

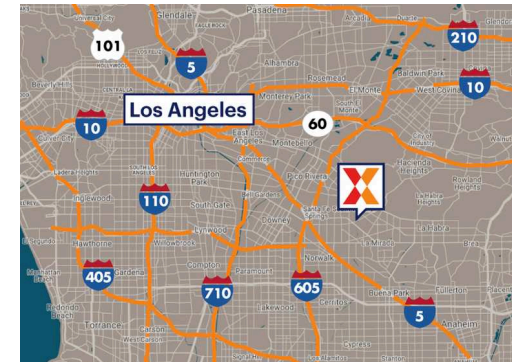


Los Angeles-Long Beach-Anaheim, CA

GATEWAY PLAZA - SANTA FE SPRINGS

33.939202, -118.04795
Telegraph Road & Carmenita Road | Santa Fe Springs, CA 90670

CENTER SIZE: 289,268 SF



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------|----------|----------|----------|
| 👤 | 19,385 | 208,154 | 523,430 |
| 🏠 | 4,713 | 58,410 | 152,379 |
| 💰 | \$80,547 | \$82,290 | \$88,445 |

Located at the primary retail intersection of Telegraph Rd and Carmenita Rd

High visibility from 55,000+ vehicles daily on Telegraph Rd

Strong lineup of anchor retailers including Target, Walmart, El Super grocer, LA Fitness, Party City & Marshalls, drawing an estimated 11,600 visits/day and over 4.2M visits/year

Surrounded by a dense population of 208,000+ with an average household income of \$82,000+ within 3 miles

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CURRENT RETAILERS

| | | |
|---------|-----------------------|------------|
| N.A.P. | Target | 133,564 SF |
| N.A.P.1 | Taco Bell | 2,095 SF |
| N.A.P.2 | In-N-Out Burger | 4,450 SF |
| 01 | McDonald's | 3,000 SF |
| 02 | Party City | 14,884 SF |
| 04 | The Flame Broiler | 1,350 SF |
| 05 | GameStop | 1,470 SF |
| 07 | Sprint | 3,500 SF |
| 14 | Ross Dress for Less | 23,500 SF |
| 15 | El Super Supermarket | 54,960 SF |
| 19 | Jersey Mike's Subs | 1,400 SF |
| 20 | Ono Hawaiian BBQ | 1,484 SF |
| 21 | Moda Nails | 941 SF |
| 22 | So China | 1,422 SF |
| 23 | La Michoacana Premium | 2,761 SF |
| 27 | Fashion Q | 4,744 SF |
| 28 | LA Fitness | 33,306 SF |
| 30 | Walmart | 140,546 SF |



4030 - 02.13.25