# azalea

8653 Atlantic Boulevard, South Gate, CA 90280

## Retail Opportunity Blooming in South Gate

azalea regional shopping center is a one-of-a-kind project in South Gate. Once a 32-acre underutilized and vacant space, azalea is now one of the most highly trafficked and recognizable landmarks in the City and a prime example of South Gate's sustainable initiatives.

azalea is a community center that offers a unique shopping and dining experience, featuring a large open plaza, free Wi-Fi, and green gathering areas. The center hosts free family-oriented community events throughout the year that provide various memorable and enjoyable experiences.

With over 35 retailers and restaurants and a host of environmentally friendly features, azalea is a one-stop shop for health and beauty, materials and supplies, the latest fashion trends, dining, and more.

## Highlights

**Total SF:** 376,000

**Type:** Retail Center

**Parking Spaces:** 1,902

**Parking Ratio:** 5.06/1,000

**Population**

1 mile: 34,111

3 miles: 360,879*

5 miles: 857,325

**Avg. Household Income**

1 mile: $77,302

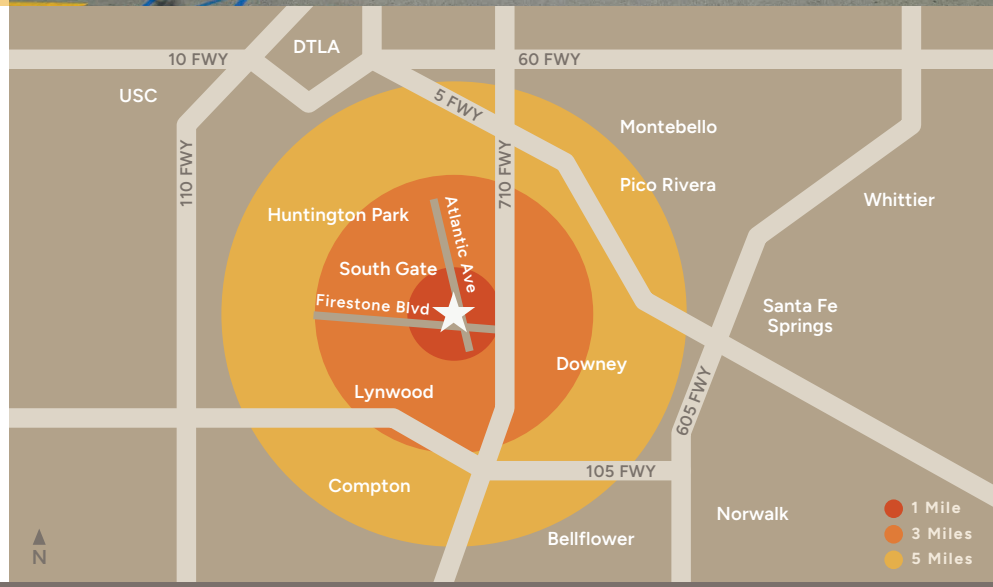
3 miles: $88,881

5 miles: $90,265

**Traffic Count**

Over 55,800 VPD at the intersection of Firestone Boulevard and Atlantic Avenue

*92.7% Latino population within a 3-mile radius




PRIMESTOR

9950 Jefferson Blvd.
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## Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505

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| UNIT | TENANT | SQ. FT. |
|---|---|---|
| 4601 | In-N-Out | 3,750 |
| 4621 | WSS | 14,576 |
| 4651 | Wal-Mart | 150,916 |
| 4663 | Petco | 14,500 |
| 4669 | Marshalls | 24,759 |
| 4675 | Ross | 27,426 |
| 4681 | ULTA | 10,818 |
| 4687 | Michaels | 20,705 |
| 4701 | TGI Friday's | 7,172 |
| 4703 | BMO Bank | 4,000 |
| 4705 | AT&T | 2,200 |
| 4707 | California Fish Grill | 2,800 |
| 4709 | Chipotle | 2,295 |
| 4741 | Vitamin Shoppe | 3,000 |
| 4745 | Carter's | 4,203 |
| 4749 | H2O Nails | 962 |
| 4753 | The Joint | 962 |
| 4757 | Twisted by Wetzel's | 1,375 |
| 4761 | City of South Gate Annex | 1,500 |
| 4765 | National Tenant at Lease | 5,000 |
| 4771 | T-Mobile | 3,000 |
| 4775 | Daniel's Jewelers | 1,500 |
| 4779 | Ono Hawaiian BBQ | 1,700 |
| 4783 | Yogurtland | 1,100 |

| UNIT | TENANT | SQ. FT. |
|---|---|---|
| 4787 | Charleys Philly Steaks | 1,000 |
| 4791 | Habit Burger Grill | 2,200 |
| 4801 | Panda Express | 2,157 |
| 4809 | Blaze Pizza | 2,442 |
| 4813 | Wingstop | 3,000 |
| 4819 | Green Crush | 474 |
| 4827 | Shoe Palace | 5,907 |
| 4841 | Tenshoppe | 10,018 |
| 4845 | Five Below | 7,500 |
| 4849 | Sally Beauty | 1,500 |
| 4853 | Denim Exchange | 3,000 |
| 4855 | Bath & Body Works | 3,500 |
| 4859 | Torrid | 2,622 |
| 4861 | Skechers | 12,576 |
| 4863 | Miniso | 5,489 |
| 4891 | SchoolsFirst FCU | 2,600 |

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