

Bell Gardens Marketplace

6801 Eastern Avenue, Bell Gardens, CA 90201

Prime Lease Opportunity in Bell Gardens

Bell Gardens Marketplace is home to one of the highest volume grocery stores in Los Angeles County. With a trade area population in excess of 269,000 and over 133,000 daytime workers within a 3-mile radius, this prime location in Bell Gardens guarantees consistent foot traffic throughout the day.

Located adjacent to the Long Beach Freeway (710) with over 216,000 VPD, the center has high visibility and easy accessibility for customers.

The intersection of Florence and Eastern Avenue features nearly 400,000 square feet of retail space, providing ample opportunity for increased exposure and potential cross-promotion with neighboring businesses. Major retailers at the intersection include Ross, Marshalls, El Super, Food 4 Less, Starbucks, Panda Express, Wingstop, Petco and many others!



Highlights

Total SF: 171,000

Parking Spaces: 707

Type: Retail Center

Parking Ratio: 4.13/1,000



Population

1 mile: 47,325

3 miles: 269,764*

5 miles: 807,116



Avg. Household Income

1 mile: \$70,958

3 miles: \$88,913

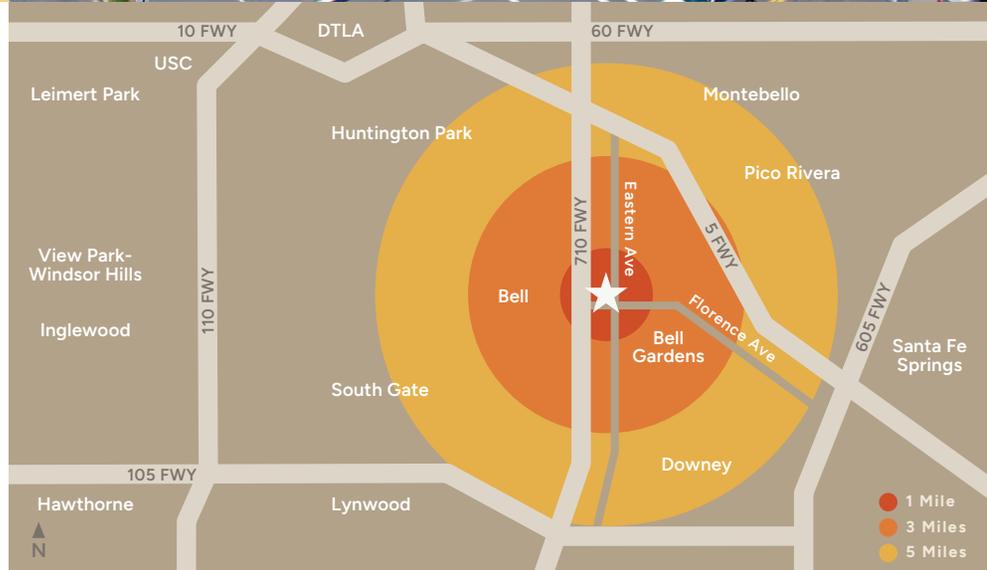
5 miles: \$90,092



Traffic Count

Over 79,000 VPD at the intersection of Florence and Eastern Avenues

*92.0% Latino population within a 3-mile radius



PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232
www.primestor.com

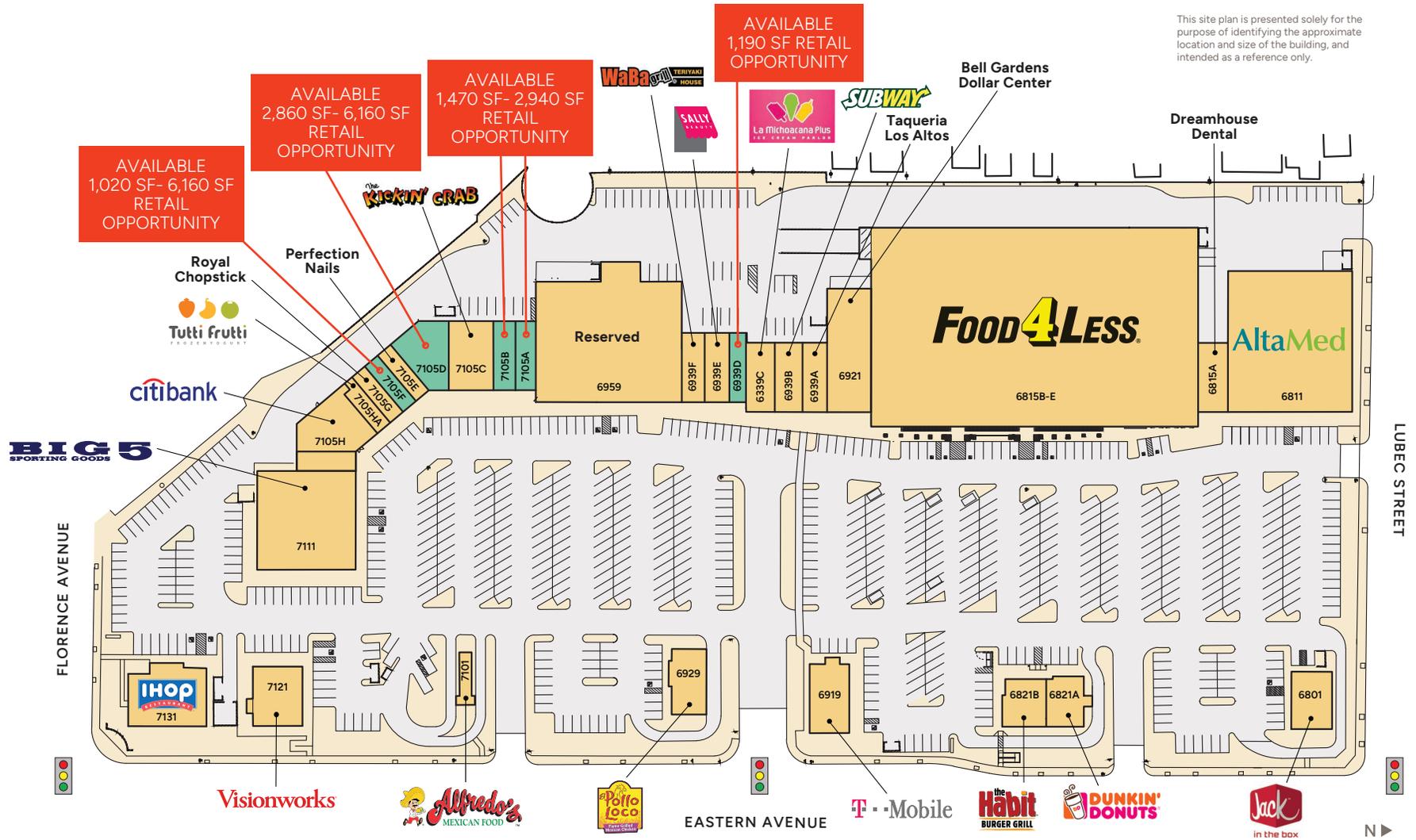
Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505

Bell Gardens Marketplace

6801 Eastern Avenue, Bell Gardens, CA 90201

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.



PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232
www.primestor.com

Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505

Bell Gardens Marketplace

6801 Eastern Avenue, Bell Gardens, CA 90201

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
6801	Jack in the Box	2,400	7105HA	Tutti Frutti	968
6811A-B	AltaMed	18,018	7105H	Citibank	4,612
6815A	Dreamhouse Dental	2,100	7111	Big 5 Sporting Goods	10,000
6815B-E	Food 4 Less	67,380	7121	Visionworks	3,000
6821A	Dunkin Donuts	2,000	7131	IHOP	4,500
6821B	The Habit	2,000			
6919	T-Mobile	2,800			
6921	Bell Gardens Dollar Center	5,511			
6929	El Pollo Loco	3,500			
6939A	Taqueria Los Altos	1,750			
6939B	Subway	1,493			
6939C	La Michoacana Plus	2,450			
6939D	Available	1,190			
6939E	Sally Beauty Supply	1,890			
6939F	Waba Grill	1,540			
6959	Reserved	18,856			
7101	Alfredo's Mexican Restaurant	800			
7105A	Available	1,470			
7105B	Available	1,470			
7105C	The Kickin' Crab	3,290			
7105D	Available	2,860			
7105E	Perfection Nails	1,200			
7105F	Available	1,020			
7105G	Royal Chopstick	1,080			

PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232

www.primestor.com

Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505