

OFFERING MEMORANDUM

# 3613 GAGE AVE



BELL, CA 90201

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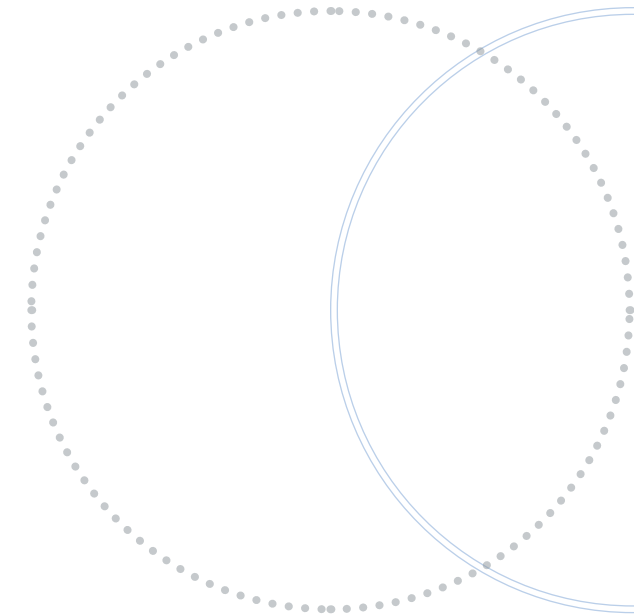
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*Exclusively  
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# OFFERING SUMMARY

## PROPERTY HIGHLIGHTS

FRONTAGE	95 FT on E Gage Ave 84 FT on Loma Vista Ave
PARCEL ID	6318-021-022
GLA SIZE	3,060
LOT SIZE	0.17 AC
BUILT / RENOVATED	1925 / 2015
ZONING	C3
PARKING SPACES	10
PARKING RATIO	3.27 / 1,000 SF
POPULATION WITHIN 10 MILES	3,367,922
AVERAGE HOUSEHOLD INCOME WITHIN 10 MILES	\$83,037
VACANCY	100%
USE	Investment or Owner User



# BELL STOREFRONT

Circa Commercial is proud to present 3613 Gage Ave in Bell, California—a prime commercial property located in a high-traffic area near major thoroughfares like Gage Ave and Atlantic Blvd. This centrally located property offers excellent visibility and flexible zoning, making it ideal for retail, office, medical, or mixed-use developments. Surrounded by thriving businesses, restaurants, and shopping centers, it benefits from strong local demographics, ample parking, and easy access to public transportation and freeways.

3D tour [Click Here.](#)



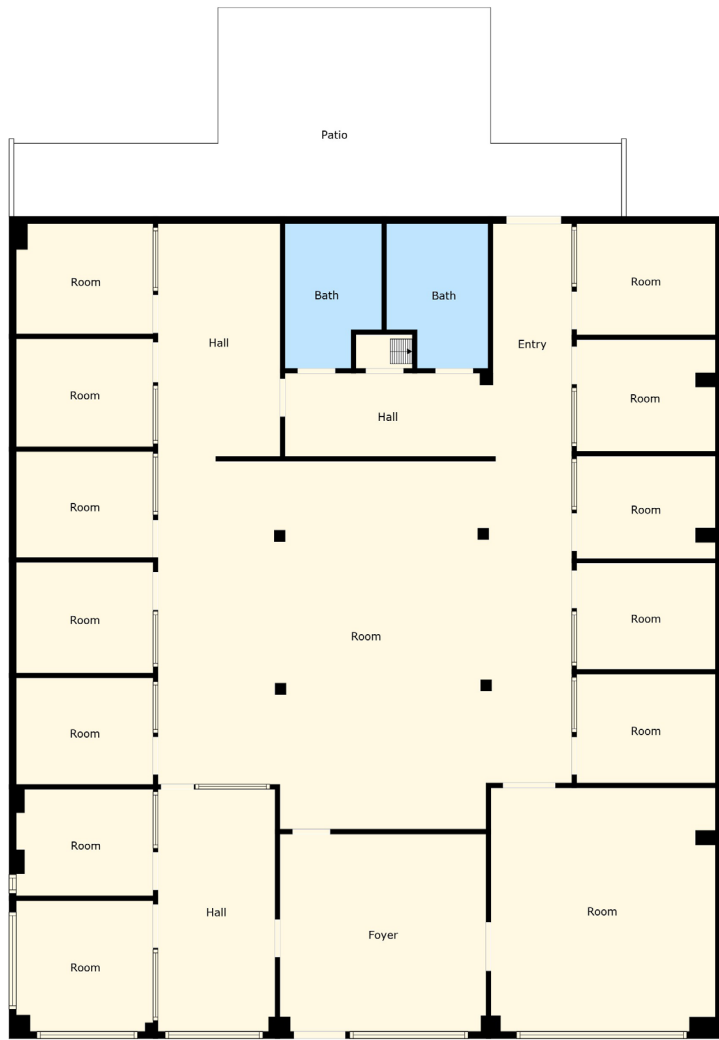
3,060 SF  
BUILDING SIZE

0.17 AC  
LOT SIZE

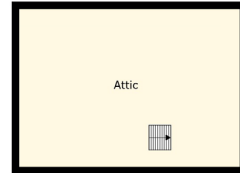


3D TOUR

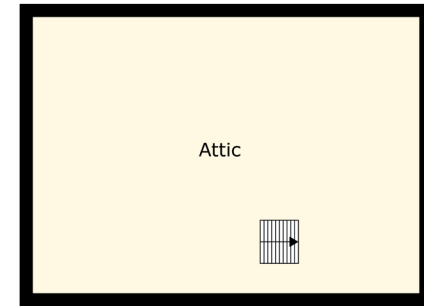
# FLOORPLANS



Floor 1



Floor 2



Measurements Calculated Are Deemed Highly Reliable, But Not Guaranteed.



Measurements Calculated Are Deemed Highly Reliable, But Not Guaranteed.

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## DEMOGRAPHICS

### *Population*

	1 Mile	3 Mile	5 Mile
2024 TOTAL POPULATION	45,136	287,010	893,003
2029 POPULATION	42,249	271,291	849,587
POP GROWTH 2024-2029	(6.40%)	(5.48%)	(4.86%)
AVERAGE AGE	36	36	36

### *Household Income*

	1 Mile	3 Mile	5 Mile
2024 TOTAL HOUSEHOLDS	11,890	73,290	228,330
HH GROWTH 2024-2029	(6.72%)	(5.82%)	(5.16%)
MEDIAN HOUSEHOLD INC	\$54,711	\$53,921	\$54,658
AVG HOUSEHOLD SIZE	3.70	3.80	3.70
2024 AVG HH VEHICLES	2.00	2.00	2.00
MEDIAN HOME VALUE	\$590,950	\$549,687	\$574,381
MEDIAN YEAR BUILT	1953	1953	1953





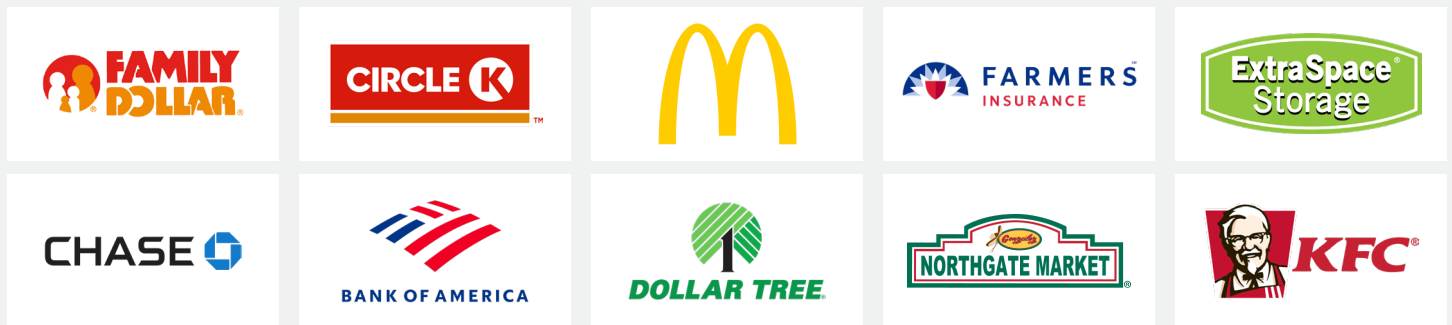
## BELL, CA

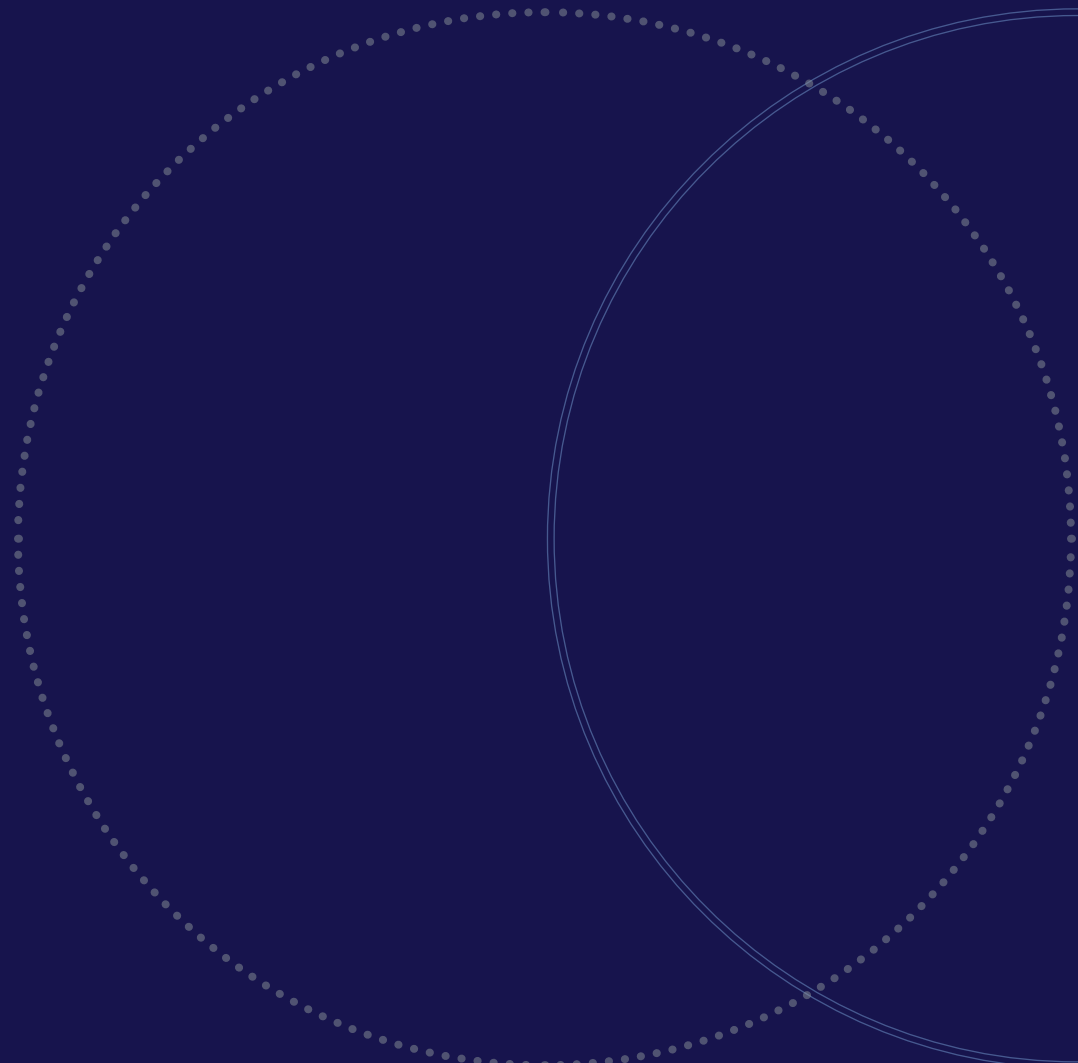
The City of Bell is located on the east bank of the Los Angeles River in southeast Los Angeles County. Bell is known as the key to industry, given it is located in the heart of the central Los Angeles industrial market.

Its' close proximity to transportation corridors including Interstate 5 (Santa Ana Freeway), Interstate 710 (Long Beach Freeway) and the Union Pacific Railroad make it to be an ideal venue for business interests.

Although small in size, according to the 2010 US Census, the City boasts a population of 35,000 residents.

### NEARBY MAJOR RETAILERS





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