

FOR LEASE

Free-Standing Building | Corner of Gage Ave. & Jaboneria Rd.

6203 GAGE AVE BELL GARDENS, CA 90201



INVESTMENT SUMMARY

Free-Standing Building | This free-standing building of approx. 3,000 square feet is strategically located at the signalized intersection of Gage Avenue and Jaboneria Road, which experiences traffic counts in excess of 30,000 cars per day, providing retailers with exceptional brand exposure in busy corridor. The neighborhood has a tremendous mix of residential and commercial users with tons of mom-and-pop owned businesses and multi-unit apartments. Walking distance from the Bell Gardens High School and Cesar E. Chavez Elementary School.

PROPERTY SUMMARY

Building Size	3,000 (+/-) SF
Lot Size (SF)	7,549.00 SqFt
Frontage	66.00 Ft
Parking Spaces	9 + street parking
Floorplan	Open area, 4 offices
Zoning Type	Commercial
County	Los Angeles
Submarket	Mid-Cities
Parcel ID	6330-002-038

PROPERTY HIGHLIGHTS

- High-performing signalized intersection with excellent visibility and exposure on Gage Avenue and Jaboneria Rd.
- Signage opportunities visible along a high-traffic intersection travelled by over 30,000 vehicles per day.
- Property is strategically located in the Mid-Cities Submarket with direct frontage on Gage Ave.
- Significant residential development and walking distance to Bell Gardens High School
- Large open interior with 4 private offices and a breakroom.
- Past users have included a church, meat market, and a convenience store.



Acreage Real Estate

15210 Central Avenue
Chino, CA 91710

Office: 909-606-1505
theAcreage.net

KAVITA KAUR BHATIA

CEO & Broker

Mobile: 909-210-1570

kavita@theacreage.net

License #: 02034779

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#6203	--	\$ 2.00 SF/Mo	NNN	3,000 SF	Negotiable



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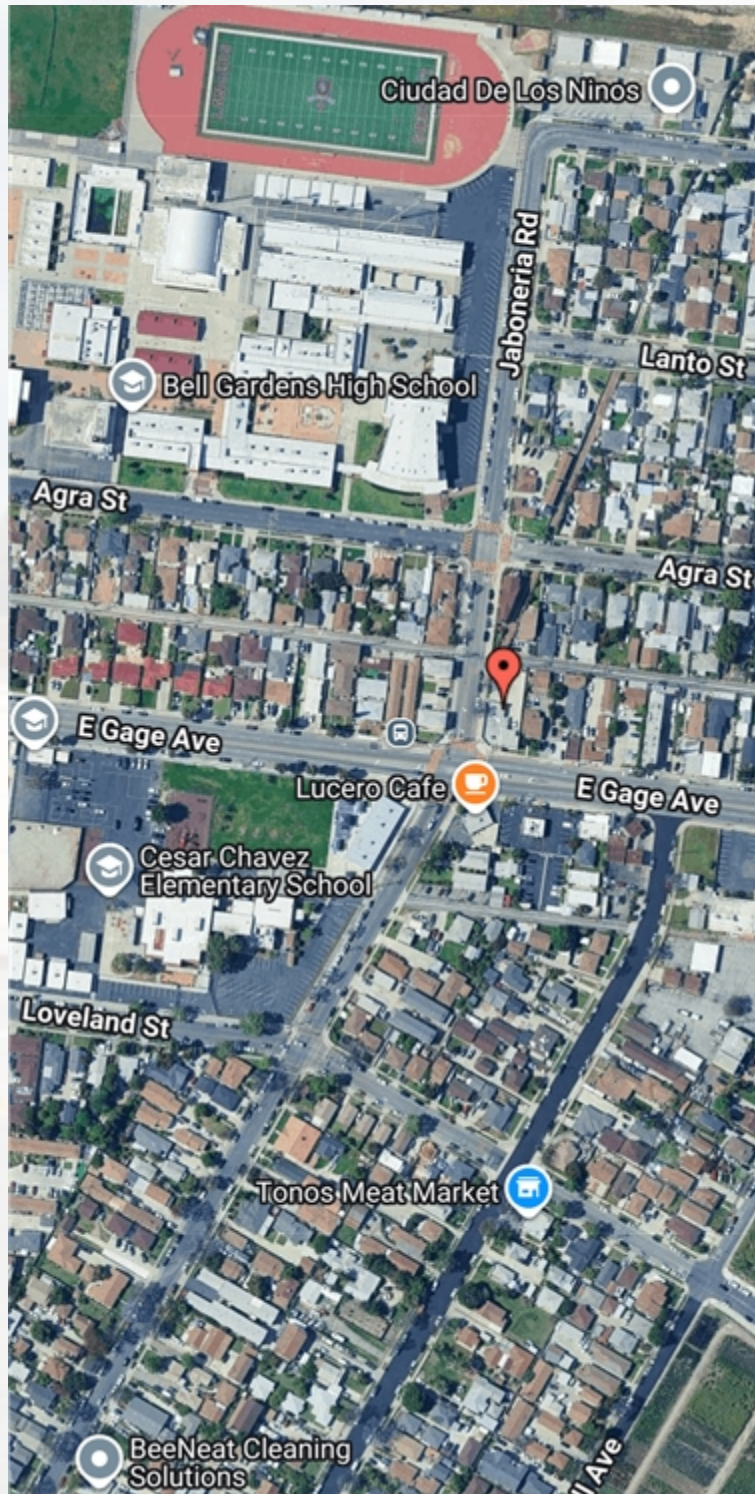
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,634	254,996	807,938
2010 Population	30,260	253,756	802,879
2025 Population	26,634	234,892	751,127
2030 Population	26,611	231,011	735,307
2025-2030 Growth Rate	-0.02 %	-0.33 %	-0.42 %
2025 Daytime Population	27,323	246,888	702,610

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	565	5,441	16,480
\$15000-24999	559	4,496	13,282
\$25000-34999	697	5,233	15,568
\$35000-49999	1,012	7,133	22,576
\$50000-74999	1,561	12,645	38,450
\$75000-99999	1,119	9,676	30,872
\$100000-149999	817	11,814	37,526
\$150000-199999	485	6,091	20,701
\$200000 or greater	373	5,673	19,687
Median HH Income	\$ 61,061	\$ 72,947	\$ 75,729
Average HH Income	\$ 78,465	\$ 94,484	\$ 97,806

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,909	65,997	206,363
2010 Total Households	7,032	66,289	207,538
2025 Total Households	7,187	68,202	215,143
2030 Total Households	7,408	68,789	215,721
2025 Average Household Size	3.69	3.42	3.46
2025 Owner Occupied Housing	1,816	25,925	93,033
2030 Owner Occupied Housing	1,861	26,515	95,029
2025 Renter Occupied Housing	5,371	42,277	122,110
2030 Renter Occupied Housing	5,547	42,275	120,692
2025 Vacant Housing	175	1,908	5,904
2025 Total Housing	7,362	70,110	221,047



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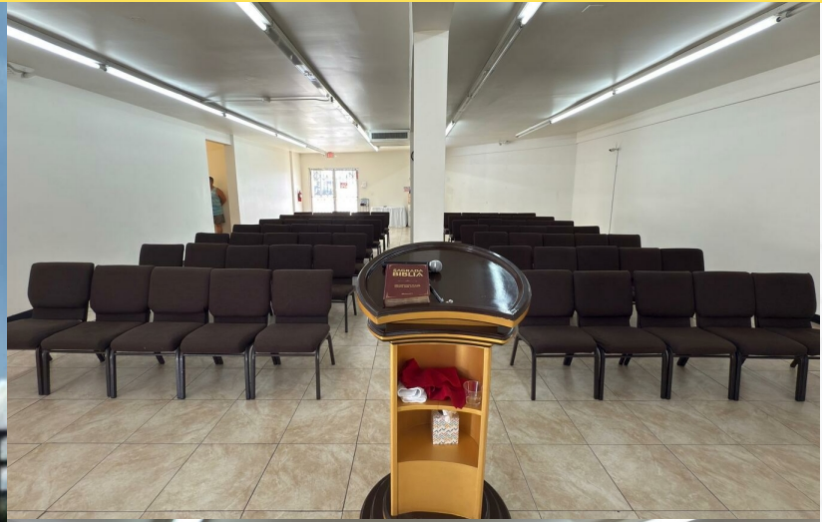
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