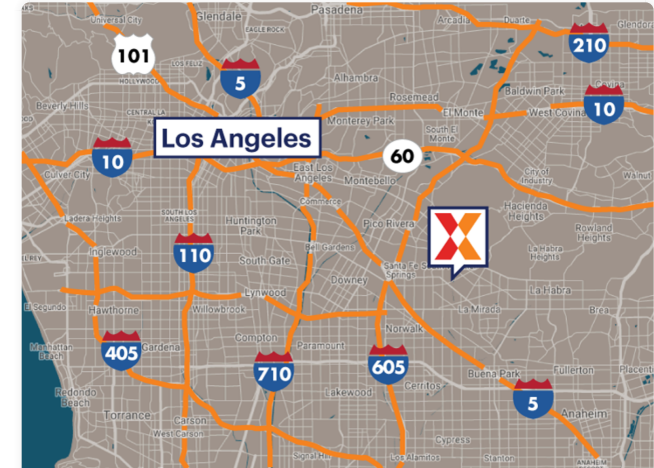


Gateway Plaza - Santa Fe Springs

10531-10639 Carmentita 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, Carmentita 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



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



Available Spaces

28 33,306 Sq Ft 360°

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 Sant | 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 |
| 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.

4030M

