



COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT OPPORTUNITY



MULTI-TENANT SHOPPING CENTER IN SOUTH GATE—FOR SALE

At the Intersection of Tweedy & Otis—South Gate

FEATURES

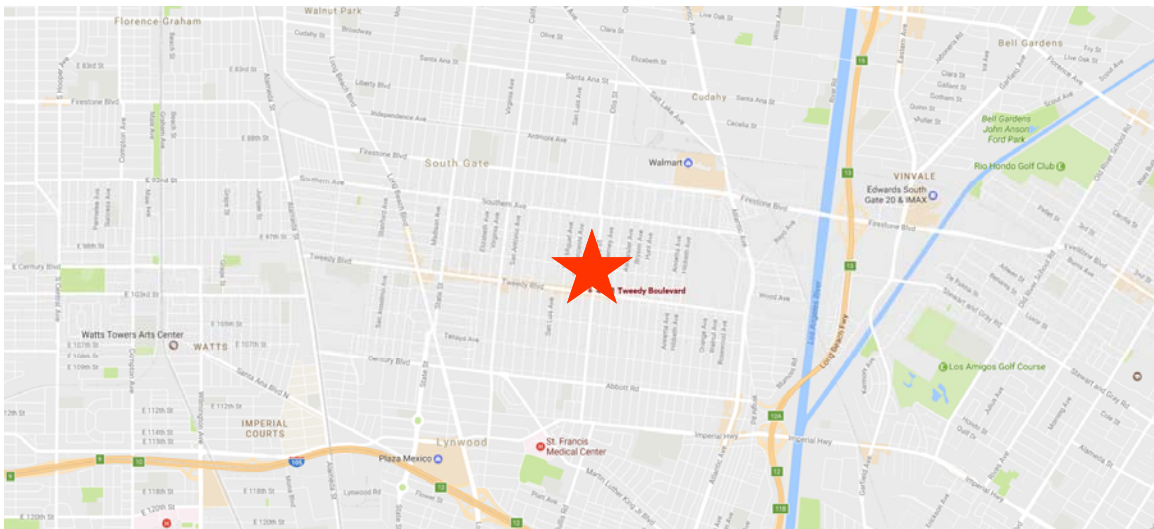
- Approx. 6,087 SQFT Building
- Retail Strip Center With A+ Tenants, Including WaBa Grill, T-Mobile & GameStop
- Ample Parking in On-Site Lot
- APN: 6203-022-044

LOCATION HIGHLIGHTS

- Prime South Gate Location
- Freeway Close, Adjacent to 10 & 105 Freeways

**Offered at
\$3,120,000**

**4181 Tweedy Blvd.
South Gate, CA 90280**



CONTACT...

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Income Schedule

4181 Tweedy Blvd. South Gate, CA 90280

Tenant	SF	Monthly Rent	CAM	Annual Rent	Security Deposit
WABA GRILL 10/18/12-3/31/20 Triple Net With 3% Annual Increases, Plus Two 5-Year Options With 3% Annual Increases.	1,517	\$2,901	\$1,289	\$34,812	\$2,654
T_MOBILE 4/5/04-3/31/19 Triple Net 3% Plus One 5-Year Option @ \$7,533 Per Month	2,009	\$5,545	\$2,030	\$66,538	0.00
GAMESTOP 5/1/04-2/28/19	1,901	\$5,000	N/A	\$60,000	0.00
THREADING SALON 12/1/15-1/14/19 Triple Net With 3% Annual Increases (1/15/18), Plus One 3-Year Option with 3% Annual Increases	660	\$1,495	\$528	\$17,940	\$3,960
TOTAL:	6,087	\$16,941	\$3,847	\$179,290	\$6,614

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Financial Prospectus

4181 Tweedy Blvd. South Gate, CA 90280

SALE PRICE: **\$3,120,000**

TRIPLE NET INCOME: **\$179,290**

CAP RATE: **5.75%**

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West LA | Encino | Orange County | Downtown LA | San Diego | Oxnard

Additional Photos

4181 Tweedy Blvd. South Gate, CA 90280



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Demographics

4181 Tweedy Blvd. South Gate, CA 90280

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	57,587	429,830	967,361
Female Population	50.71%	50.75%	50.90%
Male Population	49.29%	49.25%	49.10%
Population Density	18,328	15,200	12,315
Population Median Age	30.3	29.0	29.3
Employed Civilian Population 16+	22,253	163,075	371,565
% White Collar	39.8%	38.1%	39.9%
% Blue Collar	60.2%	61.9%	60.1%
Total Q4 2016 Employees	6,814	71,343	250,479
Total Q4 2016 Establishments*	880	7,030	20,666
Population Growth 2000-2010	-0.33%	0.65%	2.36%
Population Growth 2016B-2021	-1.95%	-1.71%	-1.26%
Income: 2016B			
Average Household Income	\$56,248	\$52,258	\$54,478
Median Household Income	\$44,085	\$40,020	\$40,886
Per Capita Income	\$13,623	\$12,433	\$13,470
Avg Income Growth 2000-2010	26.97%	28.65%	30.49%
Avg Income Growth 2016B-2021	15.75%	15.63%	16.10%
Households: 2016B			
Households	13,790	100,613	236,606
Average Household Size	4.09	4.12	3.97
Hhld Growth 2000-2010	2.82%	2.32%	2.26%
Hhld Growth 2016B-2021	0.74%	1.02%	1.49%
Housing Units: 2016B			
Occupied Units	13,790	100,613	236,606
% Occupied Units	98.52%	97.84%	97.04%
% Vacant Housing Units	1.48%	2.16%	2.96%
Owner Occ Housing Growth 2000-2010	1.07%	0.21%	0.32%
Owner Occ Housing Growth 2000-2021	-0.30%	-2.35%	-0.19%
Owner Occ Housing Growth 2016B-2021	0.48%	0.46%	0.96%
Occ Housing Growth 2000-2010	2.82%	2.32%	2.26%
Occ Housing Growth 2010-2021	3.78%	3.70%	4.73%
Occ Housing Growth 2016B-2021	0.74%	1.02%	1.49%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	0.90%	0.91%	0.87%
% Asian Population	0.58%	0.88%	1.61%
% Black Population	2.01%	6.60%	12.31%
% Hawaiian or Pacific Islander Population	0.08%	0.15%	0.28%
% Multirace Population	3.62%	3.77%	3.87%
% Other Race Population	44.07%	43.33%	40.81%
% White Population	48.75%	44.35%	40.24%
% Hispanic Population	94.96%	89.80%	82.44%
% Non Hispanic Population	5.04%	10.20%	17.56%

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