

# Los Jardines

6810 Eastern Avenue, Bell Gardens, CA 90201

## Opportunities for Growth at Los Jardines

Recently renovated, Los Jardines Shopping Center is located at the prominent intersection of Florence and Eastern Avenue with over 84,000 cars per day and nearly 119,000 SF of retail space.

Current anchor tenants at Los Jardines include El Super, Bob's Furniture, Petco and Dollar Tree.

Los Jardines is adjacent to the 710 Long Beach Freeway with over 213,000 cars per day and a daytime population in excess of 268,000 people within a 3-mile radius, making it a destination center for the surrounding neighborhoods.



## Highlights

**Total SF:** 119,000

**Parking Spaces:** 478

**Type:** Retail Center

**Parking Ratio:** 4.00/1,000



### Population

1 mile: 42,459

3 miles: 259,044\*

5 miles: 799,068



### Avg. Household Income

1 mile: \$72,375

3 miles: \$88,534

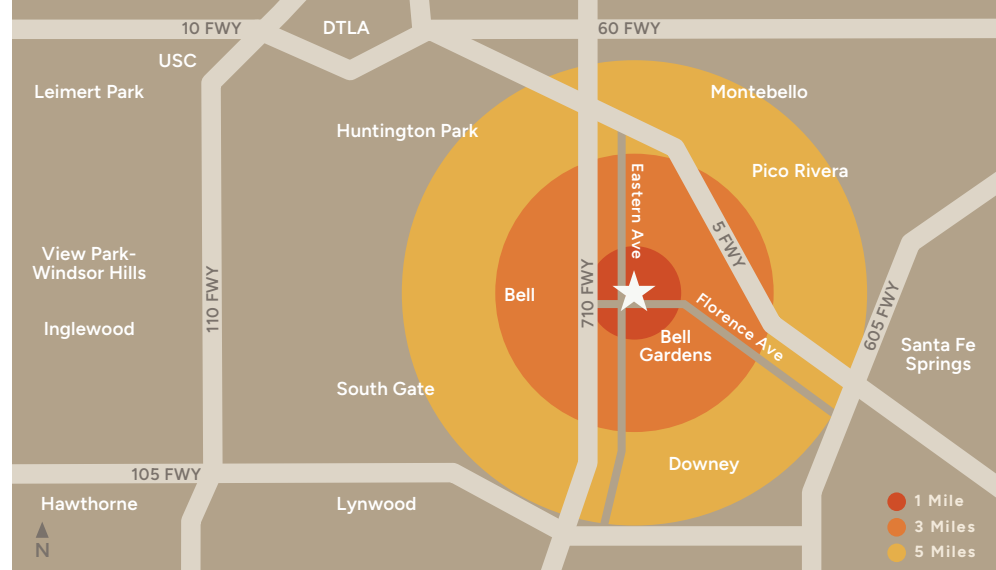
5 miles: \$90,608



### Traffic Count

Over 84,600 cars per day at the intersection of Florence and Eastern Avenues

\*91.9% Latino population within a 3-mile radius



# PRIMESTOR

9950 Jefferson Blvd.  
Building 2  
Culver City, CA 90232  
[www.primestor.com](http://www.primestor.com)

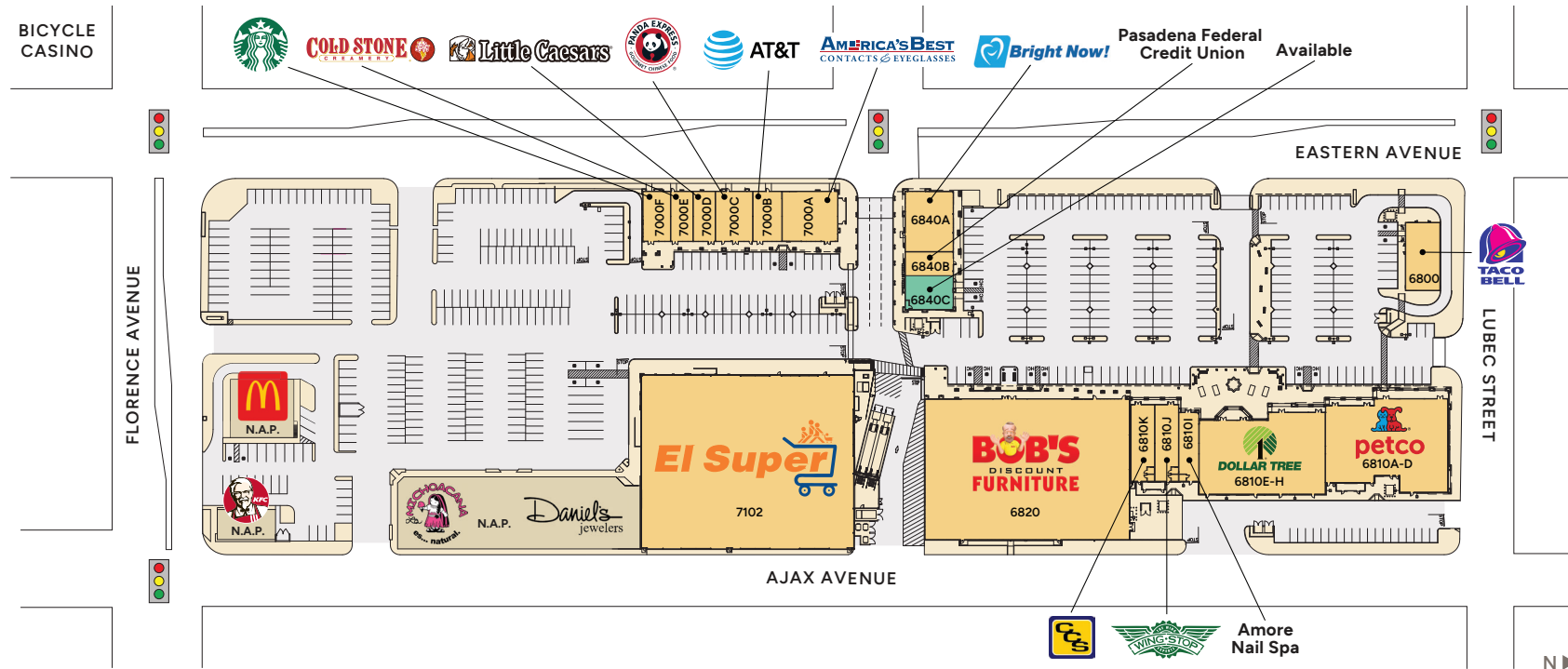
## Leasing Contact

Max Kinsbruner | [mkinsbruner@primestor.com](mailto:mkinsbruner@primestor.com) | 805.338.7622

Rhiana Lindsey | [rlindsey@primestor.com](mailto:rlindsey@primestor.com) | 213.223.5505

# Los Jardines

6810 Eastern Avenue, Bell Gardens, CA 90201



Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
6800	Taco Bell	2,520	<b>6840C</b>	<b>Available</b>	<b>1,740</b>
6810A-D	Petco	10,990	7000A	America's Best Eyeglasses	3,003
6810E-H	Dollar Tree	10,620	7000B	AT&T	1,569
6810I	Amore Nail Spa	1,487	7000C	Panda Express	2,000
6810J	Wing Stop	1,994	7000D	Little Caesars	1,200
6810K	Continental Currency	2,006	7000E	Cold Stone	1,200
6820	Bob's Discount Furniture	31,660	7000F	Starbucks	1,500
6840A	Bright Now Dental	3,125	7102	El Super	40,964
6840B	Pasadena Federal Credit Union	1,230			

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

Max Kinsbruner | mkinsbruner@primestor.com | 805.338.7622  
Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505