

Village Square

5706 Florence Avenue, Bell Gardens, CA 90201

Prime Leasing Opportunity in Bell Gardens

Village Square is located in the heart of the City of Bell Gardens and across the street from Los Angeles County's first and finest casino, Bicycle Casino. Located adjacent to the Long Beach Freeway with over 213,000 cars per day, Village Square has excellent visibility with direct ingress/egress from Florence and Eastern Avenues. Current anchor tenants include Ross, Marshalls, Chase and Applebee's.

The prominent intersection of Florence and Eastern Avenues features over 400,000 SF of retail space. Other major retailers at the intersection include Food 4 Less, Bob's Discount Furniture, Rite Aid, and more. Annual consumer spending on apparel and services within a 3-mile radius is over \$125 million.



Highlights

Total SF: 81,000

Parking Spaces: 365

Type: Retail Center

Parking Ratio: 4.51/1,000



Population

1 mile: 48,207

3 miles: 276,416*

5 miles: 821,729



Avg. Household Income

1 mile: \$64,577

3 miles: \$84,655

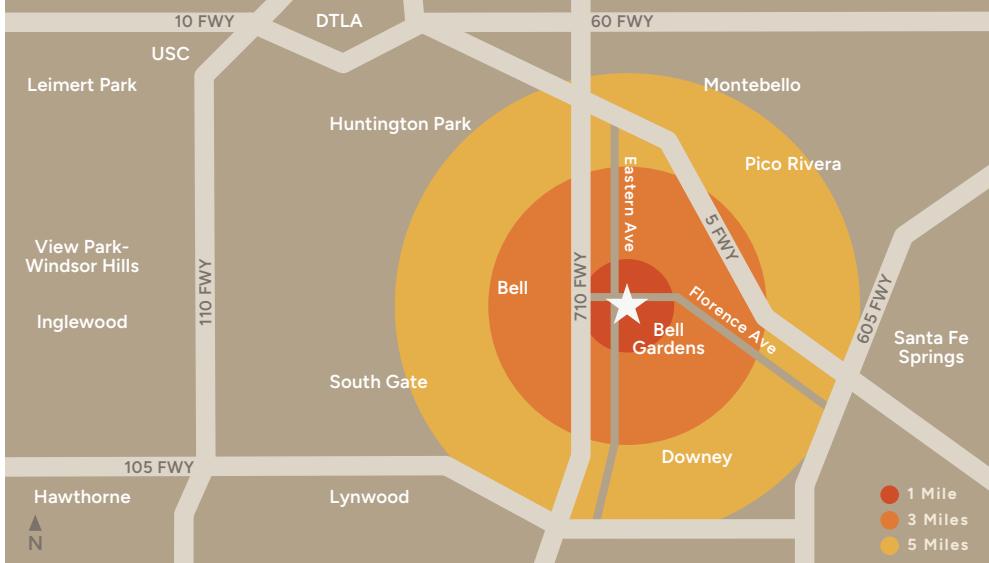
5 miles: \$84,625

*91.8% Latino population within a 3-mile radius



Traffic Count

Over 84,600 cars per day at the intersection of Florence and Eastern Avenues



PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232

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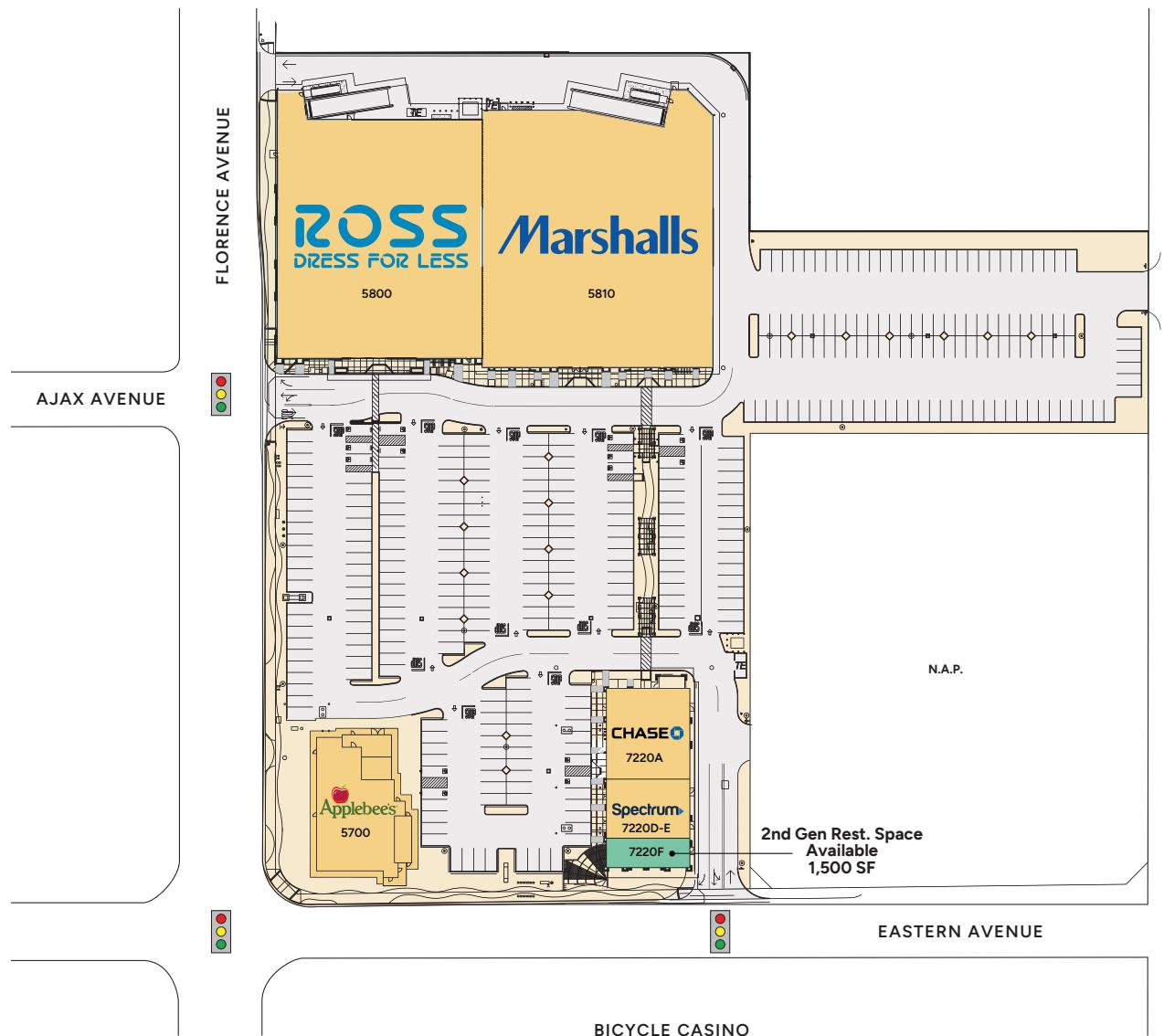
Leasing Contact

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Unit	Tenant	Sq. Ft.
5700	Applebee's	5,490
5800	Ross	30,187
5810	Marshall's	36,000
7220A	Chase	4,600
7220D-E	Spectrum	2,990
7220F	Available	1,500

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.

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