

PROPERTY FOR LEASE

3579 Gage Ave, Bell 90201



LIST PRICE: **\$4,850**
TYPE: **Commercial Lease/Office**
STATUS: **Active**
DAM: **1**
YEAR BUILT: **1955**
COUNTY: **Los Angeles**
LISTING ID: **DW26067312**
SELLER WILL CONSIDER
CONCESSIONS IN OFFER:



LEASE DETAILS

SQFT: **2655**
CURRENT USE:
ENTRY LEVEL: **1**
OCCUPANCY:
LEASE TYPE: **Other**
CLOSE DATE:
DIVISIBLE SQFT: **0**
CARPORT:
BAC:

DESCRIPTION

Prime freestanding commercial property for lease located at 3579 Gage Ave in the heart of Bell Gardens, offering approximately 2,655 square feet of versatile space on a 5,608 square foot lot. This highly visible property sits along the busy Gage Avenue corridor, providing excellent signage exposure, strong foot traffic, and consistent drive-by visibility—ideal for a wide range of uses including medical, (maybe) retail, office, or service-oriented businesses. The property features a functional layout with private on-site parking and convenient rear alley access, making it suitable for both customer-facing operations and light operational needs. Positioned in a dense Southeast Los Angeles market surrounded by established businesses and residential neighborhoods, this location offers outstanding accessibility and business potential. Offered at a competitive lease rate of \$4,850 per month, this is a rare opportunity to establish or expand your business in a high-demand commercial corridor. This property is also available for sale at \$897,000, presenting a unique opportunity for an owner-user or investor to acquire a well-located commercial asset. Constructed as a solid brick building, this property offers exceptional durability and long-term structural integrity, making it a reliable, lasting investment for years to come.

PHOTOS

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