

# Gateway Plaza - Santa Fe Springs

10531-10639 Carmenita Road | Santa Fe Springs, CA 90670

Los Angeles County Los Angeles-Long Beach-Anaheim, CA 289,268 Sq Ft

33.9393, -118.0485



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 17,938    | 201,940   | 512,817   |
| Daytime Pop. | 22,213    | 225,200   | 530,283   |
| Households   | 4,571     | 59,060    | 153,175   |
| Income       | \$129,735 | \$127,308 | \$135,852 |

Source: Synergos Technologies, Inc. 2024

- Highly trafficked center drawing an estimated 7.1M annual visits (Placer.ai 2025)
- Strong lineup of top national retailers including Walmart, El Super, Marshalls, Ross Dress for Less, Five Below & Jersey Mike's Subs
- High visibility at primary retail intersection of Telegraphic Rd with 35K+ vehicles daily, Carmenita Rd with 28K+ vehicles daily and Florence Ave with 29K+ vehicles daily (Kalibrate 2025)
- Affluent and highly educated trade area with an avg household income of \$127K+ within 3 miles
- Surrounded by a strong daytime population of 225K+ and a dense population of 201K+ residents within 3 miles



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## Current Tenants

|       |                                            | Space size listed in square feet |
|-------|--------------------------------------------|----------------------------------|
| 01    | McDonald's                                 | 3,000                            |
| 02    | Five Below                                 | 10,584                           |
| 02A   | Wells Fargo                                | 4,300                            |
| 04    | The Flame Broiler                          | 1,350                            |
| 05    | Ahipoki Bowl                               | 1,470                            |
| 07    | Magicland Dental Group of Santa Fe Springs | 3,500                            |
| 14    | Ross Dress for Less                        | 23,500                           |
| 15    | El Super                                   | 54,960                           |
| 19    | Jersey Mike's                              | 1,400                            |
| 20    | Ono Hawaiian BBQ                           | 1,484                            |
| 21    | Moda Nails                                 | 941                              |
| 22    | Juice It Up!                               | 1,422                            |
| 23    | La Michoacana Premium                      | 2,761                            |
| 27    | Miniso                                     | 4,744                            |
| 28    | Chuze Fitness                              | 33,306                           |
| 30    | Walmart                                    | 140,546                          |
| NAP01 | Target                                     | 133,564                          |
| NAP02 | Taco Bell                                  | 2,095                            |
| NAP03 | In-N-Out Burger                            | 4,450                            |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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