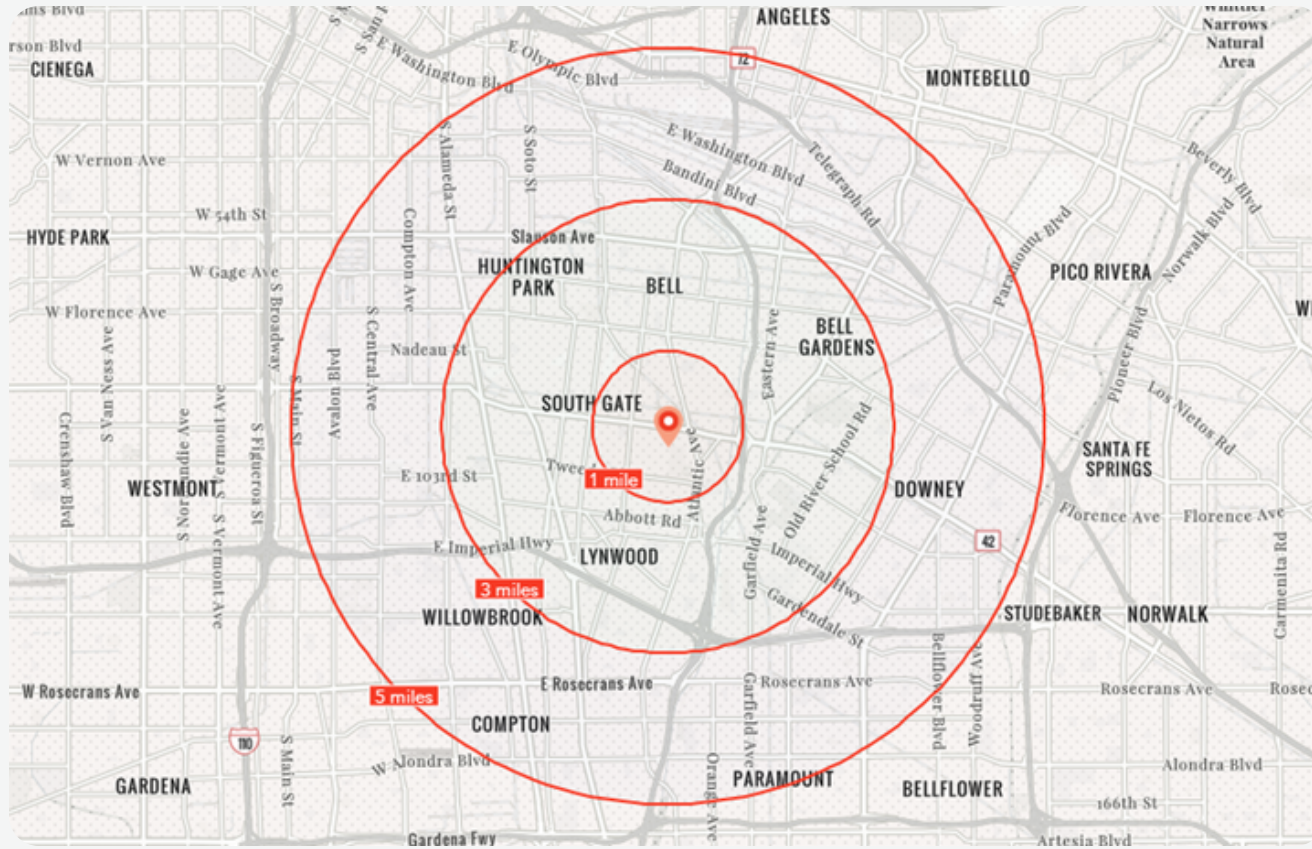


Azalea

8653 Atlantic Avenue, South Gate, CA 90280

Azalea is a newly developed 222,000 square foot Regional Shopping Center located in the Southgate area of Los Angeles. The property features large open plazas, and serves as a community gathering space to families in the Southgate, Bell Gardens and Huntington Park areas. The property is anchored by CVS, Ross and Ulta Beauty.



Highlights

Los Angeles
County

Los Angeles
Metro Area

226,000
Total SF

22
Acres

1,902
Parking Spaces

Regional
Center Type

Demographics (3-Mile Radius)



361,988
Population



98,150
Households



\$69,291
Median HHI



\$88,792
Average HHI



34
Median Age



13%
College
Educated

Leasing

Rhiana Lindsey
(213) 223-5000
rlindsey@primestor.com

➔ federalrealty.com/azalea



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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.

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