

4400 GAGE AVENUE, BELL, CA 90201

TAPROOM, BREWERY, RESTAURANT SPACE FOR LEASE



CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty

of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and the Owner shall not have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



INVESTMENT HIGHLIGHTS

The property is located at the epicenter of Bell between the signalized intersections of Gage Avenue and Pine Avenue, arguably one of the best locations in the trade area. The property also boasts over 70 linear feet of visibility and features more than 27 private parking spots for customers. A new tenant has the opportunity to lease the subject property that has had substantial improvements, including lighting, HVAC, fixtures and exposed ceilings. Aside from being on a hard-signalized corner, 4400 Gage Avenue sits in a trade area with strong Latino demographics and a lack of nearby competition, allowing the property to have a market share of the nearby communities. Subject property is ideally situated in the heart of a dense primarily Hispanic infill trade area featuring over 64,076 Hispanic residents within a 1-mile demographic ring and over 316,663 Hispanic residents within a 3-mile demographic ring.

Asking Monthly Rent: \$2.70 PSF

NNN: Estimated at \$0.70/SF

Building SF: 7,000 SF

Land SF: 17,500 SF(0.40 acres)



CITY OF BELL

The City of Bell is a warm and friendly town composed of young families, small businesses, and a sizable industrial district located on the east bank of the Los Angeles River. Positioned in the heart of southeast Los Angeles County, Bell is known as the key to industry given its proximity to the central Los Angeles industrial market. Bell is conveniently located near major transportation corridors including I-5, I-710 and the Union Pacific Railroad which is a huge draw for businesses and residents. The city is between the San Gabriel Mountains and the port of Long Beach in the Los Angeles basin. It is only 5 miles away from Downtown Los Angeles, and is an active part of the cultural hub and sports attractions in the region which include Dodger Stadium, Staples Center, and the Walt Disney Concert Hall.

Bell is vibrant community proud of its ethnic diversity with immigrants from throughout Latin America and a growing Lebanese American immigrant community. Although small in size, the City boasts an estimated population of over 36,000 residents with projections to continue to grow over the next 5 years and is part of one of the most densely populated areas in the nation as part of the Greater Los Angeles submarket. The City's beautiful parks filled with families, tree-lined streets, and unique shops and business make it a quaint and desirable place to call home. It is an ideal location for commerce offering opportunity and long term stability.



LOS ANGELES COUNTY



LOS ANGELES COUNTY

Los Angeles County is the most heavily populated county in the country with approximately 10 million people including about 1 million that live in unincorporated areas of the county. The metropolis formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange is home to over 19.3 million residents. Los Angeles County is also home to one of the most educated labor pools in the country with a labor force of more than 4.7 million, roughly 2 million of which are college graduates.

Los Angeles County has the largest population of any county in the nation, and is home to the second most populated city in the country, Los Angeles whose total population is only second to New York City. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) services the Los Angeles County and entire Southern California area. With year end statistics showing that the airport serviced over 84 million international and domestic passengers in 2017, LAX remains the third busiest airport in the nation and the sixth busiest in the world. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).

As one of the top 20 most visited cities in the world, Los Angeles attracts millions of international and domestic visitors annually ranking tourism and hospitality among the top industries in the county:

LOS ANGELES COUNTY

INTERESTING FACTS

- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S. city.
- Los Angeles is home to 113 accredited colleges and universities, including such prestigious institutions as USC, UCLA, Pepperdine University, Loyola Marymount University and the Art Center College of Design
- The Port of Los Angeles is the busiest in the U.S. and one of the busiest in the world.
- If Los Angeles County were a country, it would have the 21st largest economy in the world.
- Los Angeles is regarded as the entrepreneurial capital of the world. It has about 200,000 small businesses, which is twice as many small businesses that can be found in any other similarly-sized region of the United States.

TOP EMPLOYERS IN LOS ANGELES

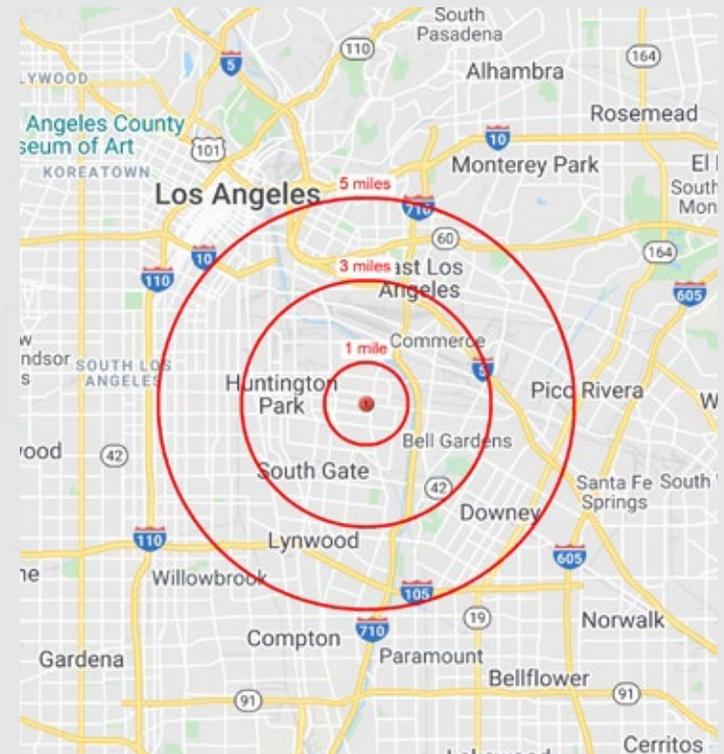
EMPLOYER	# OF EMPLOYEES
Kroger CO	145,000
County of Los Angeles	112,500
Los Angeles Unified School District	108,900
City of Los Angeles	57,200
Federal Government	48,100
Kaiser Permanente	34,800
State of California (non-education)	30,600
University of California, Los Angeles	28,600
Northrop Grumman Corp.	19,200
Boeing Co.	14,450

VISITOR STATISTICS

Total Visitors to Los Angeles County	\$48.5 million
Domestic Overnight Visitors	\$21 million
International Visitors	\$7.3 million
Day Visitors (traveled over 50 miles)	\$13.4 million
Total Visitor-Related Spending	\$22.7 billion
Overnight Visitor Spending	\$14.7 billion

DEMOGRAPHICS

4400 Gage Ave	1 MILE		3 MILES		5 MILES	
PLACE OF WORK						
2021 Businesses	1,200		9,539		26,567	
2021 Employees	9,448		107,802		311,457	
POPULATION						
2021 Population - Estimate	65,586		322,671		970,521	
2026 Population - Projection	65,190		321,909		974,642	
CLASS OF WORKER						
2020 Employed Civilian Population 16+	13,730		96,000		214,328	
White Collar	7,114	51.8%	50,232	52.3%	115,740	54.0%
Services	2,679	19.5%	18,753	19.5%	39,858	18.6%
Blue Collar	3,936	28.7%	27,015	28.1%	58,729	27.4%
DAYTIME POPULATION						
2021 Daytime Population	51,790		294,966		884,795	
Daytime Workers	12,504	24.1%	99,150	33.6%	286,452	32.4%
Daytime Residents	39,286	75.9%	195,816	66.4%	598,343	67.6%
HOUSEHOLDS						
2021 Households - Current Year Estimate	16,191		78,221		235,698	
2026 Households - Five Year Projection	16,047		77,789		236,760	
2021 Average Household Income	\$59,085		\$62,181		\$64,178	
2026 Average Household Income	\$67,124		\$70,533		\$73,529	
2021 Average Value of Owner Occ. Housing Units	\$575,076		\$554,351		\$578,111	
GENERATIONS						
Generation Alpha (Born 2017 or Later)	5,485	8.4%	26,851	8.3%	82,102	8.5%
Generation Z (Born 1999-2016)	19,313	29.5%	94,086	29.2%	283,348	29.2%
Millennials (Born 1981-1998)	19,388	29.6%	95,279	29.5%	284,718	29.3%
Generation X (Born 1965-1980)	11,737	17.9%	57,797	17.9%	170,965	17.6%
Baby Boomers (Born 1946-1964)	7,931	12.1%	40,101	12.4%	120,838	12.5%
Greatest Generations (Born 1945 or Earlier)	1,732	2.6%	8,556	2.7%	28,550	2.9%
RACE AND ETHNICITY						
White	34,191	52.1%	164,677	51.0%	439,098	45.2%
Black or African American	417	0.6%	2,807	0.9%	56,319	5.8%
Asian	406	0.6%	2,146	0.7%	15,526	1.6%
Other Race	27,204	41.5%	137,389	42.6%	412,710	42.5%
Two or More Races	2,817	4.3%	12,252	3.8%	37,031	3.8%
Hispanic	62,817	95.8%	310,639	96.3%	868,538	89.5%
White Non-Hispanic	1,846	2.8%	7,109	2.2%	28,837	3.0%



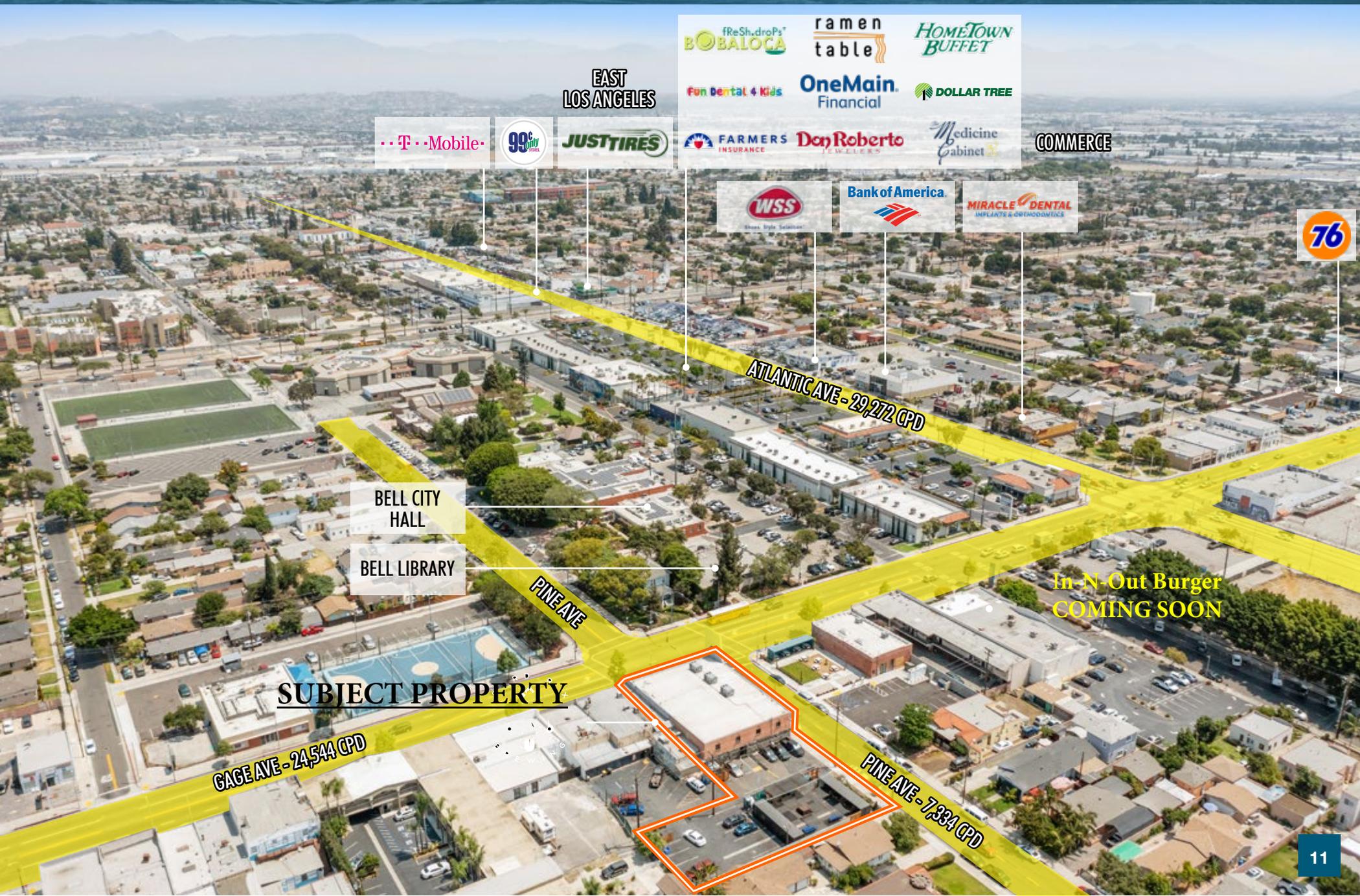
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SITE & IMPROVEMENTS

Location	4400 Gage Avenue, Bell, CA 90201
Site	The Property is situated on one two (2) parcels of land (APN: 6325-015-025; 6325-015-026) totaling approximately 0.40 acres or 17,500 SF of land area.
Zoning	BL3CR
Year Built	1951 /2019
Improvements	The property consists of one building containing +- 7,000 SF
Parking	The property provides surface parking with +- 27 private parking spaces with a shared parking agreement across Pine Avenue for an additional 14 spaces.
Frontage	4400 Gage Ave benefits from approximately 70 linear feet of frontage on Gage Avenue and 195 linear feet of frontage on Pine Avenue, with approximately 24,544 cars per day passing in front of the property along Gage and over 7,300 cars per day passing along Pine.
Access	The property has two (2) public points of ingress and egress: south of the property and directly adjacent to Gage Avenue.
Topography	The property sits at grade level along Gage Avenue.
Structural Elements	<ul style="list-style-type: none"> • Building: Concrete block • Exterior Walls: Brick walls • Exterior Windows: Glass in anodized aluminum frames • Roof: Built up composition • Roof: Mounted HVAC units



MAPS



MAPS

EAST
LOS ANGELES

••T••Mobile••



JUST TIRES

fReSh.droPs[®]
BOBALOCA

ramen
table

HOMETOWN
BUFFET

Fun Dental 4 Kids

OneMain.
Financial

DOLLAR TREE

FARMERS
INSURANCE

Don Roberto
JEWELERS

Medicine
Cabinet

COMMERCE

WSS
Wax, Eye Solution

Bank of America

MIRACLE DENTAL
IMPLANTS & COSMETICS

76

ATLANTIC AVE - 29,272 CPD

BELL CITY
HALL

BELL LIBRARY

PINE AVE

In-N-Out Burger
COMING SOON

SUBJECT PROPERTY

CAGE AVE - 24,544 CPD

PINE AVE - 7,334 CPD

MAPS



SOUTH BAY

SOUTH GATE

FLORENCE AVENUE

Bell High School

ATLANTIC AVE - 29,772 CPD

PINE AVE - 7,334 CPD

FLORA AVENUE

SUBJECT PROPERTY

In-N-Out Burger COMING SOON

GAGE AVE - 24,544 CPD

MAPS

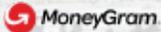


HUNTINGTON PARK

DOWNTOWN LOS ANGELES

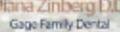
EAST LOS ANGELES

SUPERIOR GROCERS



Diana Zinberg D.D.S.
Gage Family Dental
and Orthodontics


Obrien & Doyle
LOCAL REALTY INC.


Diana Zinberg D.D.S.
Gage Family Dental
and Orthodontics

BELL LIBRARY

BELL CITY HALL


Fire Department

GAGE AVE - 24,544 CPD

SUBJECT PROPERTY

PINE AVE

PINE AVE - 7,334 CPD


CHASE



Pine Av

BORDER X BREWING

