

Village Square

5706 Florence Avenue, Bell Gardens, CA 90201

Prime Leasing Opportunity in Bell Gardens

Village Square is located in the heart of the City of Bell Gardens and across the street from Los Angeles County's first and finest casino, Bicycle Casino with excellent visibility and direct ingress/egress from Florence and Eastern Avenues.

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: 81,000

Parking Spaces: 365

Type: Retail Center

Parking Ratio: 4.51/1,000



Population

1 mile: 46,782

3 miles: 270,698*

5 miles: 805,170



Avg. Household Income

1 mile: \$70,405

3 miles: \$89,756

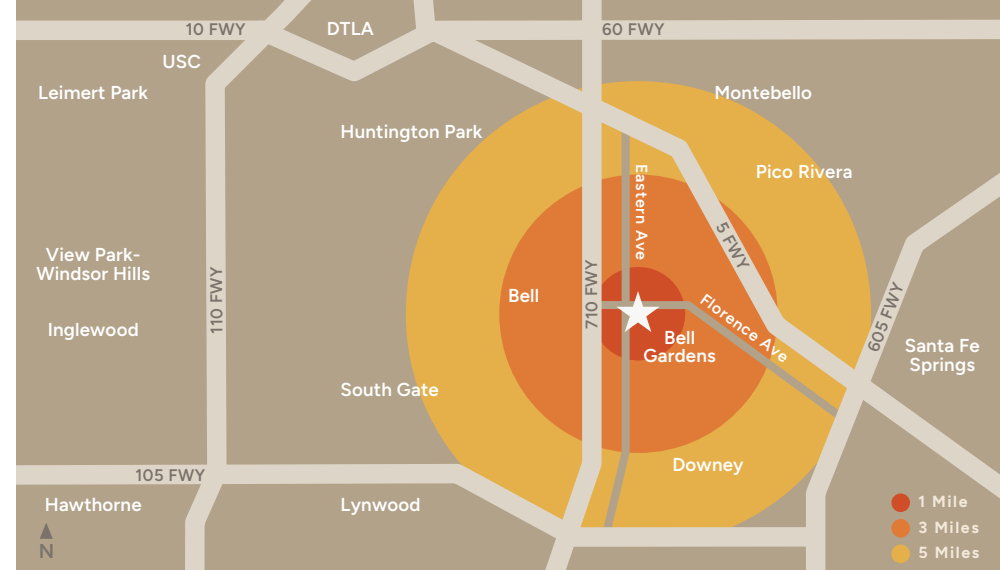
5 miles: \$90,576



Traffic Count

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

*91.7% Latino population within a 3-mile radius



PRIMESTOR

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

Leasing Contact

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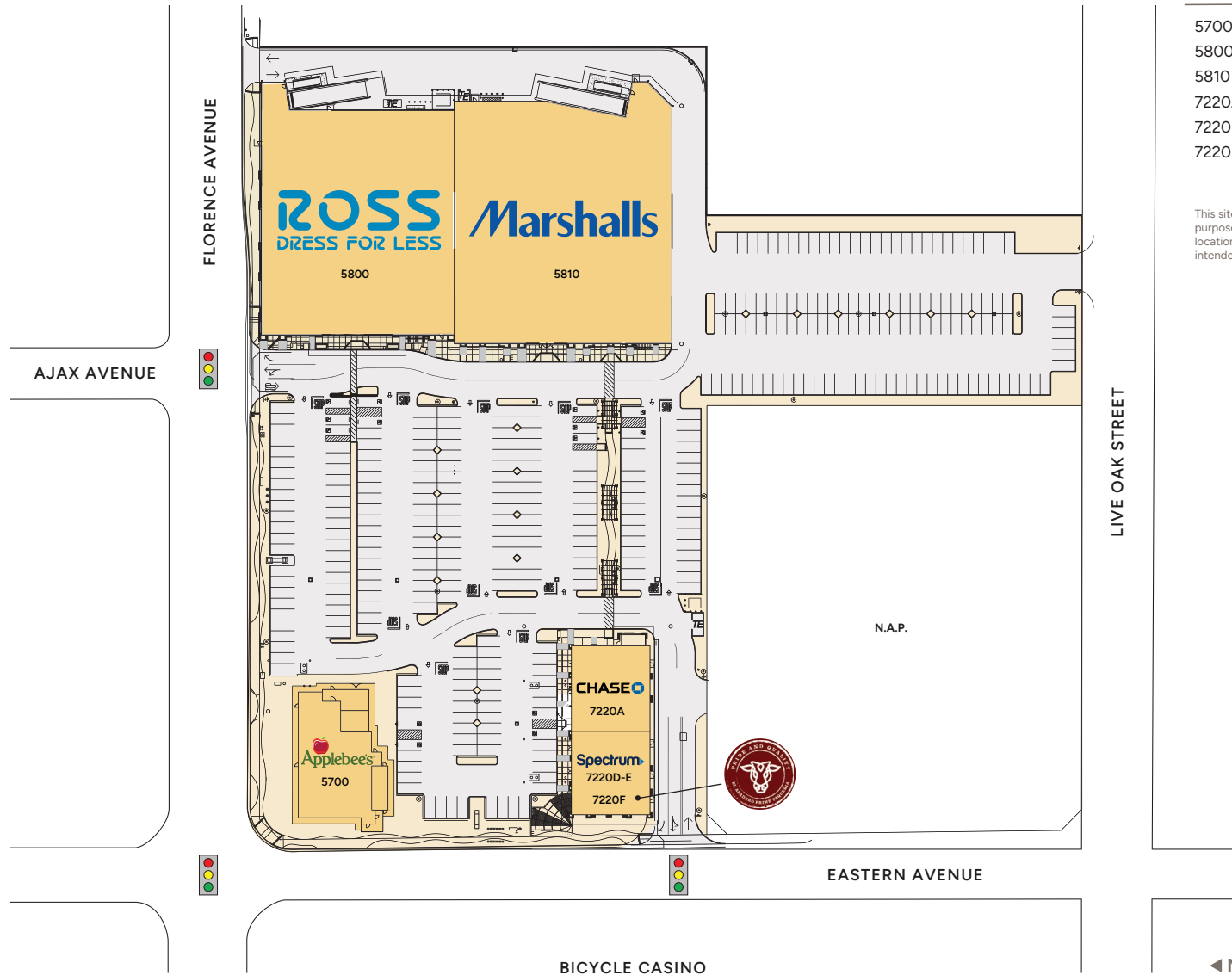
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Unit	Tenant	Sq. Ft.
5700	Applebee's	5,490
5800	Ross	30,187
5810	Marshall's	36,000
7220A	Chase	4,600
7220D-E	Spectrum	2,990
7220F	El Asadero Prime Taqueria	1,500

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.

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