

SOUTH GATE OWNER/USER PURCHASE OPPORTUNITY

Freestanding Retail Barber Shop

1,049± SF Building on 3,575± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum



4308 FIRESTONE BOULEVARD
SOUTH GATE, CA 90280

Property Details

Building Area: 1,049± SF

Stories: One

Construction: Masonry

Year Built: 1925

Land Area: 3,575± SF

Parking: 4 Surface Spaces at Rear

Zoning: CDR-1 (Corridor 1 Mixed-Use)

Assessor's Parcel Number: 4308-028-010

Frontage 32.5' on Firestone Blvd

Property Highlights

- Ideal owner/user opportunity to operate their business
- Currently a fully set up barber shop
- 1,049 SF building plus two additional storage rooms
- Main showroom with three sink hair washing stations, two seating booths, one booth in the secondary waiting area, and one restroom
- Highly visible front glass window storefront
- Includes secure, gated parking at rear off the alley
- Excellent signage and exposure
- Heavy traffic retail location
- One mile west of the Long Beach (710) Freeway and two miles north of the Century (105) Freeway
- Close to Walmart anchored retail shopping center
- Delivered vacant at close of escrow

Asking Price: \$509,000 (\$485.22 Per SF)

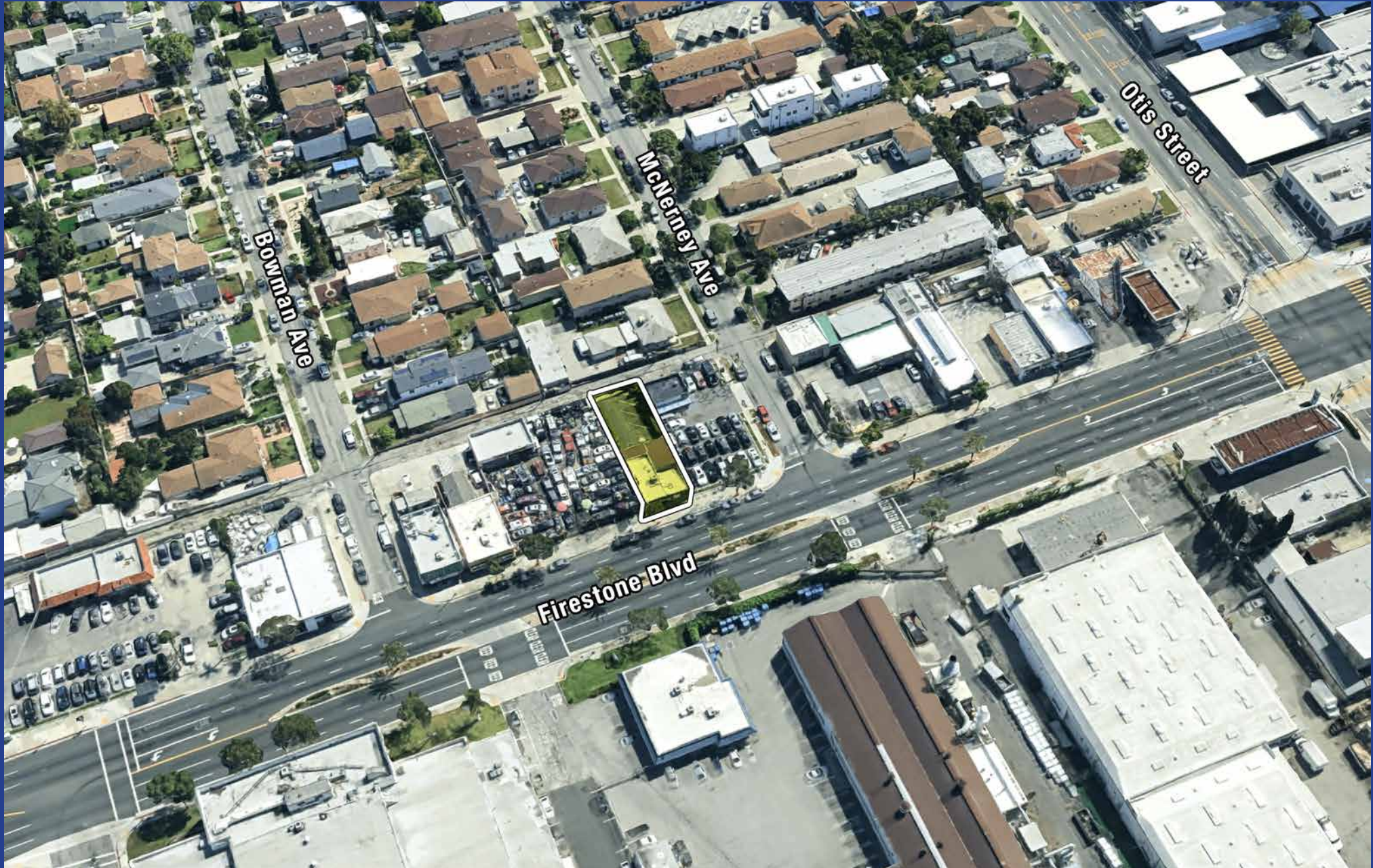
Buyer to verify any and all information with the City and its licensed third-party experts



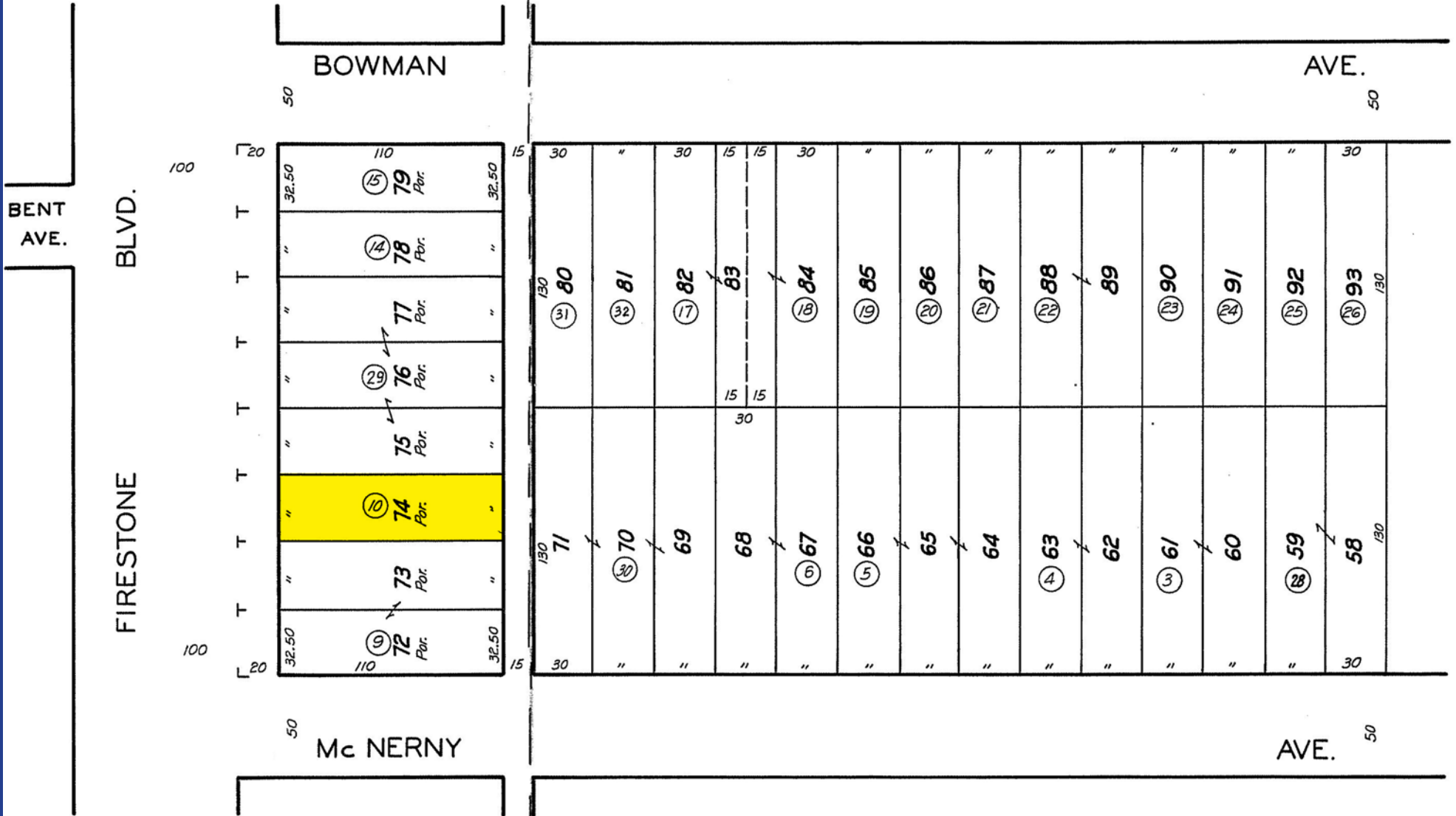




Aerial Photo



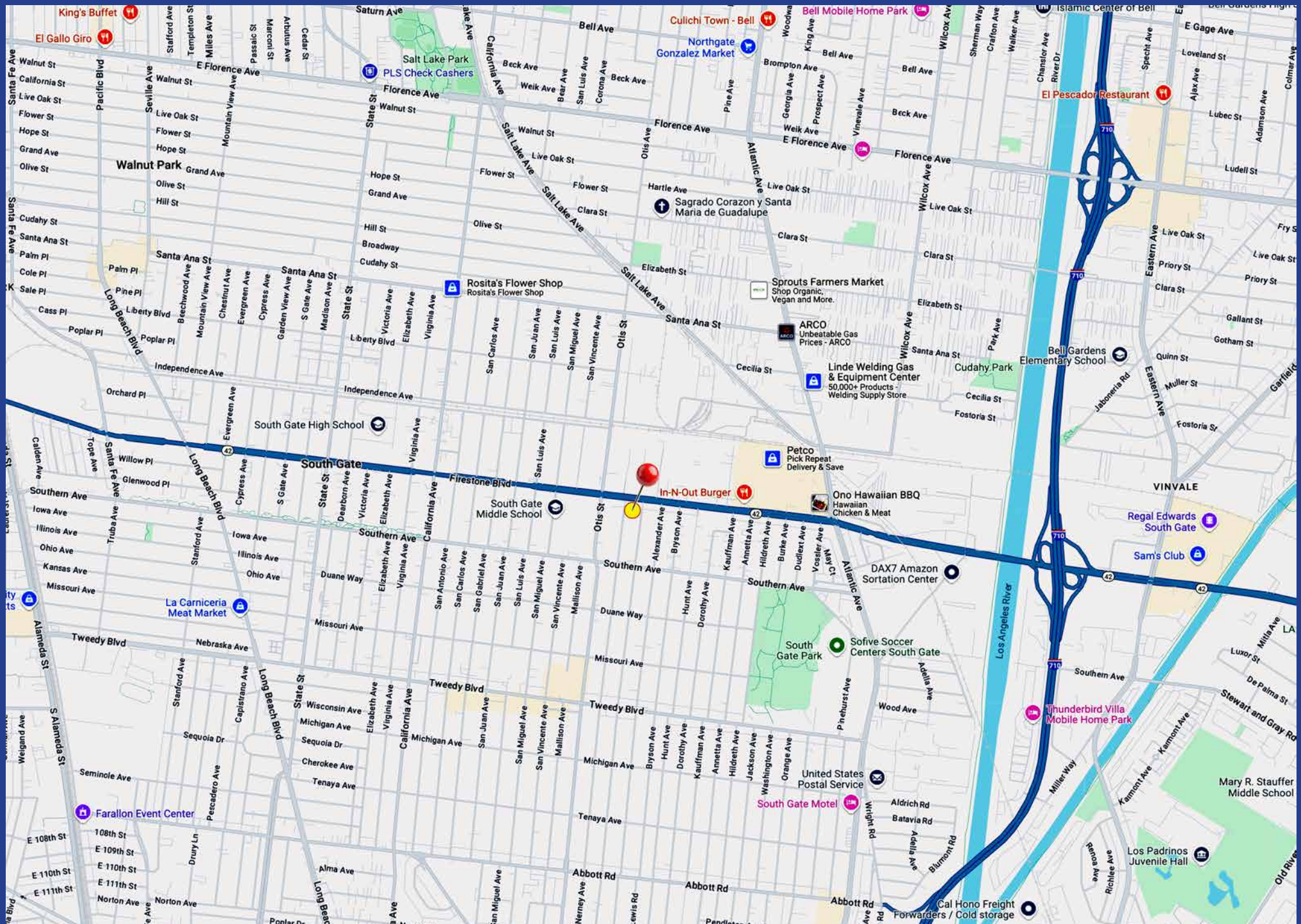
Plat Map



15186 664

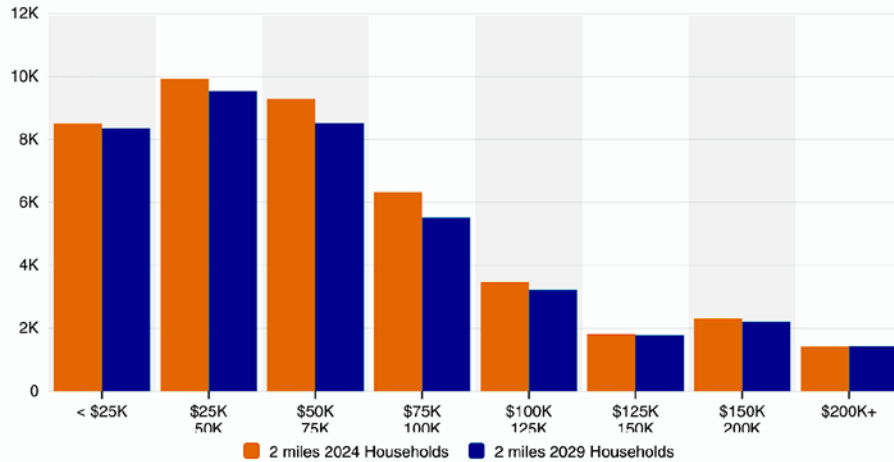
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Area Map

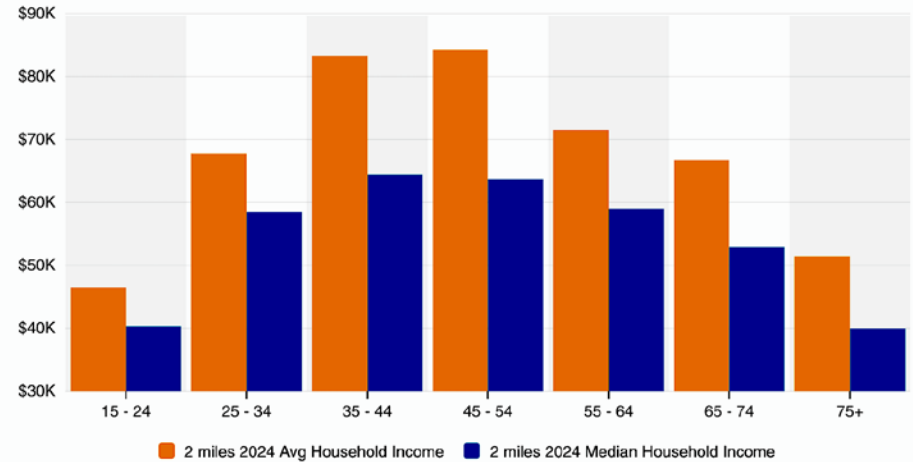


Neighborhood Demographics

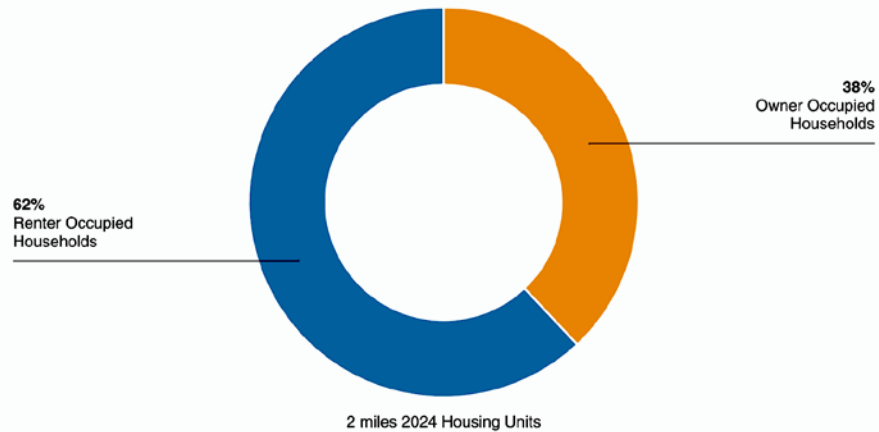
Household Income



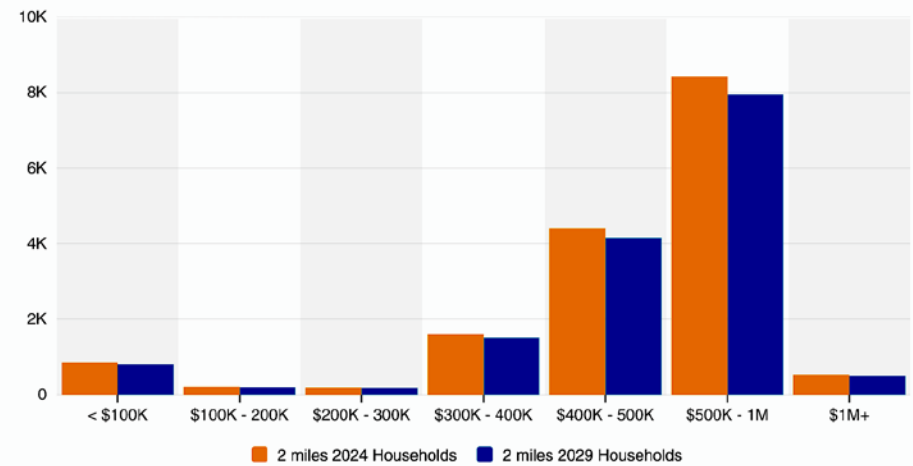
Household Income By Age



Housing Occupancy



Home Values



4308 Firestone Blvd
South Gate, CA 90280

Prime Retail Purchase
Opportunity

1,049± SF Building
3,575± SF of Land



Exclusively offered by



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