

# ANOTHER HUGE PRICE ADJUSTMENT



## FOR SALE or LEASE

COMMERCIAL, RETAIL,  
INDUSTRIAL

Redevelopment  
Potential

6700 Garfield Ave  
Bell Gardens, CA 90201



# PROPERTY DESCRIPTION

## Site Address

6700 Garfield Ave | Bell Gardens, CA 90201

## Sale Price

~~\$11,950,000~~ **\$9,995,000**

## Rental Rates (Net = Approx. \$.34 / SF / Mo.)

27,200 SF @ ~~\$1.99~~ **\$0.99** / SF Net

## Parking

Approx. 120 surface spaces = 4+:1,000 SF  
(as striped, more possible)

## APN

6358-009-029

## Zoning

BGCMCCD\*; C-S; CCOD

## Year Built

1963, Renovated 2007

## Use

Commercial, Retail Stores

## Power

600 Amps, 277/480 Volt, 3 Phase, 4 Wire

- 27,200 SF Building on approx. 91,520 SF lot
- Single or Multi-Tenant Commercial/Retail/Office
- NE Corner of Garfield Ave. & Loveland St.
- Oversized Corner Parcel (pad possible)
- Development/Expansion Potential
- Divisible to approx. 7,800 SF.
- Approx. 2,085 SF of Finished Office Mezzanine
- Very Walkable – located in the desirable Bell Gardens Civic Center
- 22' Clear Height (estimated). Current Drop Ceiling to approx. 15'
- Truck high and ground level loading possible
- Fully Sprinklered
- Flat Parking Lot with approx. 120 parking spaces as striped, more possible

# PROPERTY DESCRIPTION





# PROPERTY PHOTOS



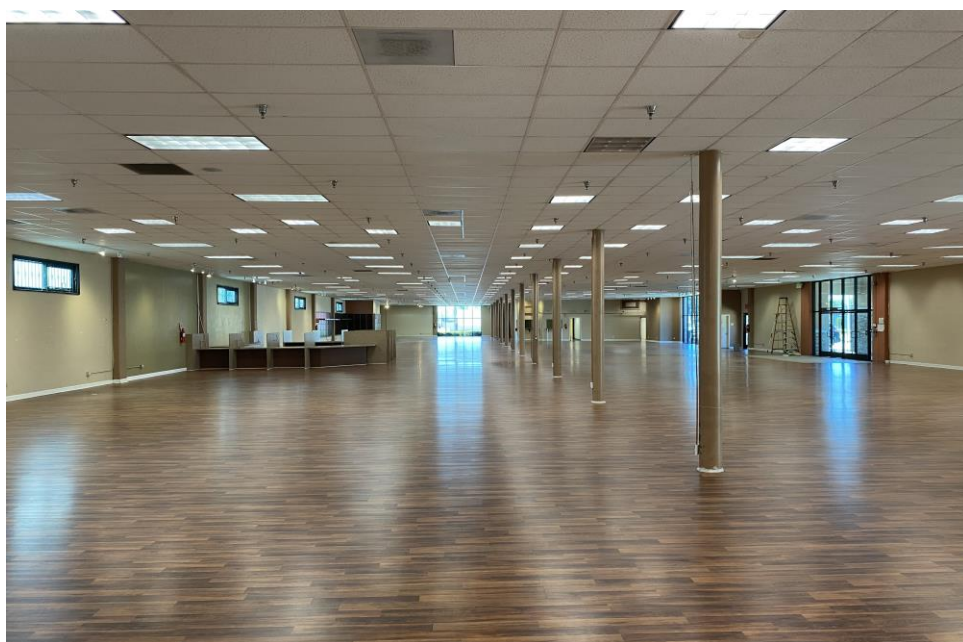
6700 Garfield Ave | Bell Gardens, CA 90201

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





# PROPERTY PHOTOS





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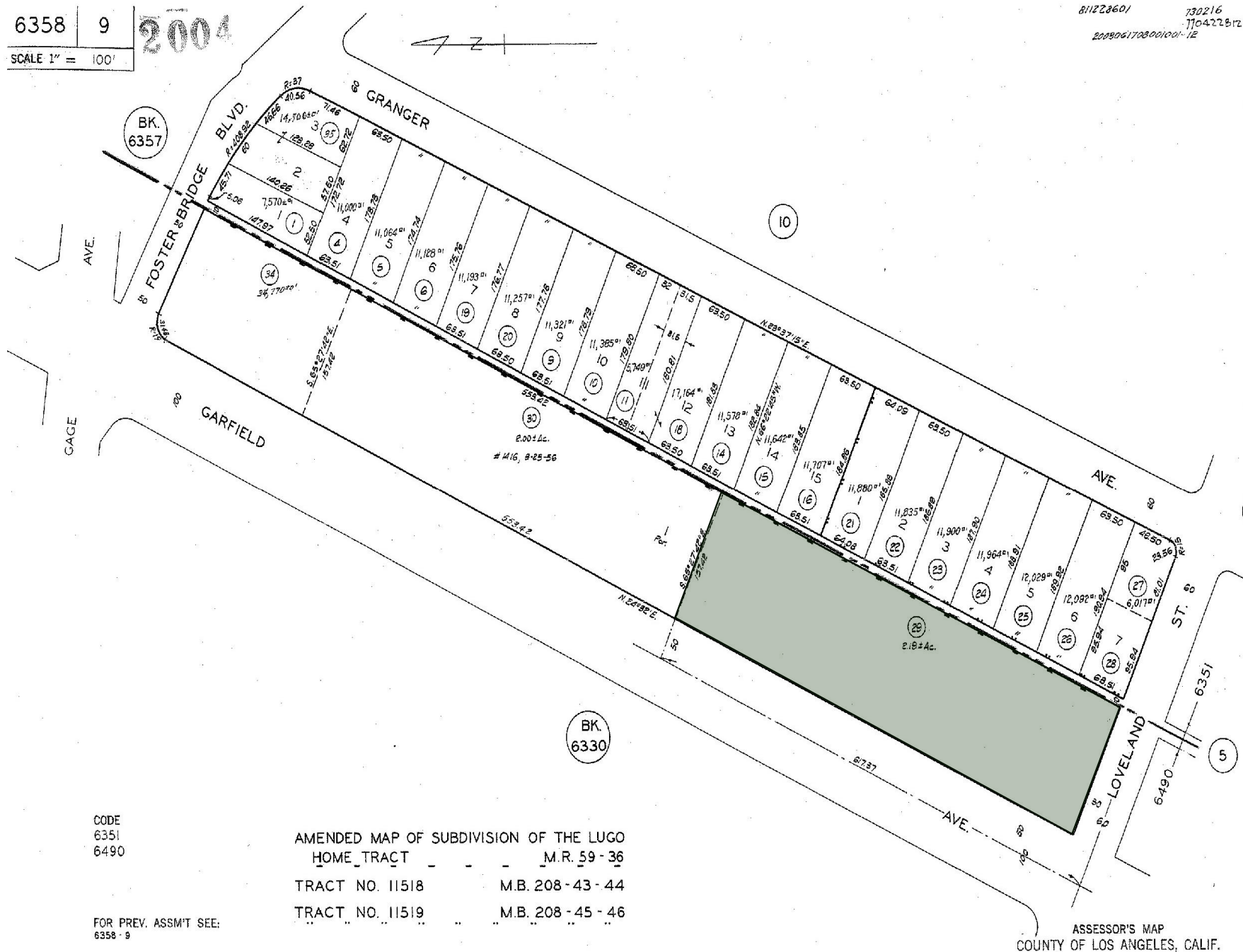
9

2004

SCALE 1" = 100'

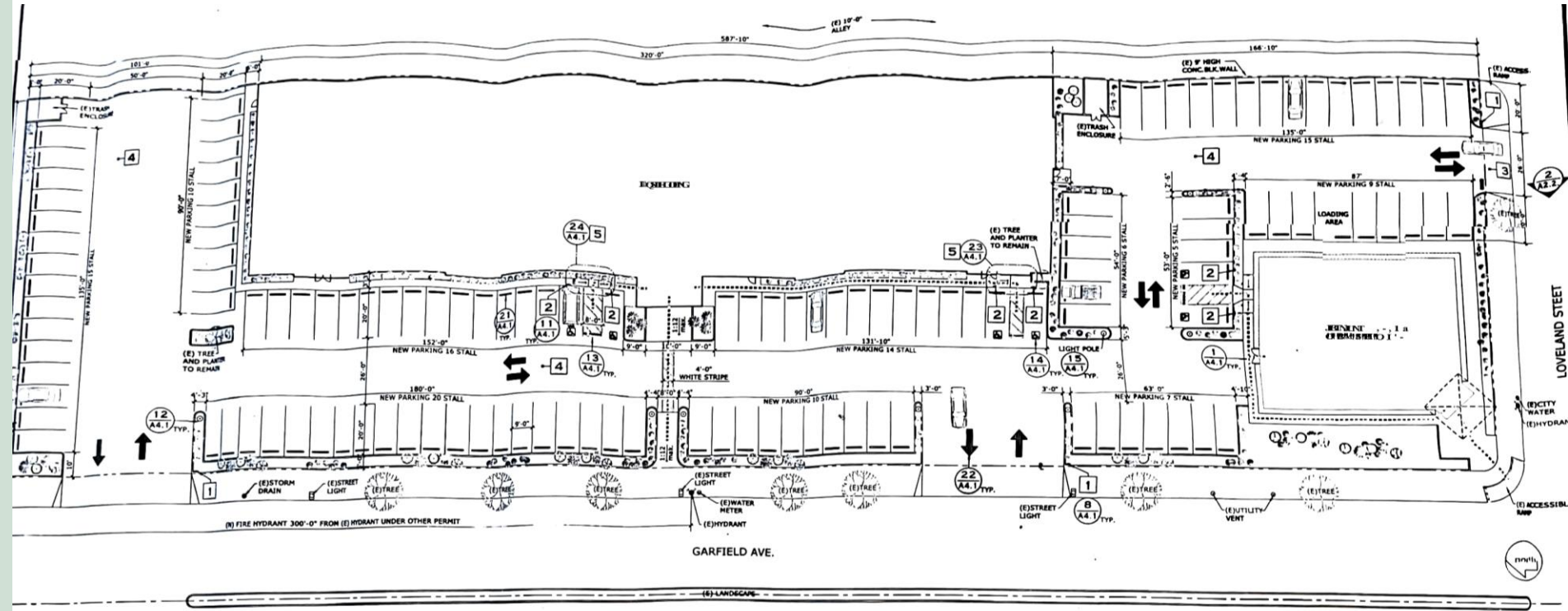
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MAP



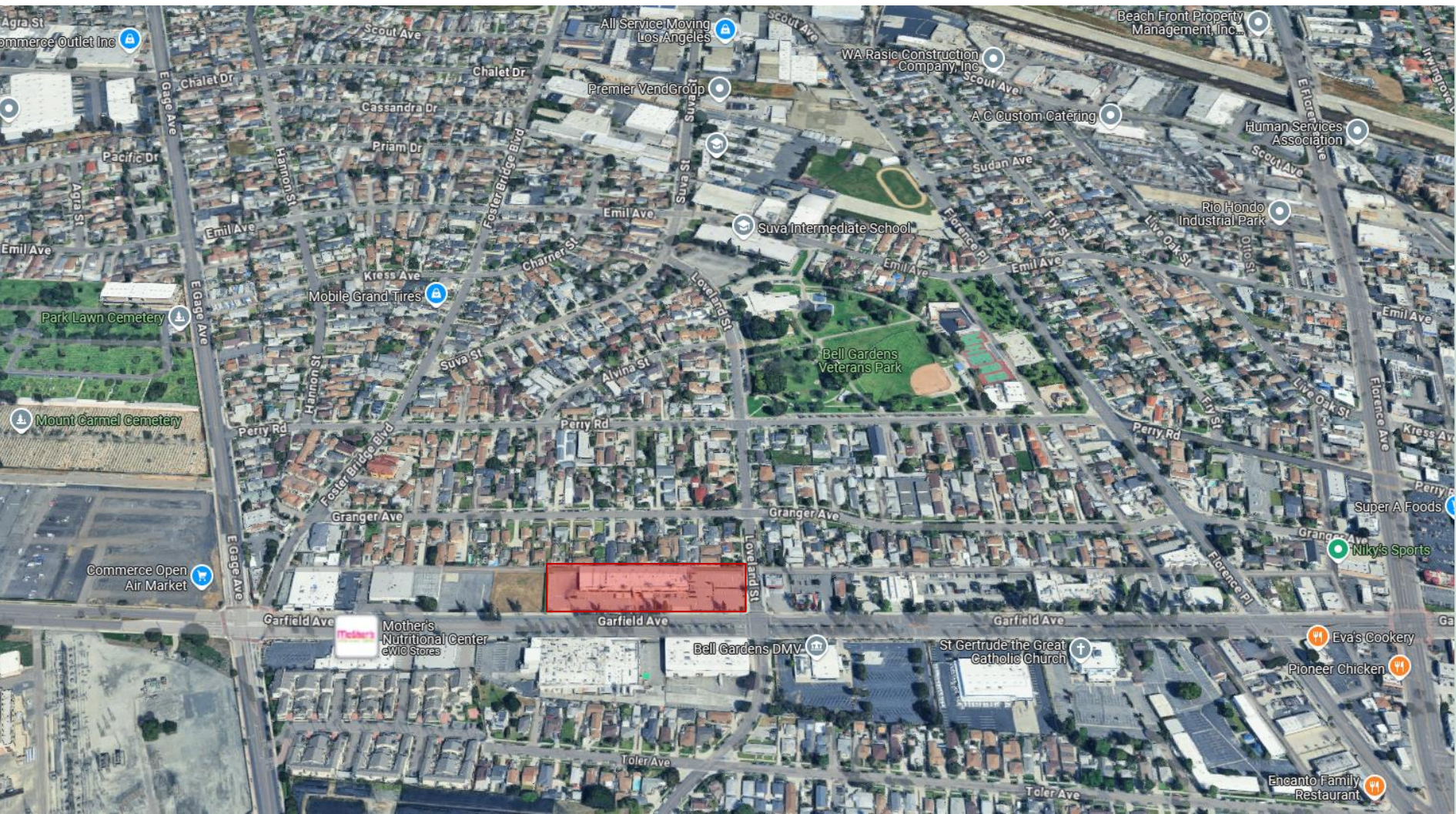
# SITE PLAN



\*Conceptual plan for a pad

|                   |     |
|-------------------|-----|
| PARKING STALLS    | 121 |
| ACCESSIBLE STALLS | 6   |
| TOTAL STALLS      | 127 |





# LOCATION



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COMMERCIAL, RETAIL,  
INDUSTRIAL, OFFICE

6700 Garfield Ave  
Bell Gardens, CA 90201

**COREY I. SPOUND** Lic # 01142655

Principal

Tamarack Real Estate Services

**[E]** [corey@tamarackres.com](mailto:corey@tamarackres.com)

**[P]** (818) 464-3215

**[C]** (310) 625-6825

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403