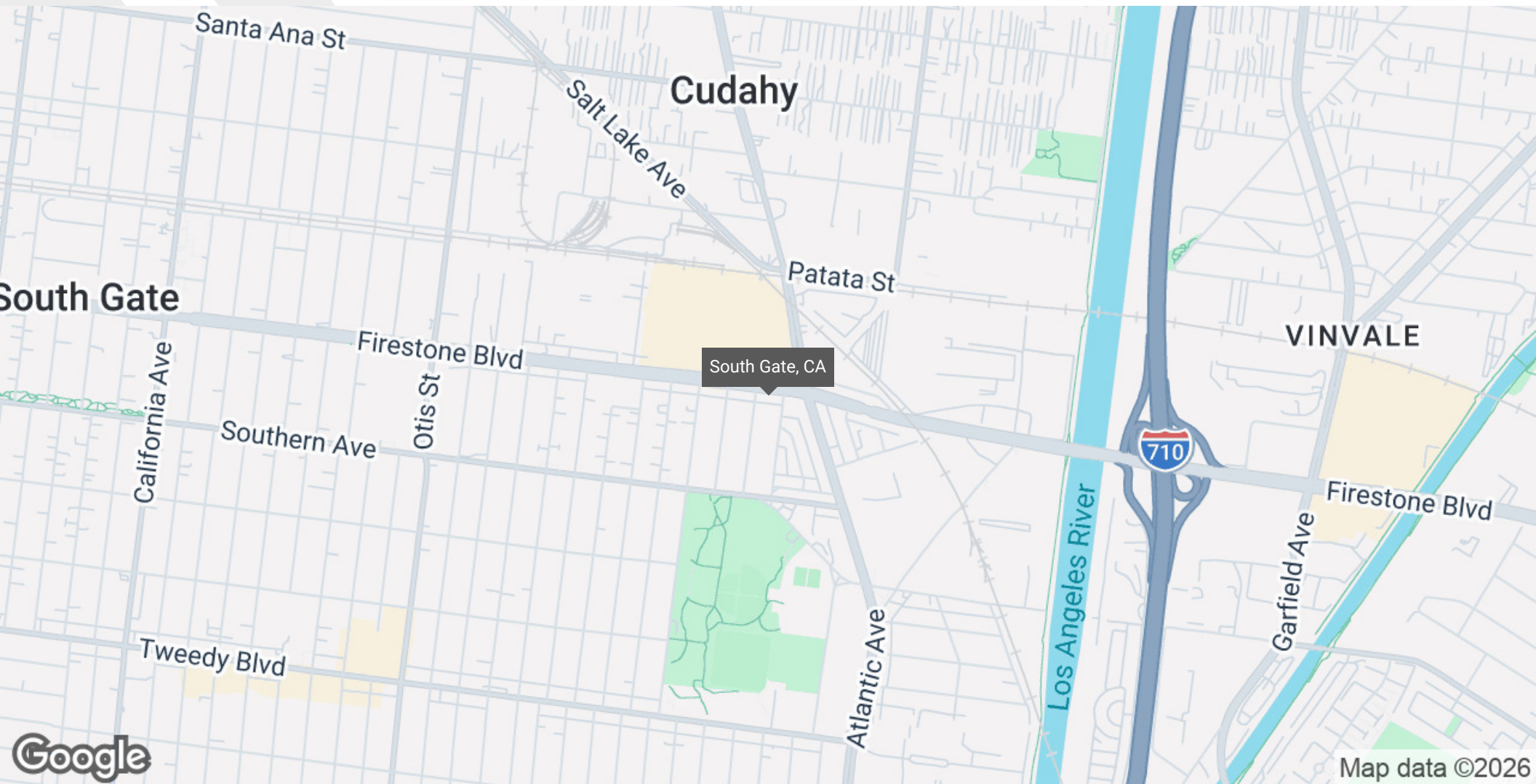
Section 2

# Location Information



# Regional Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvrebroke@gmail.com](mailto:jvrebroke@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Location Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

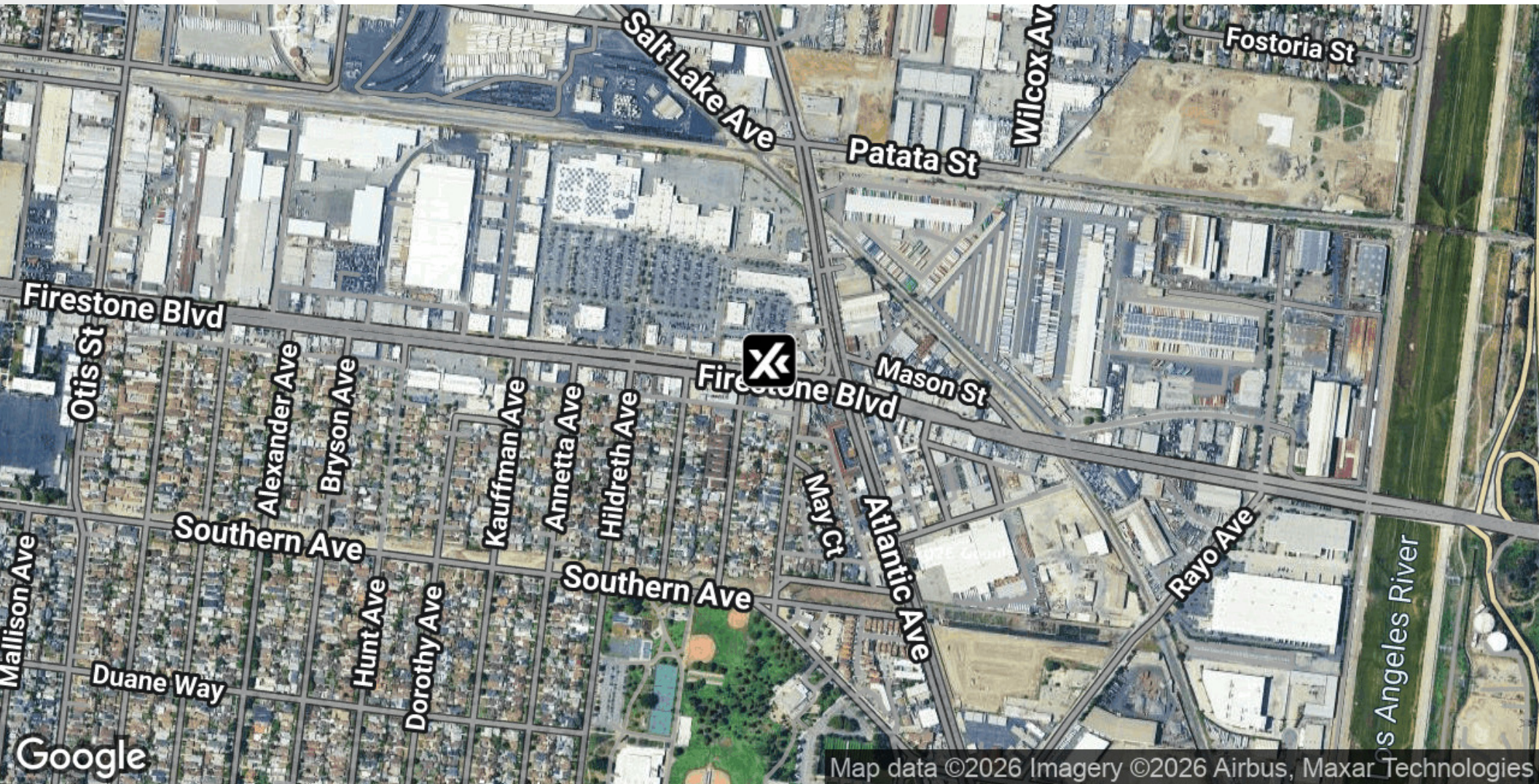
[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Aerial Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 3

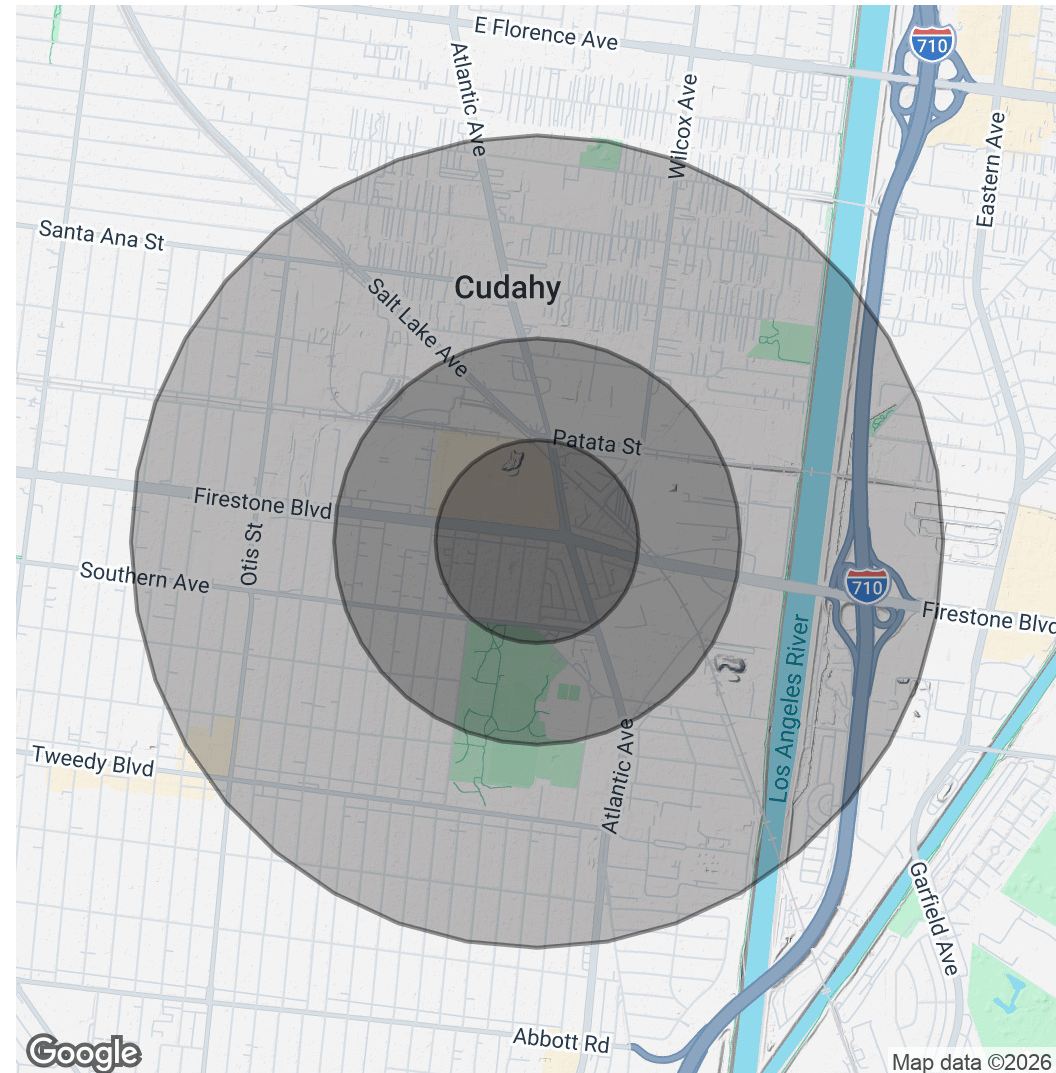
# Demographics

# Demographics Map & Report

FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,133	5,582	32,817
Average Age	36.7	35.3	34.6
Average Age (Male)	35.1	33.4	34.1
Average Age (Female)	38.1	37.4	36.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	361	1,669	9,115
# of Persons per HH	3.1	3.3	3.6
Average HH Income	\$78,133	\$76,264	\$72,233
Average House Value	\$622,454	\$612,986	\$560,057

2023 American Community Survey (ACS)



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Gay-Lynn Chavez

562.858.7065

[gaylynn@chavezgroupusa.com](mailto:gaylynn@chavezgroupusa.com)

Juan Rene Villanueva

562.239.8011

[jvbroker@gmail.com](mailto:jvbroker@gmail.com)

