

FOR LEASE

HIGH IDENTITY RETAIL SPACE ON MAJOR SIGNALIZED INTERSECTION

7122 Eastern Avenue, Bell Gardens, CA 90201



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-2,652 SF
Rental Rate : \$2.95 psf + \$0.798 CAM
Rental Term : Short + Long Term Options
Parking : Approx. 5/1000

PROPERTY HIGHLIGHTS

- Retail Space Available in Sizable, Grocery Anchored Center – El Super Opening Soon!
- Join A+ National Co-Tenants Venson Wireless and Daniel's Jewelers and Regional Favorites Grill Cantina + Michoacana Ince Cream
- Additional Co-Tenants in the Multi-Pad Center Include Starbucks, Panda Express, and Little Caesars Pizza Among Other Notable Retailers
- Adjacent to Marshalls, Ross, Big 5, Food4Less + Various Other Major Retailers
- Ample Parking in Sprawling Onsite Lot
- Across From Bicycle Club Casino (Hugely Popular Among Poker Players)

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
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Off: 310.839.3333 ext 220
Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

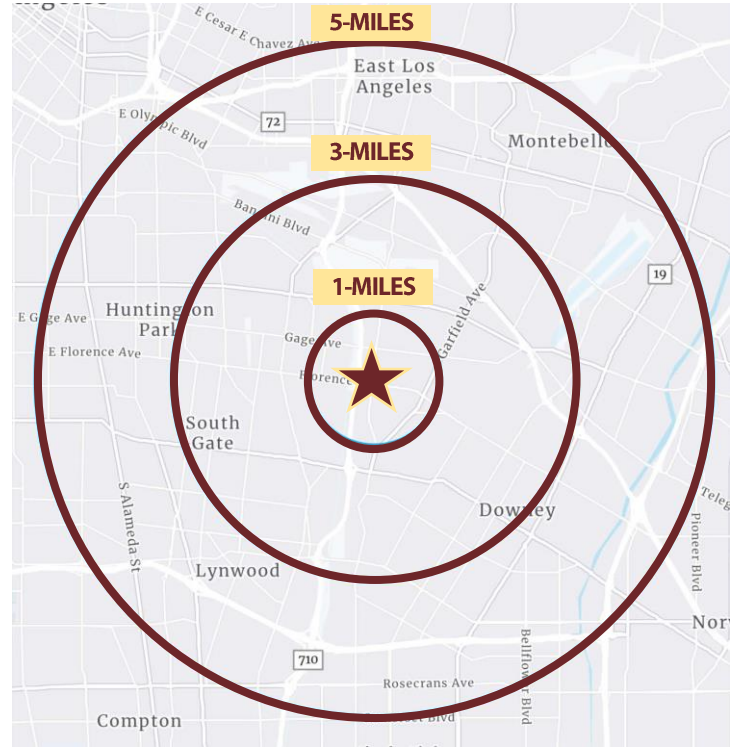
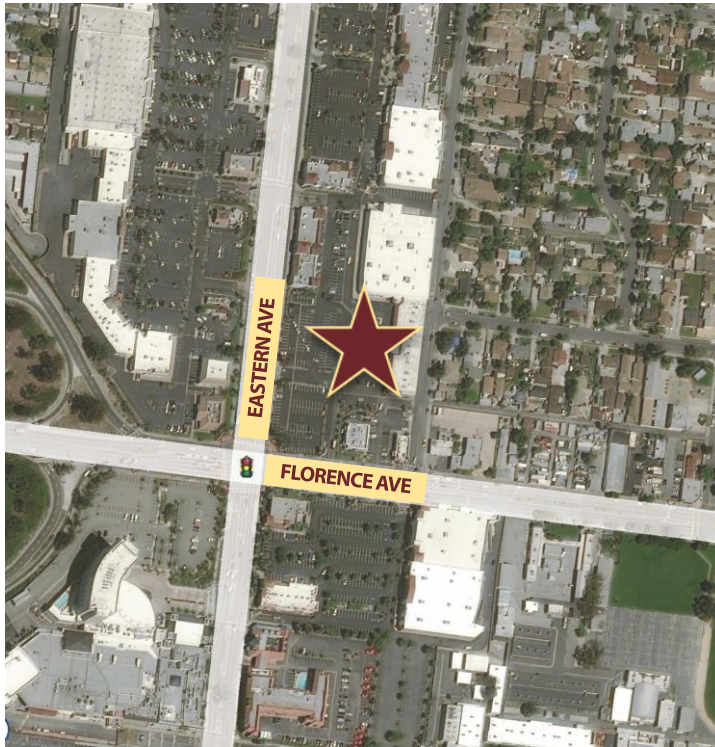
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KEY DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
2022 Population	48,342	285,705	845,367
Average Annual Household Income	\$64,904	\$83,579	\$82,013



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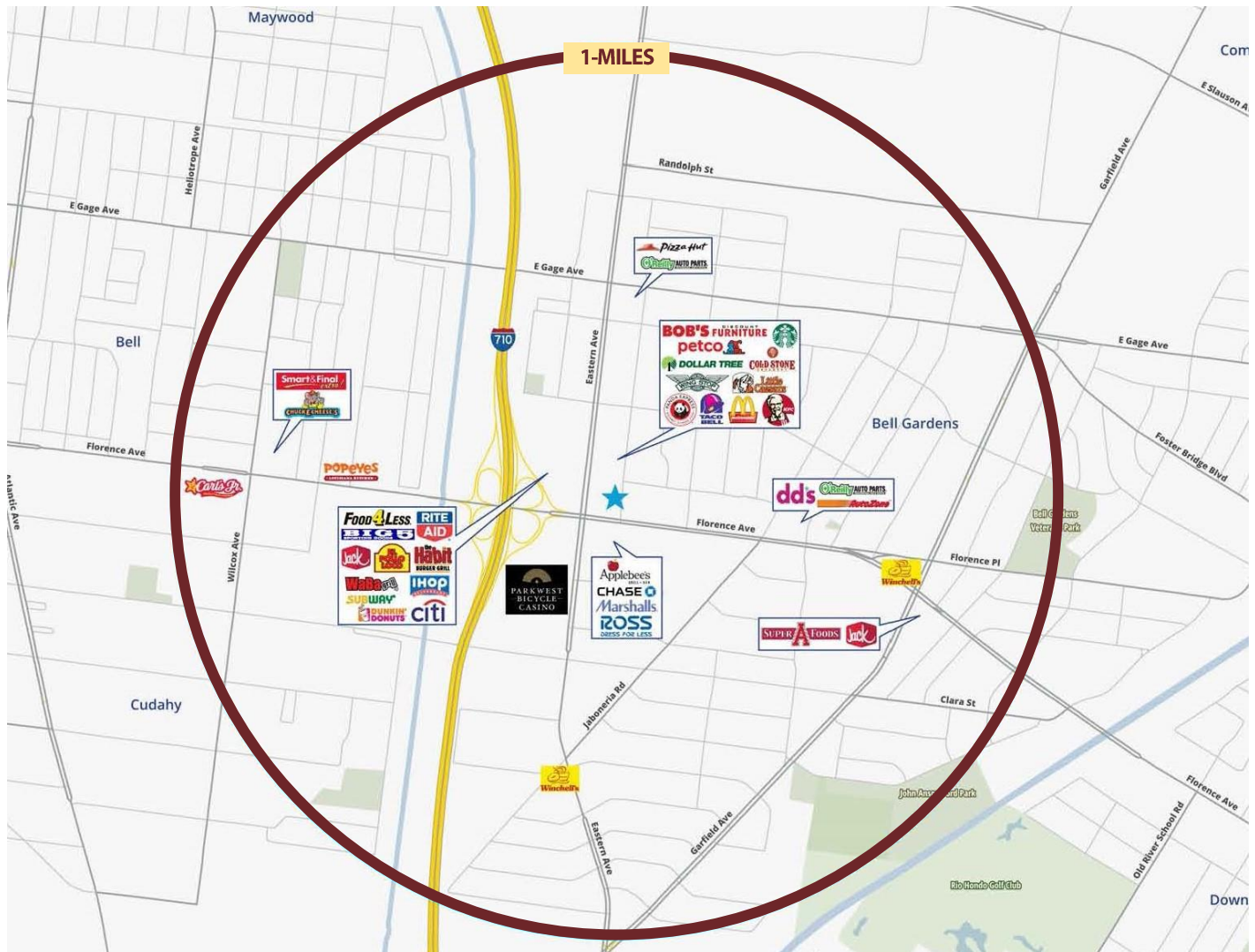
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SURROUNDING RETAIL OVERVIEW



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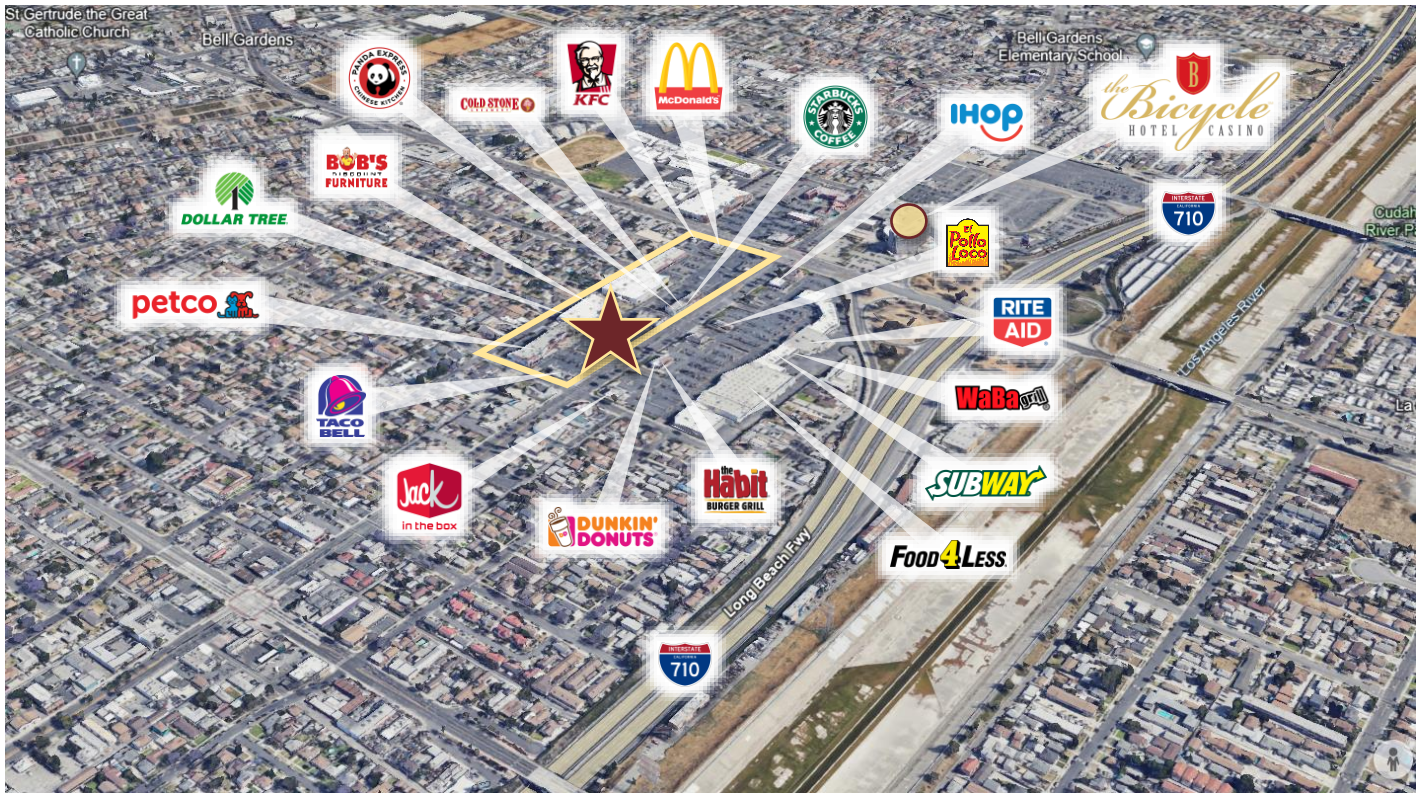
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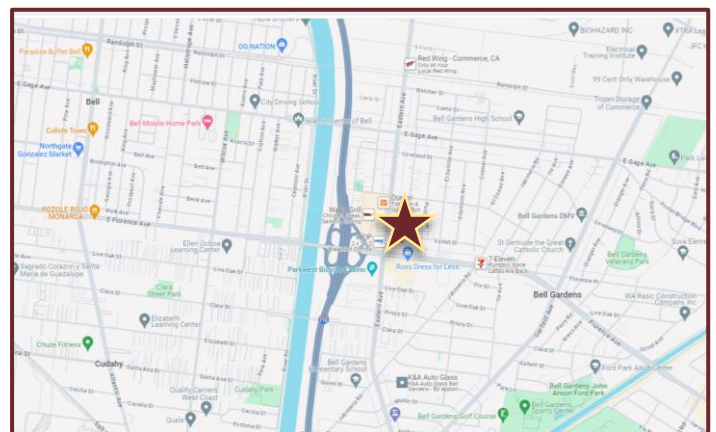


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LOCATION HIGHLIGHTS

- Bell Garden Plaza is Adjacent to (not a part) of a Larger, +/-140,000 SF Shopping Center Including Food4Less grocery store, Bob's Discount Furniture Store Dollar Tree, McDonald's Drive-Thru + Various Other A+ National and Regional Tenants
- Situated at the Major signalized Intersection of Eastern Avenue + Florence Avenue in Prime Bell Garden's, Boasting +/-82,000 cars per day
- The Site is Surrounded by +/-400,000 of Adjacent Retail Property
- Freeway Close, 1-Block to the 710 Freeway Access at Florence Avenue



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