



©2020 PALOMA REALTY PARTNERS



PALOMA
REALTY PARTNERS

4410 GAGE AVE.

BELL, CA 90201

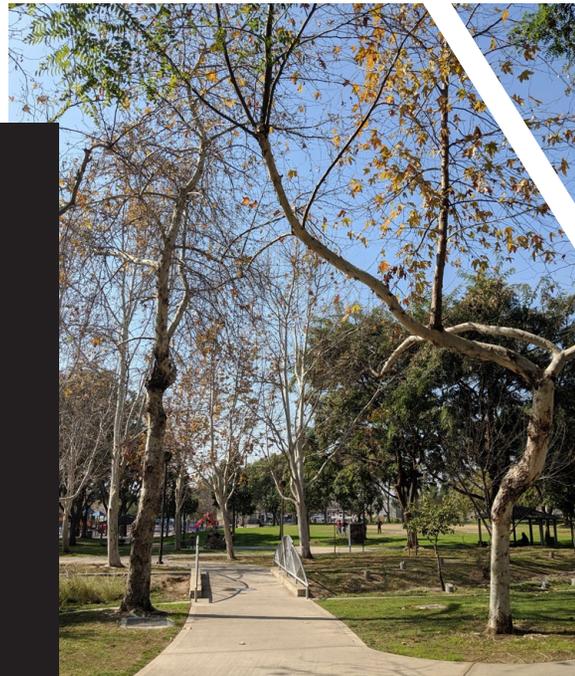
Over the past 10 years, the City of Bell has been quietly rebuilding itself into one of the most vibrant Gateway Cities in Southeast Los Angeles (SELA).

In 2019, the median home price in Bell rose faster than any other city in Los Angeles County. Of the nine cities with a double digit year over year growth, Bell led them all with an astonishing 17% increase. During the past five years, the median sales price has risen 45.9%, third in the county behind Inglewood and Compton. Even with these impressive numbers, the median home price sits at \$450,500, leaving significant room for continued growth.

Demographically, Bell is home to one of the highest population densities (17,457 psm) and the lowest median age (28.4) in LA County (2,532 psm/35.6%). Though woefully underserved, the consumer behavior of this youthful and diverse Latinx population expresses the wants and habits of those in similar neighborhoods throughout the county (NELA, East Hollywood).

51.9% of this population considers themselves “financial optimists” - they expect to be better off in 12 months and are not afraid to spend money - significantly higher than the county average of 44.6%

As part of the northern gateway to the Lower Los Angeles River Revitalization Plan (AB 530) that connects communities in a 19 mile stretch down to the Port of Long Beach, Bell is the best kept secret for visionary retailers and F&B operators seeking a new, forward-looking audience.



MARKET OVERVIEW

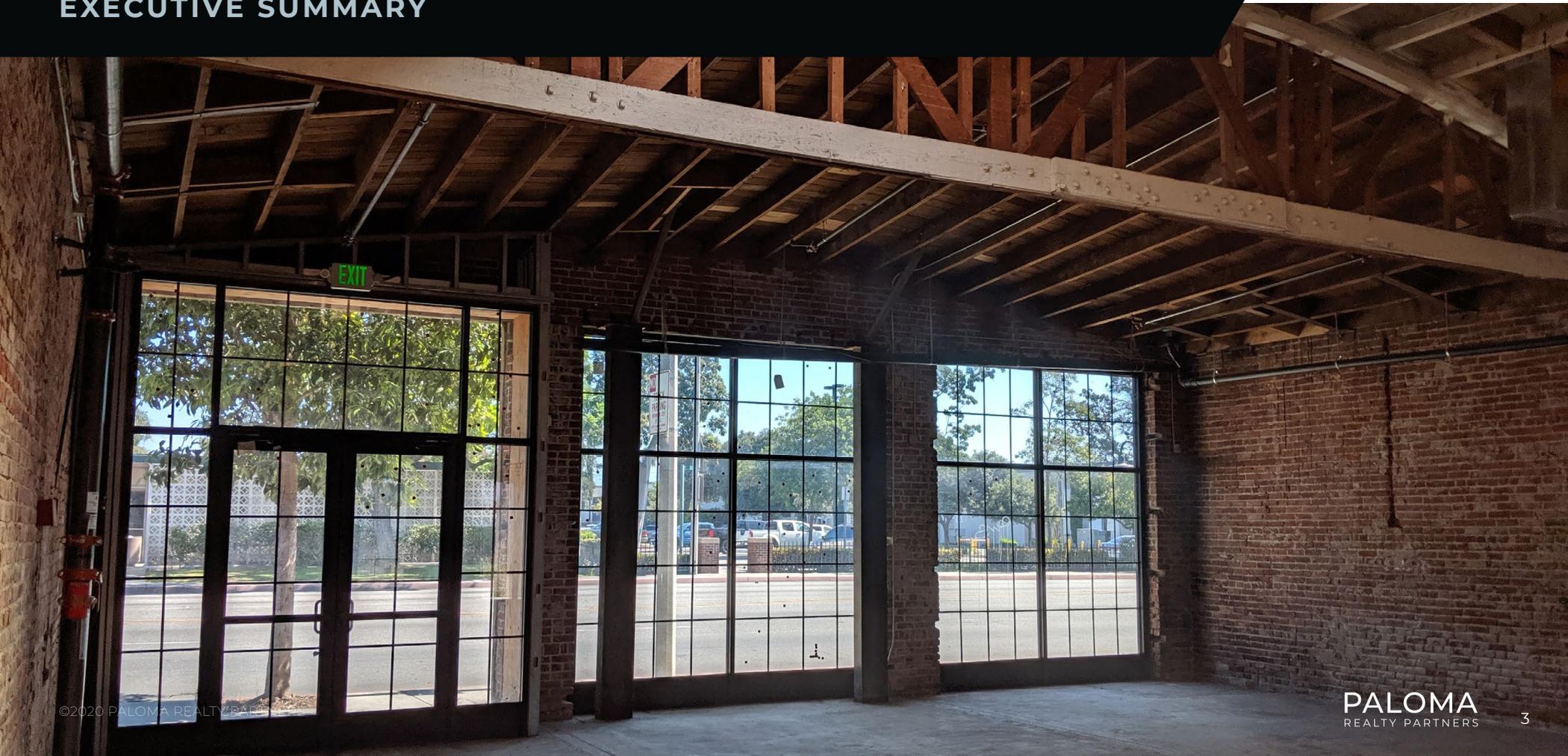


Located at the corner of Gage and Pine Avenues, 4410 Gage consists of a beautifully renovated bow-truss warehouse and an adjacent open air space with seating for 66 diners. This frontage, directly across from the library and civic center, is part of the City of Bell's initiative to create a vibrant downtown district.

The project's developers drew inspiration from the role of the yard in Southern California Latino culture - that of an impromptu gathering place, a space to nurture family, friends and community. Starting with that vision, they were instrumental in developing the 7,000 square foot Border X Brewery situated across Pine Street. Now they are expanding, creating an urban hub of experiences and tastes that both serves the local community and connects to the greater Los Angeles cultural family.

4410 Gage is an ideal home for your unique craft food & beverage vision. Come be a part of the renaissance at the heart of the City of Bell.

EXECUTIVE SUMMARY



PROPERTY DETAILS

Building SF: 2,800

Lot SF: 10,600

Zoning: Commercial (use code 2600)

Year Built: 1927

Construction: Masonry & Bow Truss

Blvd. Frontage: 90'

Parking: 14 onsite with an additional 29 in a shared lot across the street

Size: 1,400 SF

Monthly Rent: \$2.30 NNN

Availability: Q3 2020

Term: Negotiable

SPACE PROFILE



KEY HIGHLIGHTS/FEATURES

- Full remodel and new construction of Class A Retail space
- 66 seat outdoor seating capacity
- 14 stall off-street parking, including eight (8) Tesla Super Charging Stations
- 24,000 Average Daily Traffic Count
- Three Mile Radius Demographics:

Population:
322,093

Daytime
Employees:
114,783

Median
Household
Income:
\$42,027

Annual Food
and
Entertainment
Spending:
\$235,192,000

- 5 minutes to the Los Angeles River
- Opportunity to capture market share for craft F&B in underserved community
- 25 spaces of shared parking with 4400 Gage
- Site has CUP for Types 21, 23 and 47 (11:30am-10:00pm Su-Th, 11:30am-12:00am Fr-Sa)

RENDERINGS



RENDERINGS



LOCATION

PASADENA
17 MILES

MID-WILSHIRE
15 MILES

DTLA
7 MILES

CULVER CITY
17 MILES

EAST LOS ANGELES
4 MILES

INGLEWOOD
11 MILES



DEAN HARADA, ASSOCIATE DIRECTOR

323 893 5961

dean@palomarealtypartners.com

BRE #02068800

CHRIS CUNNINGHAM, PRINCIPAL

818 481 7891

chris@palomarealtypartners.com

BRE #01476244

OLIVER FRIES, PRINCIPAL

805 259 9638

oliver@palomarealtypartners.com

BRE #01891656

1605 Pacific Avenue
Venice, California 90291
310-392-2436

www.palomarealtypartners.com

Corporate License ID: 02050984



DISCLAIMER

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.

PALOMA
REALTY PARTNERS