

# 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 79,000 VPD and nearly 119,000 SF of retail space.

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:** 119,000

**Parking Spaces:** 478

**Type:** Retail Center

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



### Population

1 mile: 41,580

3 miles: 259,418\*

5 miles: 800,270



### Avg. Household Income

1 mile: \$73,024

3 miles: \$88,439

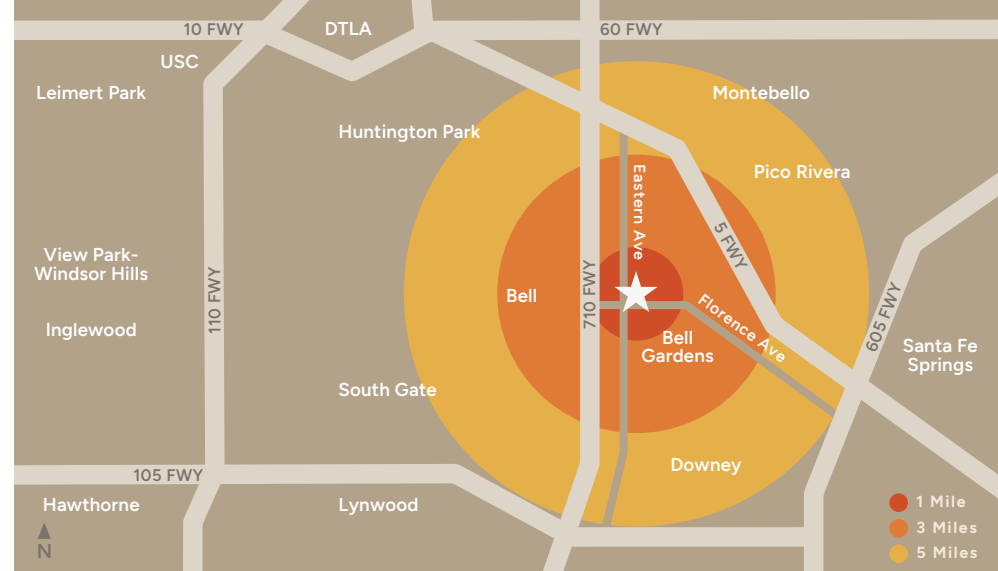
5 miles: \$90,420



### 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](http://www.primestor.com)

## Leasing Contact

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

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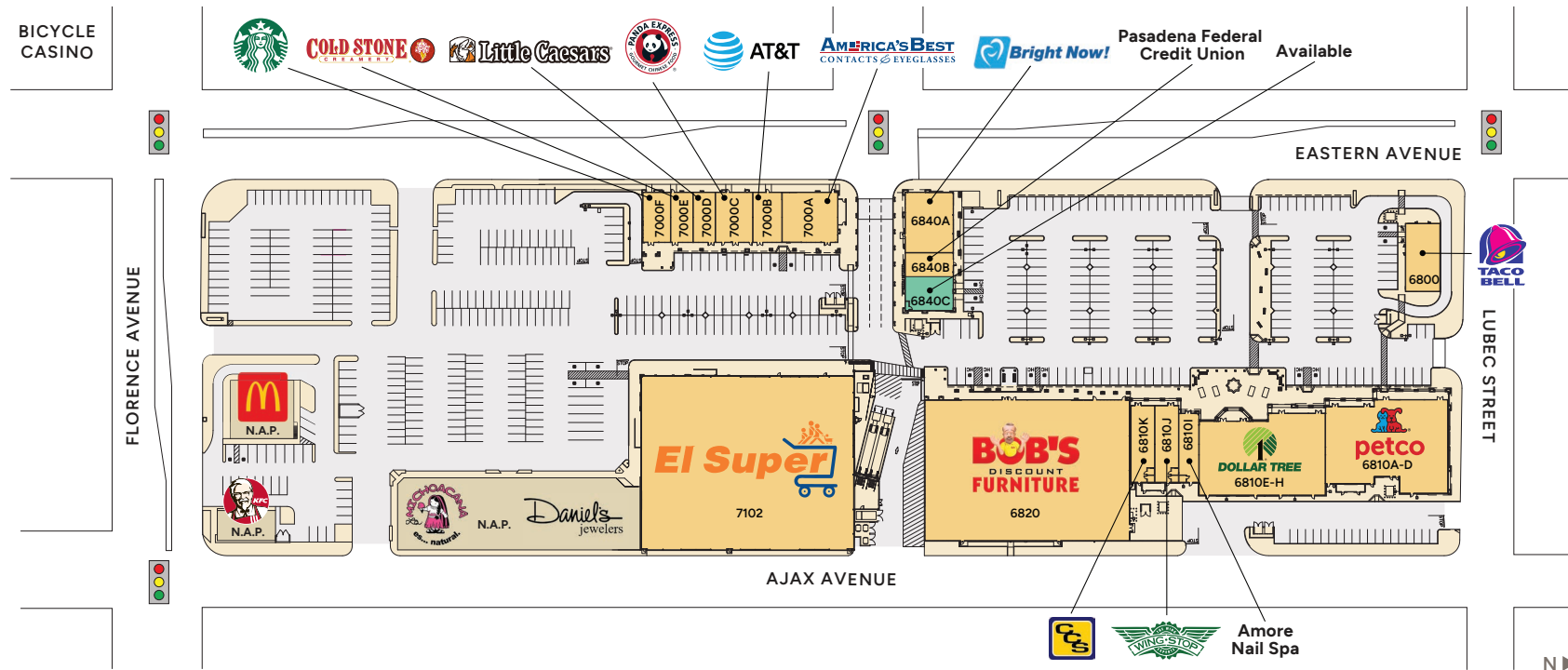
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Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
6800	Taco Bell	2,520	<b>6840C</b>	<b>Available</b>	<b>1,740</b>
6810A-D	Petco	10,990	7000A	America's Best Eyeglasses	3,003
6810E-H	Dollar Tree	10,620	7000B	AT&T	1,569
6810I	Amore Nail Spa	1,487	7000C	Panda Express	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.

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