



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



FORMER PIZZA HUT

5736 Gage Avenue, Bell Gardens, CA 90201



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RESTAURANT SPACE
BELL GARDENS, CA

PROPERTY FEATURES

5736 Gage Avenue, Bell Gardens, CA 90201



APPROX. 1,210 SF

RESTAURANT SPACE AVAILABLE

- ✓ Single Tenant
- ✓ Parking on-site
- ✓ Quick service Restaurant

AREA AMENITIES

- ✓ Near Grocery
- ✓ This location benefits from existing foot traffic and recognition in the area
- ✓ Prime location close to shopping centers, restaurants, and schools
- ✓ Easy access to public transportation and major highways

RENTAL RATE

\$4.60 PSF MONTHLY + NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	29,231	225,750	737,435
 Avg. HH Income	\$65,960	\$76,304	\$80,220
 Daytime Pop	25,571	202,509	656,582
 Traffic Count	± 45,644 CPD ON GAGE AVE & EASTERN AVE		

RESTAURANT SPACE
BELL GARDENS, CA

INTERIOR PHOTOS

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AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.