



FOR SALE
±45,681 SF

11810 CENTER STREET
SOUTH GATE | CALIFORNIA

Features

- Redevelopment Opportunity
- Located in The Heart of The Hollydale Village Area of South Gate - **CLICK TO VIEW PLAN**
- Owner/User Potential - Check with city for allowable uses
- Two Parcels: (±56,889 Square Feet, Zoned CDR3 & ±8,621 Square Feet Zoned NL)

EXCLUSIVE LISTING AGENT:

MATTHEW BOGGS
VICE PRESIDENT
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mboggs@daumcre.com
CADRE #01937117

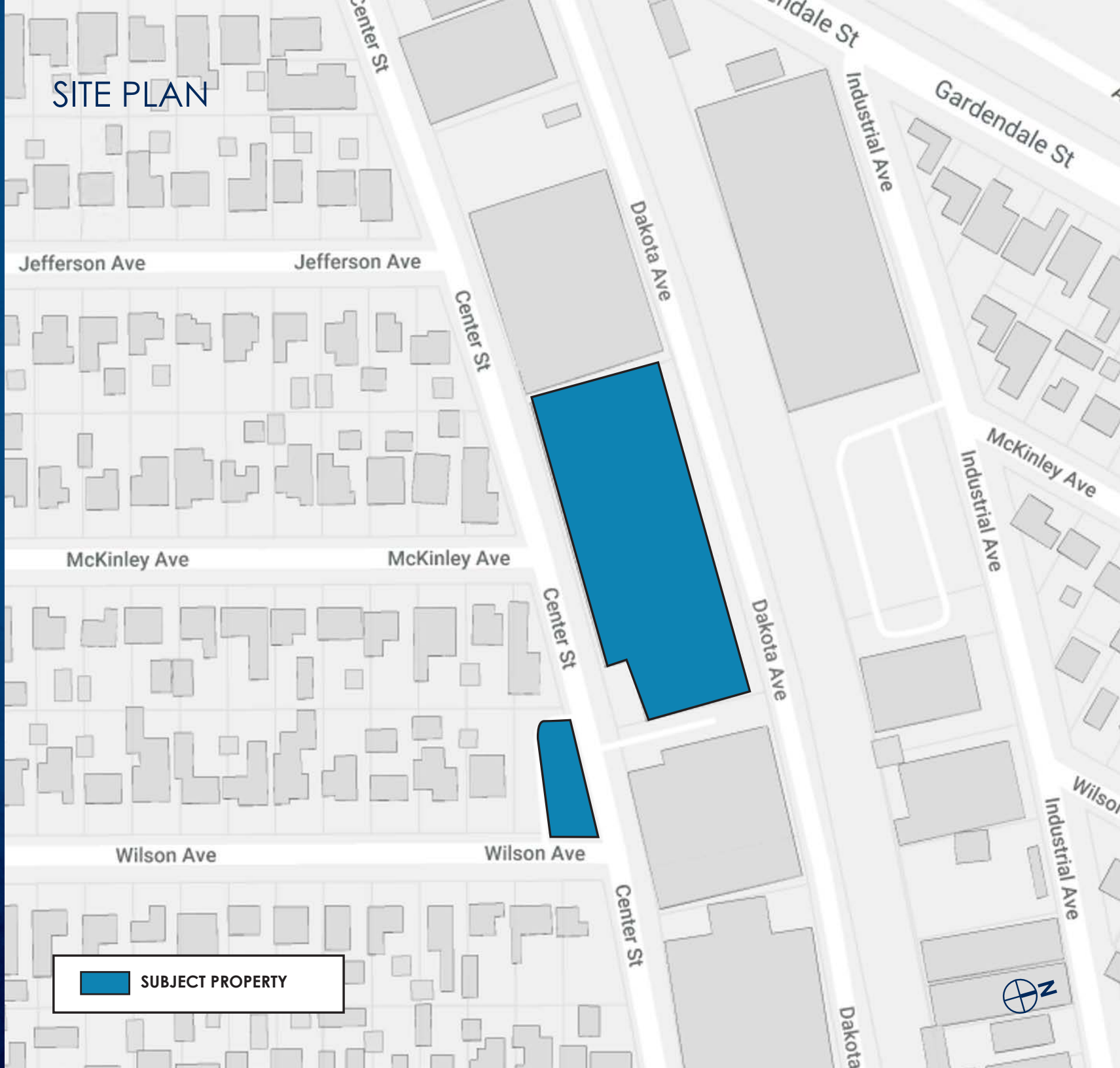
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DAUM
COMMERCIAL REAL ESTATE SERVICES

11810 CENTER STREET

SOUTH GATE | CALIFORNIA

SITE PLAN

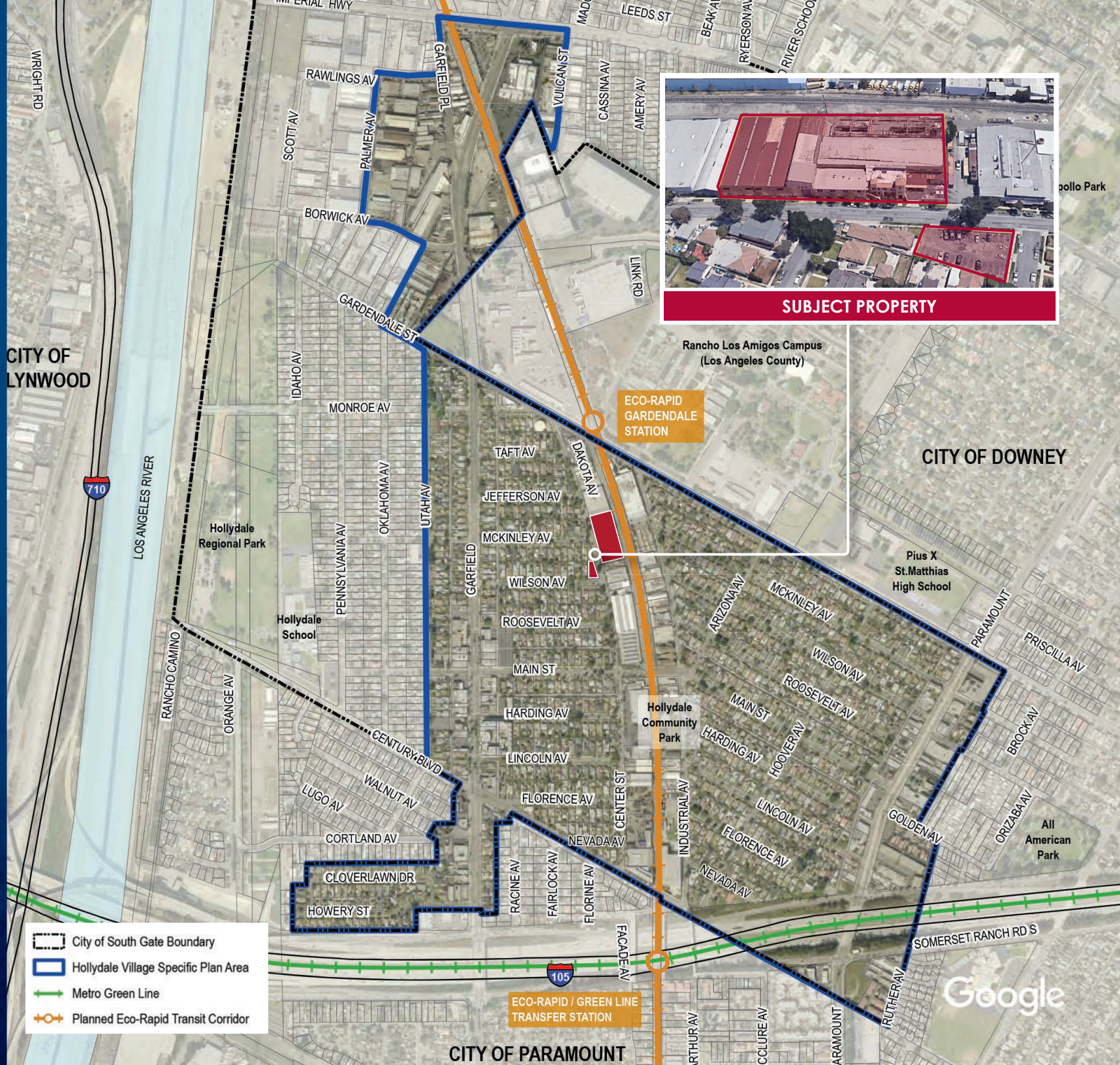


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SUBJECT PROPERTY

Rancho Los Amigos Campus
(Los Angeles County)

ECO-RAPID
GARDENDALE
STATION

CITY OF DOWNEY

Pius X
St. Matthias
High School

Hollydale
Community
Park

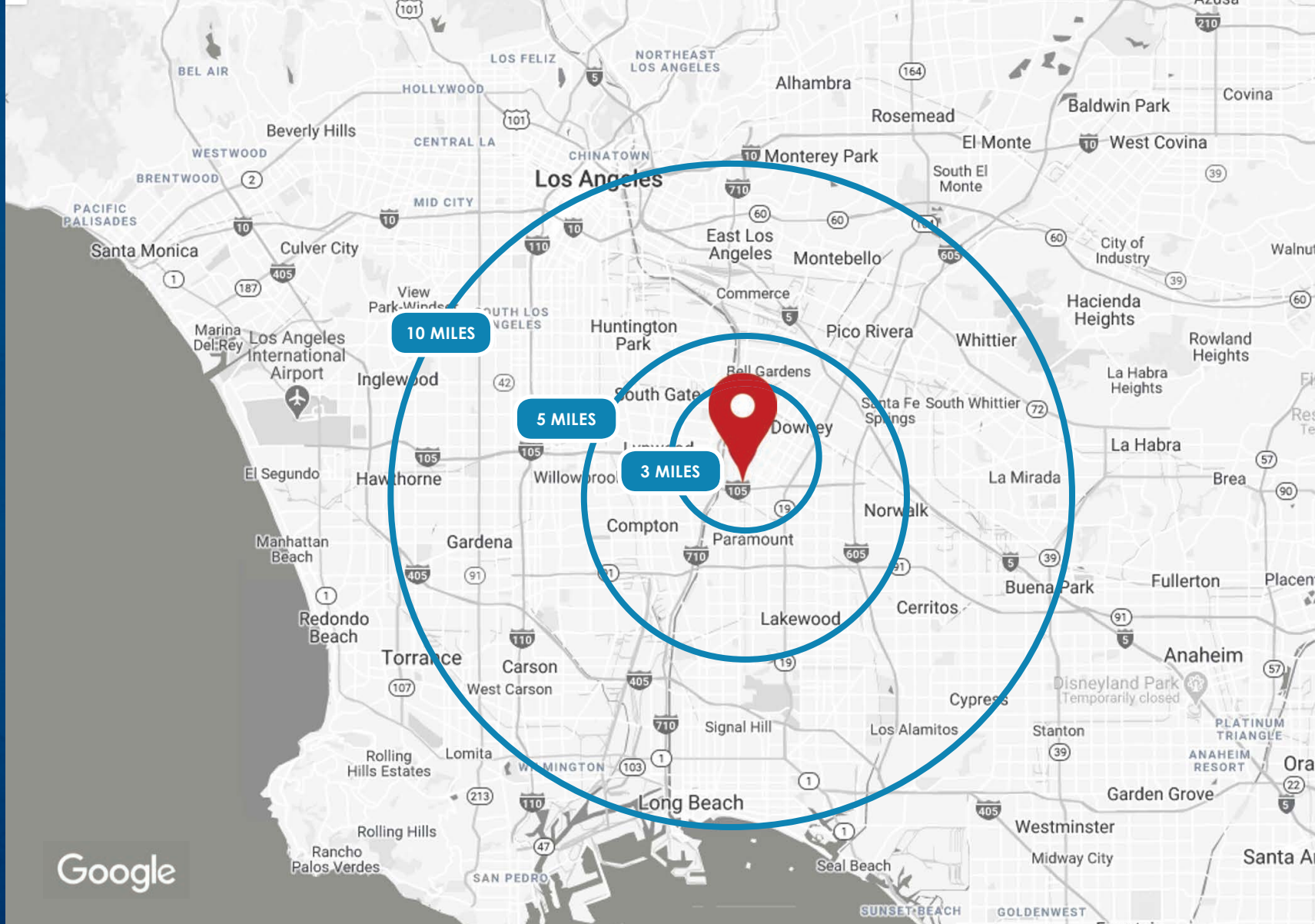
All
American
Park

ECO-RAPID / GREEN LINE
TRANSFER STATION

CITY OF PARAMOUNT

11810 CENTER STREET

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Google

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DEMOGRPAHICS	3 Miles	5 Miles	10 Miles
2020 Total Population:	322,953	908,601	2,964,518
2025 Population:	322,282	904,528	2,952,939
Median Household Inc:	\$58,283	\$57,034	\$58,171
Total Consumer Spending 2020:	\$2,234,055	\$6,292,140	\$22,194,561