

FOR SALE
COMMERCIAL / AUTO

Great 1031
Exchange Property



6434 Eastern Ave., Bell Gardens, CA 90201

PLEASE DO NOT DISTURB TENANTS OR DISCUSS SALE

Offered at \$3,300,000

- **5.1% CAP**
- **Includes a National Credit tenant O'Reilly Auto**
- **Hard Corner**
- **MU Zoned**
- **± 13,036 SF / on .52 Acre Lot**
- **Direct Street Frontage**
- **ADT ± 50,000 Vehicles /Day Eastern & Guage**

Contents

- Property Details
- Financial Data If Applicable
- Region & City Information
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

Contact Brokers For More Information:

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Aurelio Fuentes | (909) 264-4770 | aureliojfuentes@gmail.com | DRE# 01908619

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10535 Foothill Blvd., Suite 460, Rancho Cucamonga CA 91730
Each office is individually owned and operated | Buyer to verify all information, subject to change.

PROPERTY DETAILS



Do not disturb tenants.

Structure SF: 13,036 SF	Stories: 2	Excellent opportunity to own a high image commercial building on a high traffic street. Building features off street parking, 4 Automotive Bays with roll up doors.
Year Built: 1990	Land Area: 0.52 Acres	Newer roof and rooftop A/C units on front section. Zoning is Bell Gardens MU Zoning, allows for flexible use.
Construction: Block	Parking: ± 30 Spaces plus additional off street	Downstairs front leased to O'Reilly Automotive a publicly traded company. NASDAQ ORLY with over 6,000 locations in U.S., Canada and Mexico https://corporate.oreillyauto.com/
Zoning: MU	Sprinklers No	The back leased to auto repair shop with 4 bays. Upstairs leased to religious organization
Power: 400 Amps 120 / 240 v	Bathrooms 4	Great location in the city of Bell Gardens with easy access to the 710, 5 and 105 freeways and downtown Los Angeles and surrounding areas. Bell Gardens is the home of the \$50 Million Parkwest Bicycle Casino and Hotel.

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FINANCIAL DATA



RENT ROLL

Tenant	Space Description	Estimated RBA SF	% of total property	Mo Base Rent	Est CAM Fees Paid by Tenant	Total Cash Received Mo	Base Rent \$ PSF	Total Income \$ PSF	Lease Expiration	Extensions	Notes
Blessed Auto	Auto Shop Area	3,400	26%	\$5,033	\$506	\$5,539	\$1.48	\$1.63	June 30, 2027	None	
River of Living Water	Upstairs Open Area and Offices	5,496	42%	\$3,600	\$436	\$4,036	\$0.66	\$0.73	Month to Month	None	
O'Reilly Auto	Retail Parts Store Area	4,200	32%	\$7,050	\$785	\$7,835	\$1.68	\$1.87	Dec 2024	2 Additional Two Year Options	O'Reilly Billed CAM Fees
		13,096		\$15,683	\$1,727	\$17,410					

EXPENSE DATA

NET INCOME SUMMARY

* Expense		Total Income		
Annual Expenses		Base Rent	CAM Fees	Total Cash Received
Stated Current Expenses \$	17,333	\$ 15,683	\$ 1,727	\$ 17,410
Projected Tax Increase over current at 3.3M Sale \$	20,751			
Total \$	38,084	\$ 188,196	\$ 20,724	\$ 208,920
		Annual Expenses \$	(38,084) Expenses	
		Net Operating Income: \$ 170,836 Annual Cash Received		

* Notes: Management fees, market vacancy rate and reserves are not included in expenses. Property is currently owner managed. Seller pays electric and it is prorated by unit and then tenants reimburse owner. Electric is not included in operating expense because it is reimbursed monthly. Tenants are billed for property taxes but leases are structured so any increases in property tax over base year seller owner pays. This is a snapshot of current property financials and estimates only buyer to conduct their own due diligence and verify all numbers.

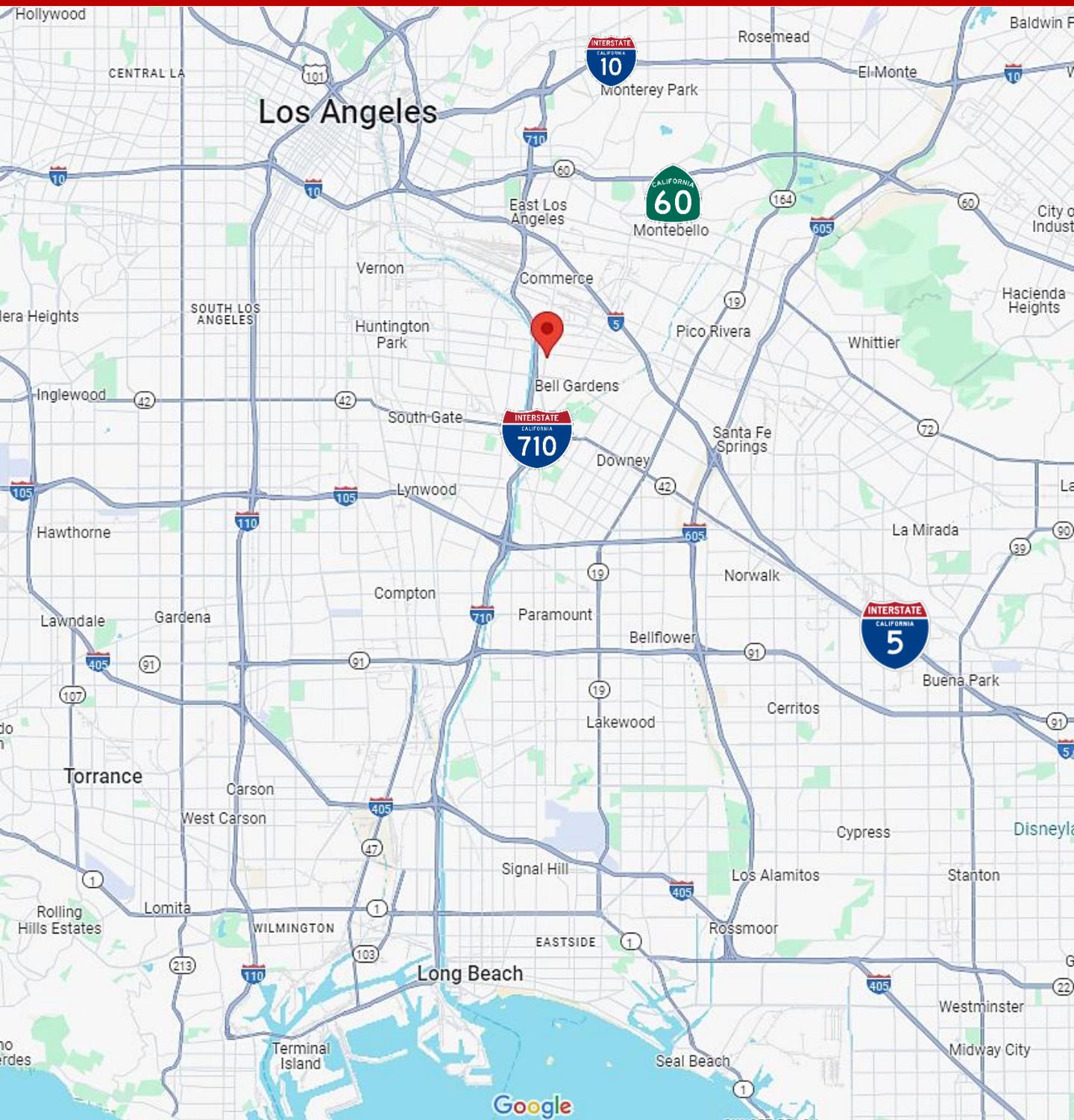
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AREA MAP



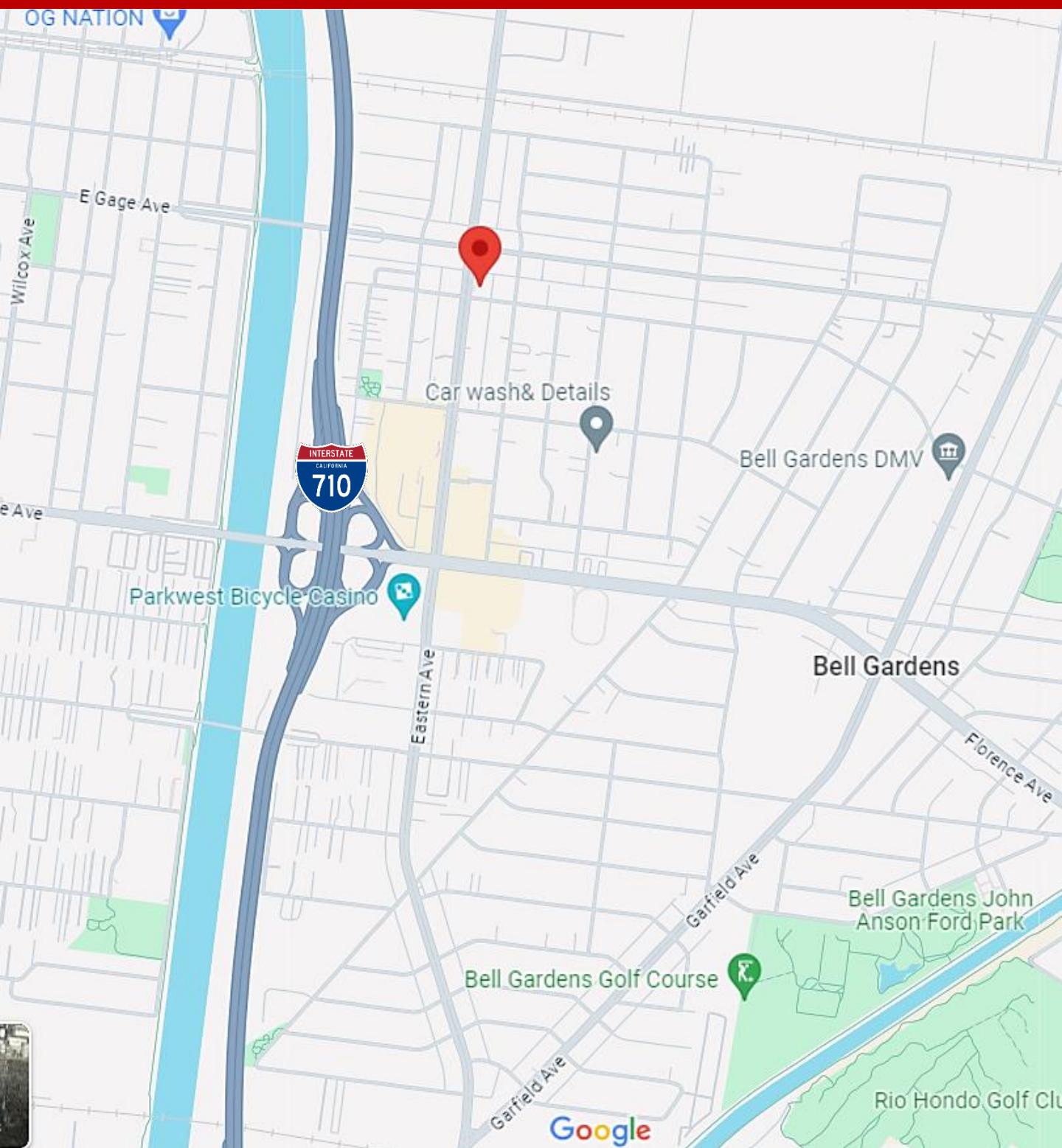
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LOCATOR MAP



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AERIAL VIEW



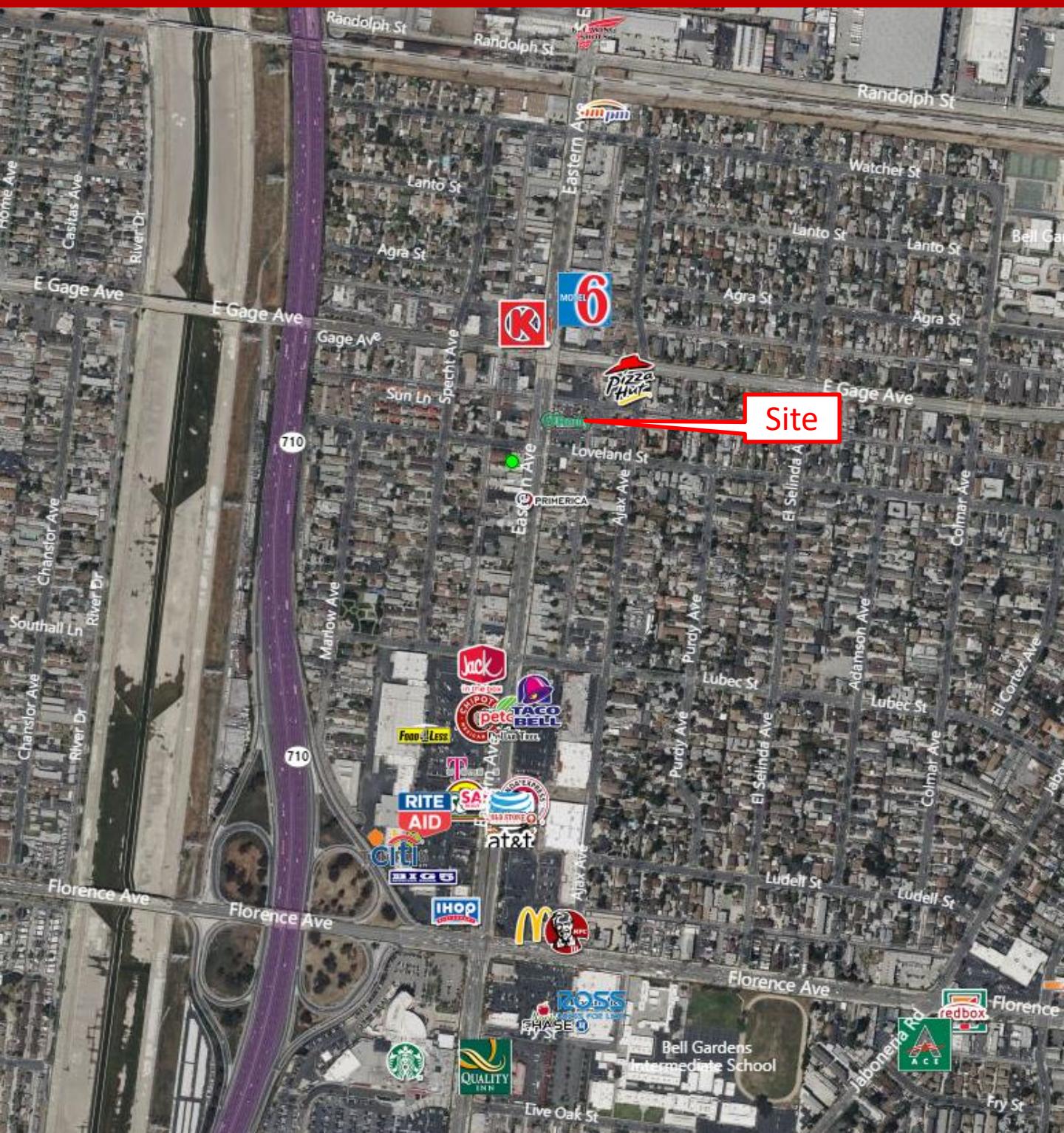
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MAJOR BRANDS IN AREA



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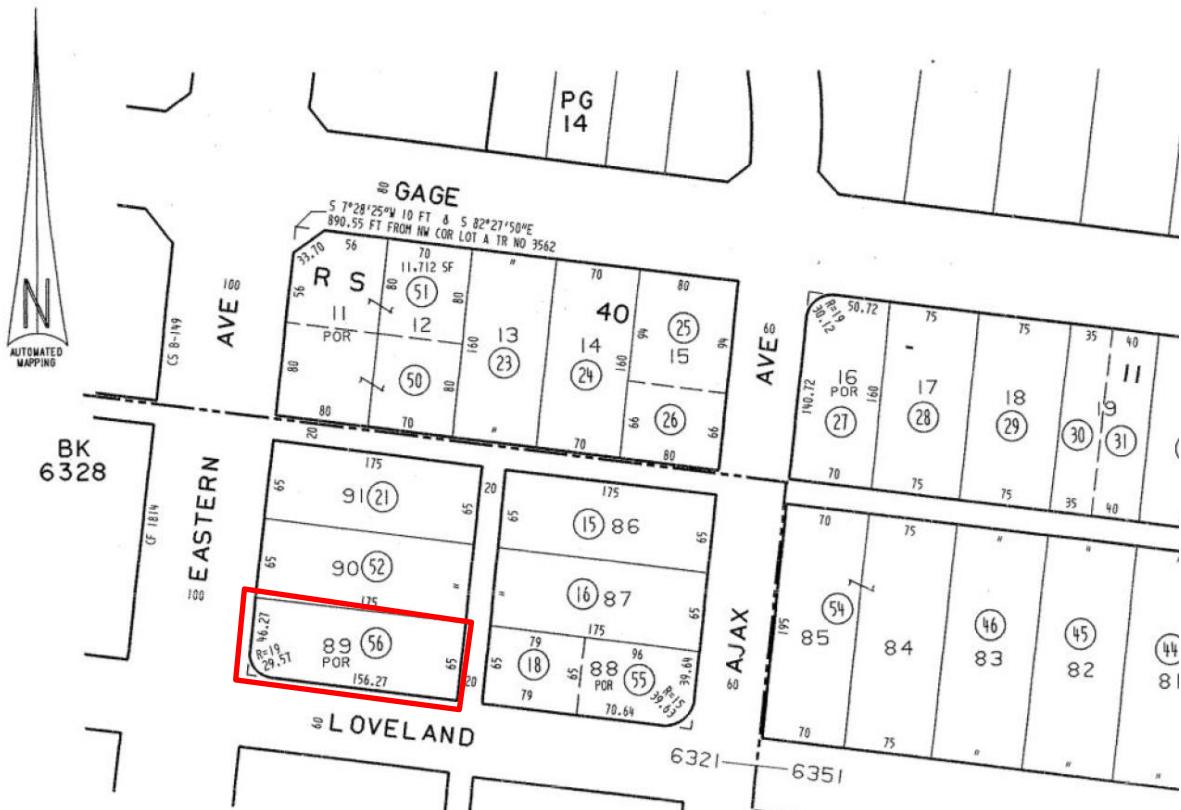
PARCEL MAP

Excerpt from parcel map, verify all with city, county and title company. For information purposes only.

6330 15 JUVEL - 100 6321
P.A. 6328-4 & 5 6351

COUNTY OF LOS ANGELES 97031405004001-12
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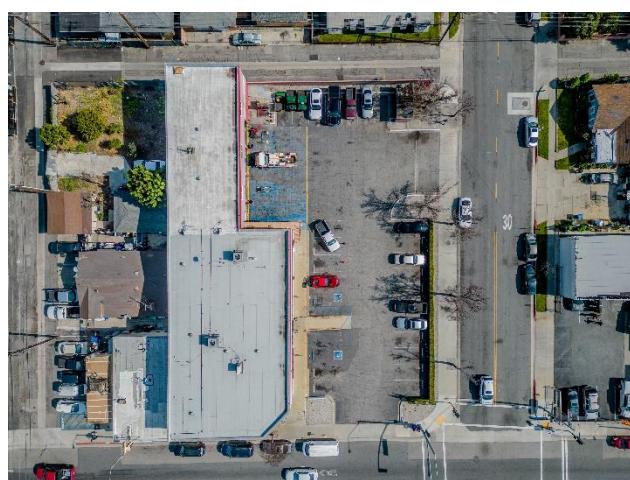
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PROPERTY PHOTOS



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PROPERTY PHOTOS

Older photos of upstairs do not reflect upgrades



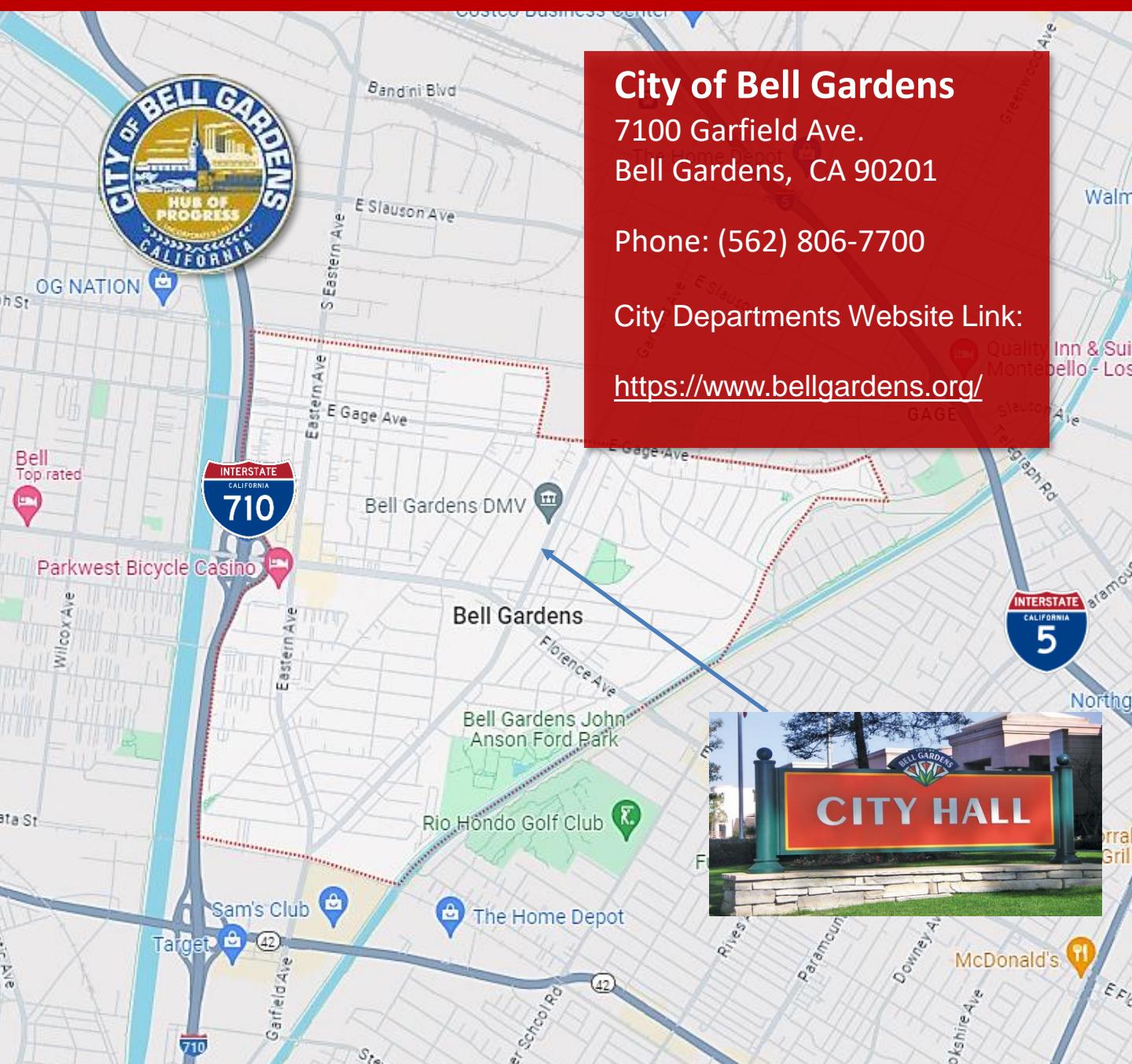
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CITY / COUNTY CONTACT INFORMATION



City of Bell Gardens

7100 Garfield Ave.
Bell Gardens, CA 90201

Phone: (562) 806-7700

City Departments Website Link:

<https://www.bellgardens.org/>



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ZONING / PERMITTED USE

M-U (Mixed Use Residential/Commercial). Established to provide a combination of commercial and residential uses working in tandem to supply the community with live-work and downtown living opportunities. This designation should be established for properties located on parts of Eastern Avenue and Gage Avenue. Permitted residential densities correspond to the high-density residential zone of 30 dwelling units per acre, and commercial uses are limited to a maximum floor area ratio (FAR) of 4.0. In order to establish this zone, consolidation of parcels to meet a minimum project threshold area of 15,000 square feet is required.

See attached for more data and use tables.

All information is subject to change and was found at the city website please verify with city regarding all permitted uses and requirements.

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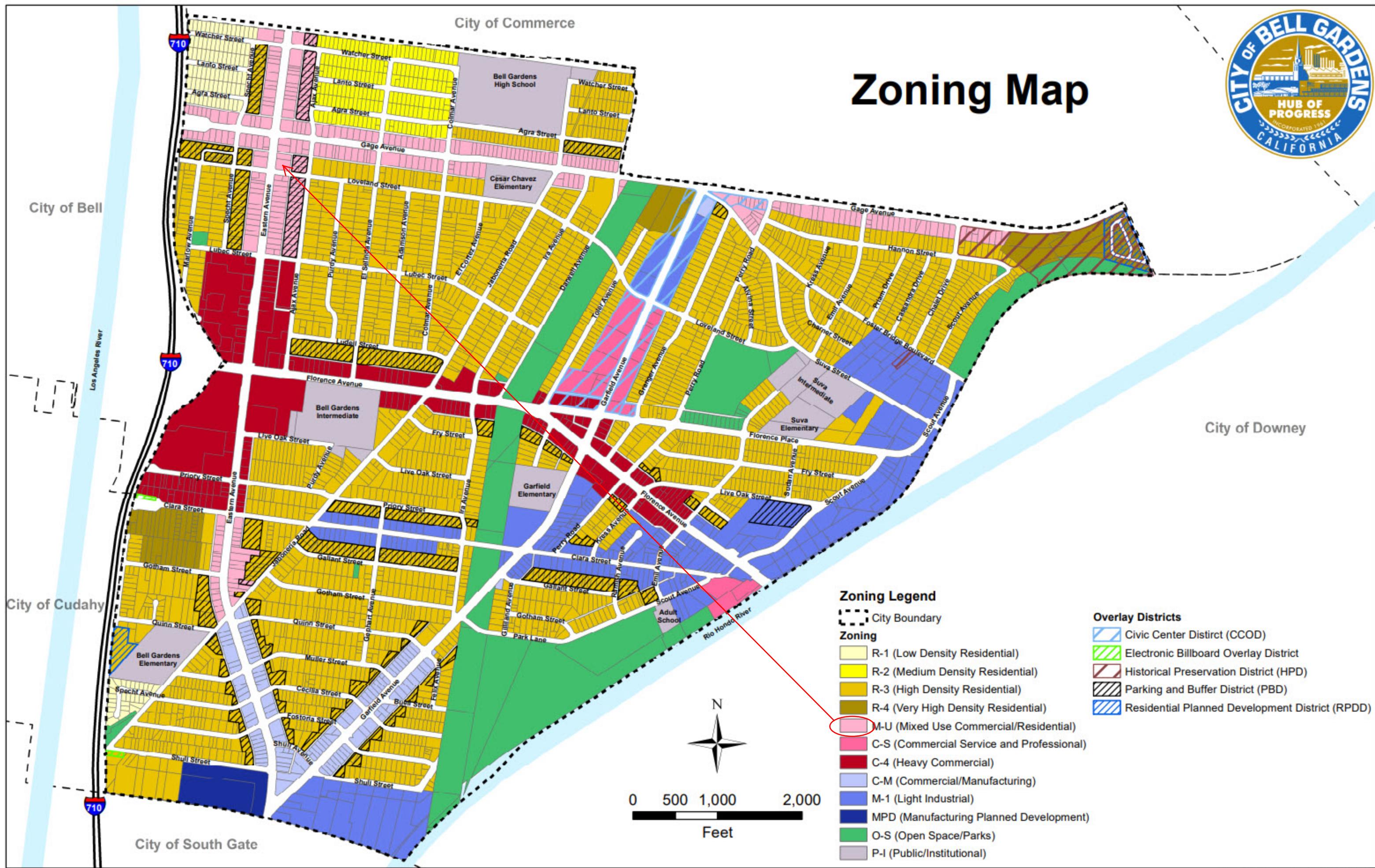


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Zoning Map



Chapter 9.12 COMMERCIAL ZONES

Sections:

9.12.010 Designation of commercial zones.

9.12.020 Intent and purpose.

9.12.030 Permitted land uses.

9.12.040 Development standards.

9.12.050 C-M zone performance standards.

9.12.010 Designation of commercial zones.

As used in this title, the following land use designations shall be considered the commercial zones:

M-U	Mixed Use Residential/Commercial
C-S	Commercial Service and Professional
C-3	Medium Commercial
C-4	Heavy Commercial
C-M	Commercial/Manufacturing

(Ord. 806 § 1, 2007).

9.12.020 Intent and purpose.

The commercial zones are established to provide areas in which business may be conducted, goods sold and distributed, services rendered, public activities offered and other similar commercial activities conducted. The commercial zones are intended to fulfill the need for shopping areas, which may range in size and composition from a neighborhood shopping facility to a regional shopping center. With the exception of the M-U residential/commercial zone, residential development is not allowed in any commercial zone, and the standards of development are designed to make the various commercial

areas compatible with any adjacent development. The specific intent and purpose of each commercial zone is identified below:

A. M-U (Mixed Use Residential/Commercial). Established to provide a combination of commercial and residential uses working in tandem to supply the community with live-work and downtown living opportunities. This designation should be established for properties located on parts of Eastern Avenue and Gage Avenue. Permitted residential densities correspond to the high density residential zone of 30 dwelling units per acre, and commercial uses are limited to a maximum floor area ratio (FAR) of 4.0. In order to establish this zone, consolidation of parcels to meet a minimum project threshold area of 15,000 square feet is required.

B. C-S (Commercial Service and Professional). Established to provide areas for the development of business and professional offices and related uses in locations within or in close proximity to residential areas where such uses can conveniently serve the public. This zone permits the development of light traffic-generating uses to be located on heavily traveled highway frontages, or adjacent to commercial or industrial zones, in order to lessen the impact on surrounding residential uses.

C. C-3 (Medium Commercial). Established to provide for a community's general commercial needs on a local basis. This zone combines neighborhood commercial uses and light retail uses that serve the local population with more general commercial uses where a wide range of retail and service establishments are needed to provide for the surrounding local community.

D. C-4 (Heavy Commercial). Established to provide for regional commercial needs. This zone provides for intensive commercial activities and specialized service establishments that require a central location within a large urban population. It also permits the development of wholesale businesses and major financial and administrative centers that may serve an entire region.

E. C-M (Commercial/Manufacturing). Established to provide commercial areas with limited and restricted manufacturing and wholesaling activities accessory to the commercial use. Standards are intended to control the intensity of uses, mitigate impacts

on surrounding areas, and generally limit uses to those that can be operated in a clean and quiet manner. (Ord. 806 § 1, 2007).

9.12.030 Permitted land uses.

The following Commercial Land Use Matrix, Table 9.12A, establishes the land uses that are permitted, conditionally permitted, permitted as accessory uses only, temporarily permitted, or strictly prohibited in the commercial zones. Uses that are not listed in Table 9.12A shall be expressly prohibited. Uses not listed but similar to those permitted or conditionally permitted may be found to fall within the intent and purpose of this zone by the planning commission. The commission must find that the use(s) will not be more obnoxious or materially detrimental to the public welfare and must be comparable in nature and of the same class as the uses enumerated in this section.

Table 9.12A: Commercial Land Use Matrix*

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Access to property lawfully used for purposes not permitted in the commercial zones	S	S	S	S	S	Provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses.
Accessory buildings or structures	S/A	S/A	S/A	S/A	S/A	
Alcohol beverage sales	C	C	C	C	C	Refer to BGMC 9.20.050 , Alcoholic beverage uses – Conditional use, for special use standards.
Amusement arcades				C	C	Refer to BGMC 9.20.055 , Amusement arcades/Internet cafes – Conditional use, for special use standards.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Antennas (wireless facilities)	C		C	C	C	Refer to BGMC 9.20.065 , Antennas (wireless telecommunications facilities), for special use standards.
Antique shops	P		P	P	P	
Apartment houses	P			C	C	
Appliance stores, household	P		P	P	P	
Art supply shops	P		P	P	P	
Auditoriums and conference rooms			P	P	P	
Automobile general repair	P		P	P	P	Includes brake repair shops, engine and mechanical repair, muffler shops, tire repair and sales (new tires only), but excludes complete engine rebuilding, machining, or welding; all operations must be conducted within an enclosed building. Refer to Division 4 of this title, Supplemental Development Standards, BGMC 9.28.010 .
Automobile painting and reupholstering shops, but excluding body and fender work					P	Incidental body and fender repair (less than 25 percent of floor and lot area) may be approved through a conditional use permit; all operations must be conducted within an enclosed building.
Automobile parts supply stores	P		P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Automobile sales dealerships, rental agencies, and sightseeing agencies (new and used vehicles)			P	P	P	Refer to BGMC 9.20.075 , Automobile sales, for special use standards.
Automobile service stations	C		C	C	C	Refer to BGMC 9.20.080 for standards.
Bakery goods, manufacturing of					A	
Bakery shops	P		P	P	P	
Banks, savings and loan and credit unions	P	P	P	P	P	
Banquet facility			C	C	C	Refer to Chapter 9.04 BGMC, Definitions.
Barber and beauty shops	P	P	P	P	P	
Bars				C	C	
Bicycle, scooter and similar vehicle rentals and service	P		P	P	P	
Billboards					C	Refer to BGMC 9.40.050 , Billboard standards matrix.
Billiard and pool halls			C	C	C	Refer to BGMC 9.20.085 , Billiard and pool hall uses – Conditional use, for special use standards.
Blueprint shops	P	P	P	P	P	In association with retail copy center only.
Boat and other marine sales, new and used				P	P	Outdoor display permitted in C-3, C-4, and C-M zones only.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Body art establishments				C		Refer to the special use regulations of BGMC 9.20.086 , Body art establishments.
Bookstores and bookbinders	P	P	P	P	P	
Bowling alleys	P		P	P	P	
Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter	A	A	A	A	A	Contractor's temporary office; provided, that any lot or parcel of land so used is a part of the building project, or on property adjoining the construction site.
Business and commercial schools – Trade schools	C	C	C	C		
Candy and confectioneries, manufacturing of					A	See Footnote No. 1 at end of table.
Candy or confectionery stores	P		P	P	P	
Cannabis cultivation ²						
Cannabis manufacturing						
Cannabis retail ³	C	C	C	C	C	Refer to Chapter 9.20 BGMC for additional development standards for cannabis retail. Refer to Chapter 5.12 BGMC for business regulatory permit and operating standards for cannabis retail.
Cannabis testing laboratory						
Canvas products, manufacturing of					A	See Footnote No. 1 at end of table.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Car washes	C		C	C	C	Refer to BGMC 9.20.087 , special use standards for car washes.
Carnivals, circuses, and street fairs	S/T	S/T	S/T	S/T	S/T	Refer to Chapter 9.42 BGMC, Temporary Uses and Structures.
Casino resort				P		Refer to Chapter 5.25 BGMC for business license requirements and this title.
Catering services	P	P	P	P	P	
Cemetery and columbarium				C	C	
Ceramics, manufacturing of					A	Incidental to retail sales from the premises, provided the total volume of kiln space does not exceed 16 cubic feet.
Churches, temples and other places of religious worship	P	P	P	P	P	
Cleaning and dyeing personal services, including incidental spotting, sponging, pressing and repairs	P		P	P	P	
Cloth products, manufacturing of (not including manufacturing of clothing)					A	See Footnote No. 1 at end of table.
Clothing stores	P	P	P	P	P	
Clubs and lodges		C	P	P	P	
Commercial condominium projects and commercial planned developments	C	C	C	C	C	Refer to BGMC 9.20.095 for standards.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Communication equipment buildings	C	C	P	P	P	
Cottage food operations	P					Refer to BGMC 9.20.096 for standards.
Dance halls			C	C	C	Refer to Chapter 5.28 BGMC.
Dance school	P		P	P	P	
Day care for adults and children: special home, family home, special care, nursery	C	C	P	P	P	Refer to BGMC 9.20.040 for adult standards.
Delicatessens	P		P	P	P	
Dental and medical clinics, including laboratories and pharmacies in conjunction therewith	P	P	P	P	P	
Department stores			P	P	P	
Doughnuts, manufacturing of					A	See Footnote No. 1 at end of table.
Dry cleaning, self-service	P	P	P	P	P	
Electric transmission substations and electric generating plants, including microwave, cellular and radio facilities in conjunction therewith	C	C	C	P	P	Refer to BGMC 9.20.100 for standards.
Electrical, electronic and electromechanical instruments and equipment, manufacturing of					A	See Footnote No. 1 at end of table.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Electronic display signs				C		Refer to BGMC 9.40.055 for special use standards.
Entertainment and recreation facilities, excluding adult service and amusement arcades	P		P	P		
Equipment rental services of small home use tools, including rototillers, power mowers, sanders, power saws, cement mixers and other similar equipment				P	P	Outdoor display and storage of equipment rental permitted in C-3 and C-4 zones.
Florist shops	P		P	P	P	
Forklift, sale, rental, service and repair					C	This shall not permit body and fender repair.
Fortunetelling				C	C	Refer to BGMC Title 5 for business license requirements.
Fraternity and sorority houses	C	C		C	C	
Furniture reupholstering or redecorating store				P	P	Refer to BGMC 9.20.105 for standards.
Furniture stores	P		P	P	P	
Gift shops	P		P	P	P	
Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture				P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Glass products, manufacturing of (from previously prepared materials)					P	See Footnote No. 1 at end of table; provided, that no individual crucible shall exceed a capacity of 16 cubic feet.
Golf courses		C	P	P	P	
Golf driving ranges			C	P	P	
Gymnasiums			P	P	P	
Hardware stores (small retail)	P		P	P	P	
Health and fitness centers				P	P	
Heliports				C	C	
Hobby supply shops	P	P	P	P	P	
Home occupation	A					Refer to BGMC 9.20.170 , Home occupation permit.
Homes for aged persons, children, special boarding, foster family, small group care	P	P	C	C	C	
Hospitals		C	C	C	C	
Hospitals and medical clinics for small animals			C	C	C	Refer to BGMC 9.20.060 for standards.
Hotels, motels, bed and breakfasts, and other similar facilities	C	C	C	C	C	Refer to BGMC 9.20.110 for standards.
Housing for the elderly	P	P	P	P	P	
Ice cream, manufacturing of					P	See Footnote No. 1 at end of table.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Ice cream shops	P		P	P	P	
Ice sales, not to include ice plants			P	P	P	
Institutions: aged persons, children	C	C	C	C	C	
Instructional studio	P		P	P	P	
Interior decorating shops				P	P	Refer to BGMC 9.20.105 for standards.
Internet cafes				C	C	Refer to BGMC 9.20.055 , Amusement arcades/Internet cafes – Conditional use, for special use standards.
Jewelry, manufacturing of					A	See Footnote No. 1 at end of table.
Jewelry stores with incidental repairs	P	P	P	P	P	
Lapidary shops					P	See Footnote No. 1 at end of table.
Laundries, self-service			P	P	P	
Leather goods stores	P		P	P	P	
Leather products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.
Locksmith shops	P		P	P	P	
Mail order houses					P	
Mail order houses, not to include warehousing	P	P	P	P		

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Markets, food	P		P	P	P	
Massage establishments				P		Subject to Chapter 5.46 BGMC.
Menageries	P			C	C	
Microwave stations	C	C	C	C	C	
Millinery shops			P	P	P	
Mobile home parks			C	C	C	Refer to BGMC 9.20.125 for standards.
Mortuaries	P	P	P	P	P	
Motorcycle repair					P	Excludes complete engine rebuilding, machining, or welding; all operations must be conducted within an enclosed building; refer to Division 3 of this title, Special Uses and Prohibited Uses, for specific standards.
Museums			P	P	P	
Music stores	P		P	P	P	
Nurseries, including the growing of nursery stock			P	P	P	Outdoor display and storage permitted in C-3 and C-4 zones. Outdoor display and storage permitted for nursery stock-plant material only in C-M zone.
Offices: finance, insurance, real estate, personal, business and professional	P	P	P	P	P	
Optical goods, manufacturing of					A	See Footnote No. 1 at end of table.
Packaging businesses					P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Paint and wallpaper stores			P	P	P	
Paper products, manufacturing of (from previously prepared material)					A	See Footnote No. 1 at end of table.
Parking lots and structures, off-site			P	P	P	Outdoor display and storage of automobiles permitted in C-3, C-4, and C-M zones.
Pawnshops				C		Applies only to legal, nonconforming pawnshop establishments possessing a valid conditional use permit granted pursuant to BGMC 9.64.070(C) as of the effective date of the ordinance establishing pawnshops as a conditionally permitted use (Ord. 866).
Pet supply and pet shops			P	P	P	
Photoengraving	P	P		P	P	
Photographic equipment and supply stores	P	P	P	P	P	
Photography studios	P	P	P	P	P	
Plastic products, manufacturing of (from previously molded material)					A	See Footnote No. 1 at end of table.
Plumbing shops			P	P	P	In the C-3 and C-4 zones, outdoor display and storage of plumbing shop storage yard permitted if enclosed by a solid fence of no less than six feet in height.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Pottery stores	P		P	P	P	
Poultry markets, not to include slaughtering	P		P	P	P	
Printers or publishers	P	P	P	P	P	
Radio and television stores			P	P	P	
Residential, multiple-family and condominium	C					
Residential care facility, seven to 15 persons	C					Refer to BGMC 9.20.137 , special uses and applicable standards, in addition to BGMC 9.10.040 .
Rest homes	C	C				
Restaurants, catering services, and other eating establishments, without live entertainment, alcoholic sales, and/or drive-through services	P	P	P	P	P	
Restaurants and other eating establishments with live entertainment, alcoholic sales, and/or drive-through services	C	C	C	C	C	
Retail sales of building materials, hardware, furniture, garden supply, food and merchandise (also known as a home improvement warehouse)	P	P	P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Revival meetings, in a tent, not to exceed 30 days in any six-month period				T	T	Refer to Chapter 9.42 BGMC.
Seasonal sales	T	T	T	T	T	Refer to Chapter 9.42 BGMC.
Self-storage facility					P	Refer to BGMC 9.20.145 .
Shoe repair shop			P	P	P	
Shoe stores			P	P	P	
Shoeshine stands			P	P	P	
Single room occupancy (SRO)	C					Refer to BGMC 9.20.150 for standards in addition to BGMC 9.10.040 (R-3) and 9.12.040 .
Skating rinks				P	P	
Sporting goods stores	P		P	P	P	
Sports arenas			P	P	P	
Stadiums			P	P	P	
Stained glass assembly					P	
Stationery stores	P	P	P	P	P	
Stations: bus, railroad and taxi	P	P	P	P	P	
Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses			P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Supportive housing	P					Refer to BGMC 9.10.040 (R-3) for development standards.
Tailor shops	P	P	P	P	P	
Telephone repeater stations	C	C	C	C	C	
Textile products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.
Theaters, not including drive-in	P	P	P	P	P	
Tile sales, ornamental	P	P	P	P	P	Outdoor display and storage of ornamental tiles permitted in C-3 and C-4 zones.
Tobacco shops	P	P	P	P	P	
Toiletries, manufacturing of (not including soap)					A	See Footnote No. 1 at end of table.
Tourist information centers	P	P	P	P	P	
Toy shops	P	P	P	P	P	
Trailer sales and rental, not to include truck trailers			P	P	P	Outdoor display permitted in C-3, C-4 and C-M zones.
Transitional housing	P					Refer to BGMC 9.10.040 (R-3) for development standards.
Trucks and truck trailers, rental of trucks not over two-ton capacity					P	
Watch repair shops	P	P	P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Water wells, reservoirs, tanks, dams, treatment plants, gauging stations, pumping stations, and any use normal and appurtenant to the obtainment, storage and distribution of water	C	C	C	C	C	
Wedding chapels	P	P	P	P	P	
Wholesale business with general warehousing					P	
Wholesale businesses with samples on the premises but not to include general warehousing					P	
Yarn products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.
Zoos				C	C	
*Additional standards not found in this chapter may apply to certain land uses. Refer to Division 3 of this title, Special Uses and Prohibited Uses, for a list of these uses and standards. Division 3 of this title also states whether the special use is permitted by right, conditionally permitted, or permitted through a site plan review by the planning commission.						
<ol style="list-style-type: none"> 1. Drop hammers; automatic screw machines; presses in excess of five-ton capacity; and motors used to operate lathes, drill presses, grinders, shapers, milling machines, saws, polishers or metal cutters exceeding one horsepower capacity are permitted. 2. This use excludes the cultivation of up to six cannabis plants, as permitted by state law, for personal use. 3. A cannabis retail use is prohibited within the civic center overlay district ("CCOD") as indicated on the city's zoning map, irrespective of the underlying zoning. 						

(Ord. 937 § 3, 2023; Ord. 934 § 4, 2023; Ord. 917 § 4, 2021; Ord. 879 § 2, 2016; Ord. 867 § 2, 2015; Ord. 866 § 3, 2015; Ord. 858 § 4, 2014; Ord. 851 § 4, 2013; Ord. 852 § 4, 2013; Ord. 848

§ 3, 2013; Ord. 845-U § 3, 2012; Ord. 844 § 3, 2012; Ord. 840 § 7, 2011; Ord. 813 § 1, 2009; Ord. 806 § 1, 2007).

9.12.040 Development standards.

The following matrix, Table 9.12B, establishes the general development standards of the commercial zones as they apply to each individual zone. For additional standards not found in this section, refer to Division 4 of this title, Supplemental Development Standards. Division 4 of this title establishes development standards such as parking, landscaping, and other standards not prescribed within this chapter.

Table 9.12B: Commercial Development Standards Matrix

Development Standards	M-U	C-S	C-3	C-4	C-M
Lot Standards					
Area (square feet)	15,000 sf	5,000 sf	5,000 sf	15,000 sf	15,000 sf
Width	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	75 feet (+ 5 for every 1,000 sf of lot area up to 100 feet max. and 5 more for corner lots)	75 feet (+ 5 for every 1,000 sf of lot area up to 100 feet max. and 5 more for corner lots)
Depth	100 feet	100 feet	100 feet	150 feet	150 feet
Yard Setbacks					
Front	5 for commercial and 15 for residential	15	5	5	5
Side ¹	None for commercial and 5 for residential	10 or none	10 or none	10 or none	10 or none

Development Standards	M-U	C-S	C-3	C-4	C-M					
Street Side	10	10	10	10	10					
Rear ¹	10	20 or none	10 or none	10 or none	10 or none					
Allowable Yard Projections	Refer to BGMC 9.46.050									
Density (Maximum)										
Floor-to-Area Ratio (FAR)	4.0	4.0	4.0	5.0	2.0					
Residential Units per Lot	30 per acre	30 per acre (senior housing)	N/A	N/A	N/A					
Lot Coverage (%)	90	50	90	90	60					
Distance Between Buildings on Same Lot										
All Structures	Based on California Building Code and Fire Code Requirements									
Height (Maximum)										
All Structures	60 feet	60 feet	60 feet	N/A	35 feet					
Allowable Height Projections	Refer to Division 4 of this title, Supplemental Development Standards									
Screening of Mechanical and Utility Equipment										
All mechanical equipment shall be prohibited in the front yard and shall be located on the ground no less than three feet from the side and rear property lines. When a building permit for additional square footage is requested, existing equipment located on the roof or exterior walls of a structure shall be provided with a decorative screen to shield such equipment from view and shall be placed at least six inches below the top of the lowest building parapet or decorative screen. Rooftop screening material and color shall be architecturally compatible with the primary building and adjacent structures. No plumbing line shall be placed upon the exterior wall of a structure unless such line is enclosed or otherwise screened from view. Outside utility equipment such as utility meters, HVAC equipment, etc., shall be screened from public view and shall not be visible from the public right-of-way. If the utility equipment is enclosed, the enclosure shall be painted the same color as the exterior walls of the building.										
Landscaping										
Refer to Chapter 9.34 BGMC, Landscaping.										
Lighting										

Development Standards	M-U	C-S	C-3	C-4	C-M
Lighting shall be provided on the exterior of buildings and within parking areas. The location of all light fixtures shall be shown on any plans required as part of a project application for review and approval by the department.					
Parking					
Refer to Chapter 9.38 BGMC, Parking and Loading (Off-Street).					
Trash Enclosures					
Refer to Chapter 9.44 BGMC, Trash Enclosures.					
Wall-Mounted Equipment					
Water heater enclosures, vents, flashings, pipes, and conduit for solar or other equipment shall be painted the same color as the surface to which they are attached.					
Fences and Walls					
Refer to Chapter 9.32 BGMC, Fences, Walls and Hedges.					
Note: All standards are given in feet and address minimum requirements unless otherwise stated.					
¹ Side and rear yard setbacks are only required if adjacent to a residential or open space zone or use. Otherwise, zero lot line is allowed in these yard areas. If not applicable and a setback is still desired, it must be a minimum setback of five feet from side or rear property lines to prevent narrow and unsecured spaces between buildings and property lines.					
Design Standards for All Commercial Development					
The purpose and intent of the design standards below are to ensure that new and existing buildings on a lot where new buildings are proposed for construction are compatible with one another and with buildings surrounding the lot on which new construction is proposed. Any exterior building features on an existing building on the same lot that are in disrepair shall be repaired. Any existing fences and walls on a property in disrepair shall be repaired or replaced.					
Exterior Building Features	<ul style="list-style-type: none"> a. All exterior building walls on a lot shall be painted the same or complementary colors. b. Windows and doors on new construction shall be of consistent style, material, and color. c. All windows and door trims, fascia boards, and similar trim features shall be of the same or complementary material, style, and color. d. Roofs of new buildings shall be the same material, color, and style as roofs on existing buildings on the lot. If a roof of an existing building to remain on the lot is in disrepair, it shall be repaired or replaced with the same material, color, and style as the roof on the proposed new building. 				

Development Standards	M-U	C-S	C-3	C-4	C-M
Exterior Site Features			a. New fences and walls shall be of a consistent material, design, and color. b. All driveways, walkways, etc., shall be free of gouges, ruts, and/or gaps in the paved surface area and shall be maintained in good working order to not constitute a safety hazard to the public.		

(Ord. 893 § 4, 2020; Ord. 806 § 1, 2007).

9.12.050 C-M zone performance standards.

In addition to the commercial development standards, uses in the C-M commercial manufacturing zone shall also comply with the performance standards found in BGMC [9.14.050](#), industrial districts.

Figure 9.12A – Mixed Use Commercial/Residential Parcel and Building: Illustration of Site Plan Presentation

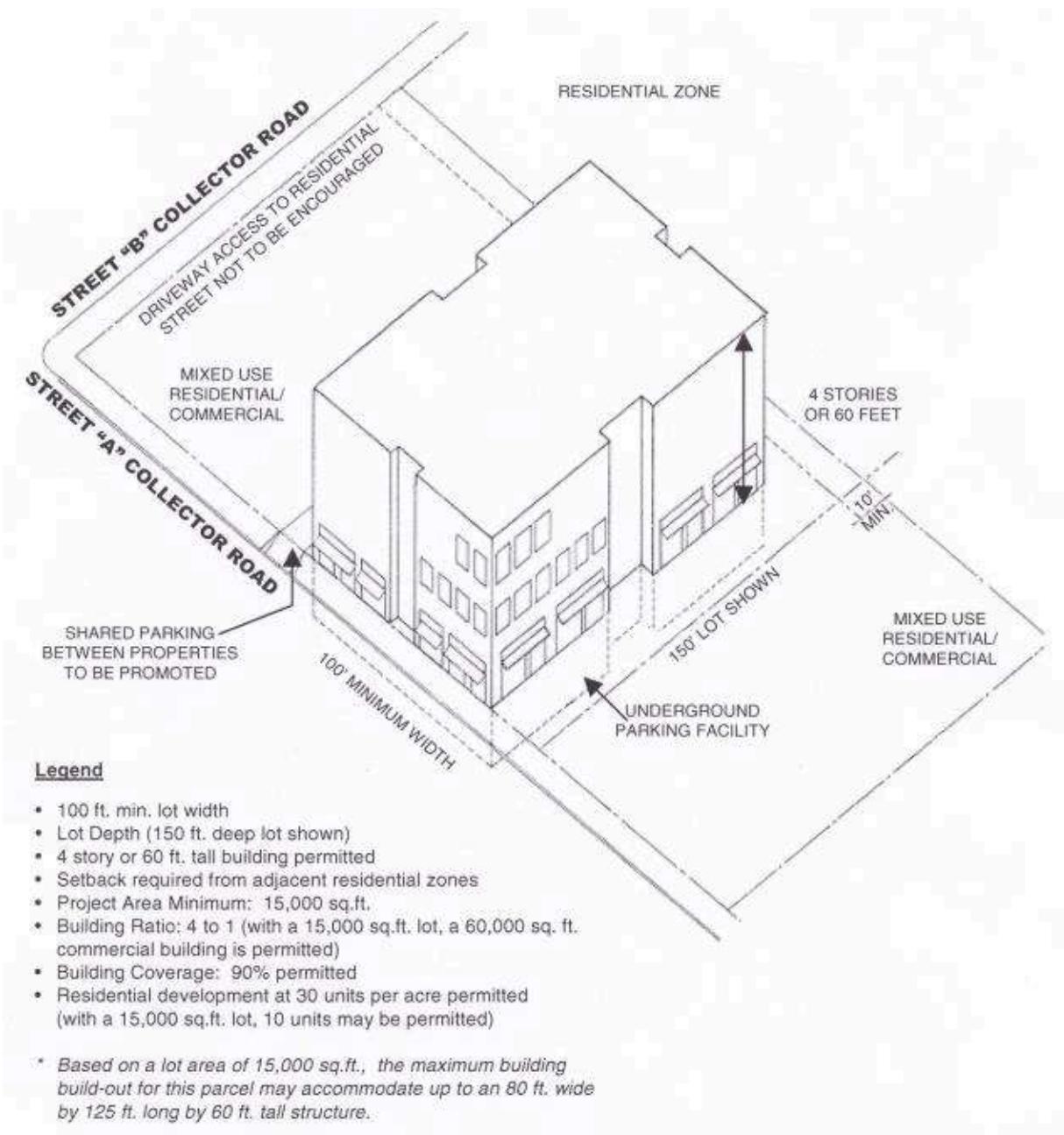
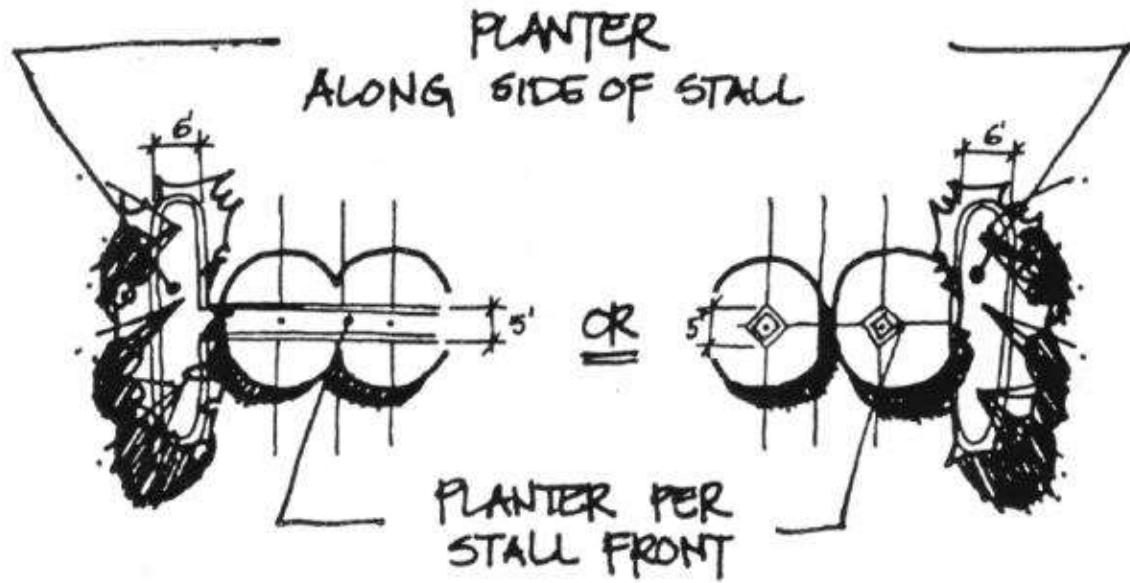


Figure 9.12B – Detail of Landscape Planter Illustration



(Ord. 806 § 1, 2007).

The Bell Gardens Municipal Code is current through Ordinance 938, passed October 25, 2023.

Disclaimer: The City Clerk's office has the official version of the Bell Gardens Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.bellgardens.org>

City Telephone: (562) 806-7706

[Code Publishing Company](#)

CONFIDENTIALITY AGREEMENT

Buyer / Buyer's Agent

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

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CONFIDENTIALITY AGREEMENT

Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

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- Financial Data If Applicable
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- Other Pertinent Data
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Contact Brokers For More Information:

Nathan Bragg, SVP | (909) 210-3175 | nathanbragg@remax.net | DRE # 01340519

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