

### 3321-3333 Tweedy Blvd

South Gate, CA 90280 | Los Angeles County | Midcounties Market  
 6,317 SF Retail - General Bldg with 1,550 SF Available at \$1.60 Gross



Small retail/service related space, with parking in the rear lot, two blocks east of State St.

Property Type **General**  
 Bldg Size **6,317 SF**  
 Status **Existing**  
 Year Built **1948**

Land Area **0.13 Ac.**  
 Zoning **SGC3**  
 Sublease **No**  
 % Occupied **100%**

Parking Spaces **6**  
 Parking Ratio **0.94 /1000 SF**  
 Tenancy **Multi-Tenant**  
 # Anchors **0**  
 Anchor SF **--**  
 # Bldgs **1**

Available SF **1,550 SF**  
 Max Contig **775 SF**  
 Min Divisible **775 SF**  
 Rental Rate **\$1.60 Gross**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

# Floors **1**  
 Docks / Drive Ins **0/0**

Operating Exp/SF **--**  
 Taxes/SF **--**

Parcel # **6209009016; 6209-009-016**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
3321	775	775	775	\$1.60 Gross	No	Now		
<b>Verify layout.</b>								
3325	750	750	750	\$1.60 Gross	No	Now		
<b>Call broker for appointment.</b>								

Listing Company **S.D. Herman Company - Gary Herman, Jr. (213) 747-6531x318**