

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 261,000 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: 46,135

3 miles: 261,587*

5 miles: 799,929

*92.1% Latino population within a 3-mile radius



Avg. Household Income

1 mile: \$75,881

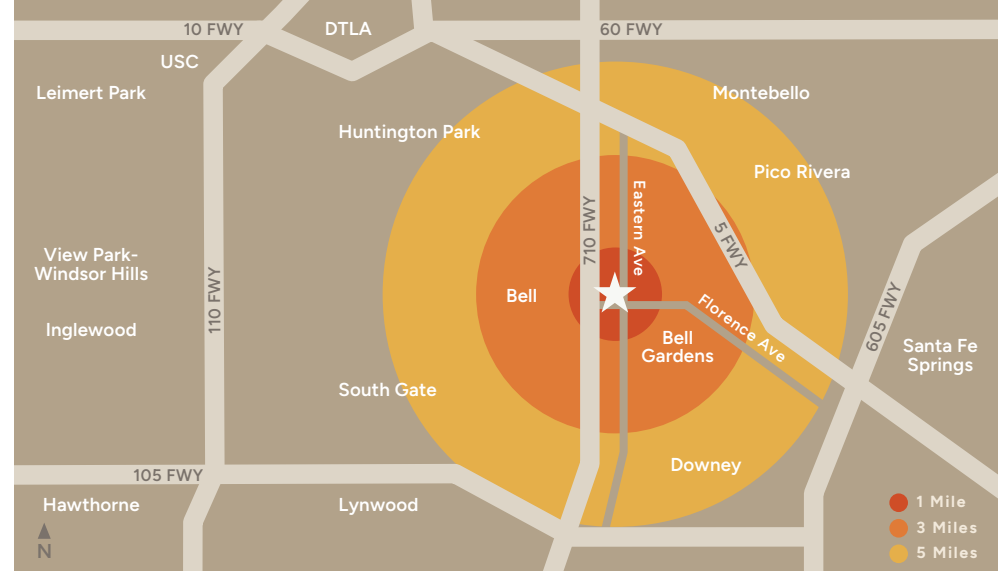
3 miles: \$91,077

5 miles: \$93,845



Traffic Count

Over 60,900 VPD at the intersection of Florence and Eastern Avenues



PRIMESTOR

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

Leasing Contact

Rhiana Lindsey | rlindsey@primestor.com | 213.223.5505

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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.

AVAILABLE RETAIL OPPORTUNITIES:

- AVAILABLE 1,020 - 6,160 SF RETAIL OPPORTUNITY
- AVAILABLE 2,860 - 6,160 SF RETAIL OPPORTUNITY
- AVAILABLE 1,470 - 2,940 SF RETAIL OPPORTUNITY
- AVAILABLE 1,190 SF RETAIL OPPORTUNITY
- NATIONAL TENANT AT LEASE

EXISTING TENANTS AND BRANDS:

- Waba
- SALLY
- La Michoacana Plus
- SUBWAY
- Taqueria Los Altos
- Bell Gardens Dollar Center
- Dreamhouse Dental
- AltaMed
- Food4Less
- 6959
- 6939F
- 6939E
- 6939D
- 6939C
- 6939B
- 6939A
- 6921
- 6815B-E
- 6811
- 6815A
- 7105H
- 7105G
- 7105F
- 7105D
- 7105C
- 7105A
- 7105B
- 7111
- 7121
- 7101
- 6929
- 6919
- 6821B
- 6821A
- 6801

Other Labels:

- Perfection Nails
- Royal Chopstick
- Tutti Frutti
- citibank
- BIG 5 SPORTING GOODS
- Visionworks
- Alfredo's MEXICAN FOOD
- Pollo Loco
- T-Mobile
- the Habit BURGER GRILL
- DUNKIN' DONUTS
- Jack in the box

Streets:

- FLORENCE AVENUE
- EASTERN AVENUE
- LUBEC STREET

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UNIT	TENANT	SQ. FT.
6801	Jack in the Box	2,400
6811A-B	AltaMed	18,018
6815A	Dreamhouse Dental	2,100
6815B-E	Food 4 Less	67,380
6821A	Dunkin Donuts	2,000
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	National Tenant at Lease	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

UNIT	TENANT	SQ. FT.
7105HA	Tutti Frutti	968
7105H	Citibank	4,612
7111	Big 5 Sporting Goods	10,000
7121	Visionworks	3,000
7131	IHOP	4,500

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