



7625 Eastern Ave.

Bell Gardens, California 90201

Property Highlights

- Join 7/11!
- Monument Signage Available.
- Well Parked.
- Newly Remodeled Center.
- Located on North/South Major Thoroughfare.
- High disposable Income Area.
- High Density Neighborhood.

Property Description

1,740 SF (divisible in half)

OFFERING SUMMARY

Lease Rate:	\$2.10 SF/month (NNN)
Available SF:	1740 SF (divisible in half)
Lot Size:	0.7 Acres
Building Size:	12,673 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	12,208	36,946	75,489
Total Population	50,923	146,388	296,517
Average HH Income	\$47,696	\$52,133	\$55,435
Daytime Population	22,621	77,397	192,065

Join National Tenants in and around Center!



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FOR LEASE



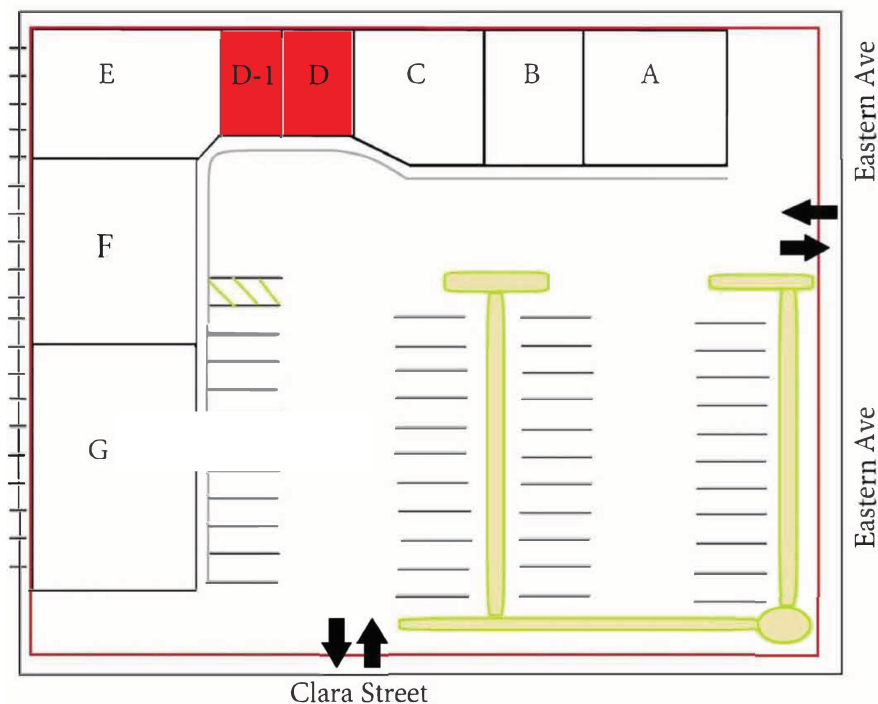
NEIGHBORHOOD CENTER



1,102 SF



7625 Eastern Avenue, Bell Gardens, CA 90201



STE#	SPACE	SQ.FT.
A	Super Pizza Velos Corp	1,485
B	Oriental Spa	1,485
C	Wellness Pharmacy	1,600
D	Beauty Salon (Coming Soon)	870
D-1	Opp. Staffing (Coming Soon)	870
E	Pharmacy Rx	2,100
F	Vape Shop (Tobacco & More)	1,102
G	7-Eleven	3,382
Total: SQ.FT.:		12,894

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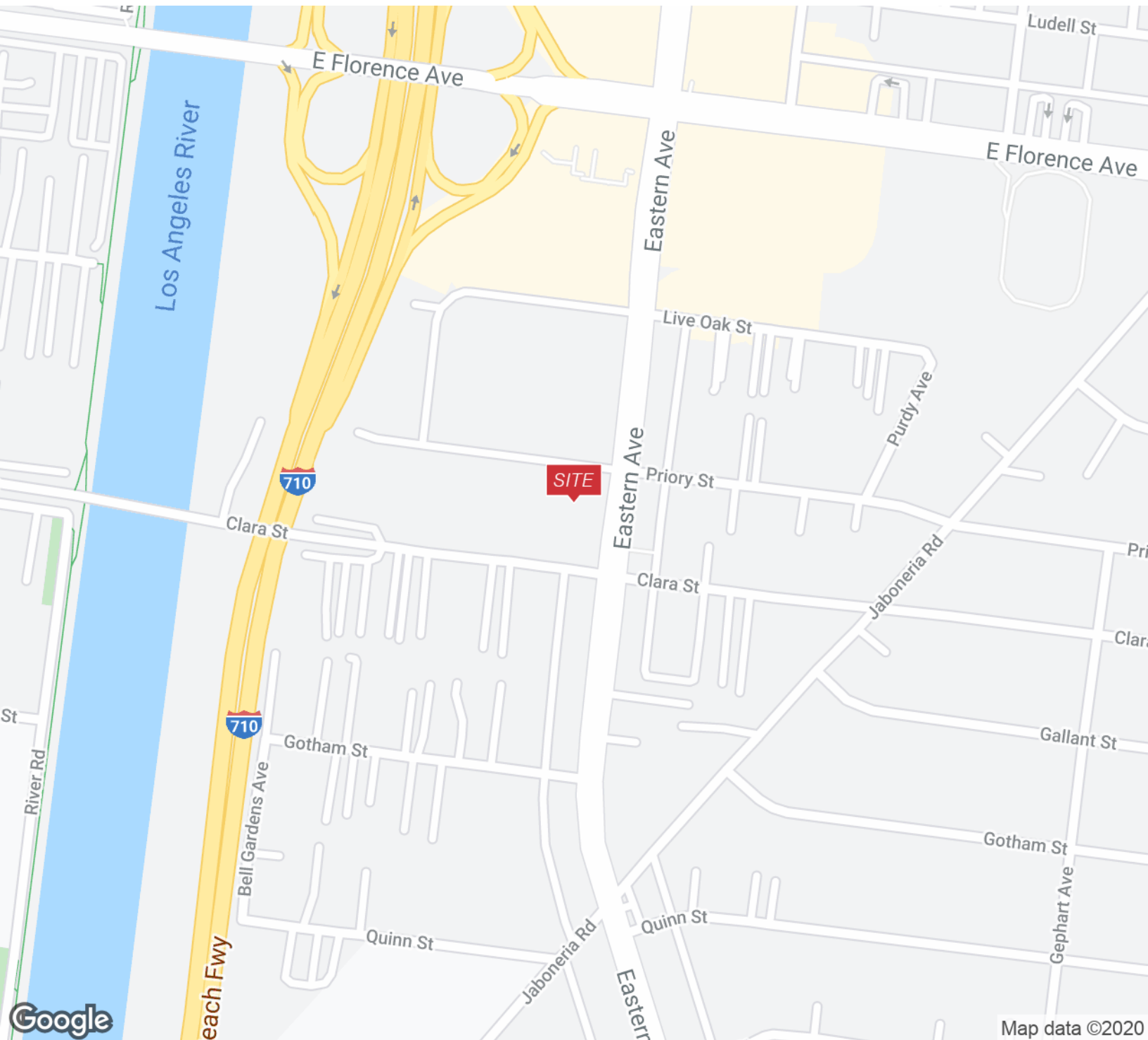
FOR LEASE



NEIGHBORHOOD CENTER



1,102 SF



Map data ©2020



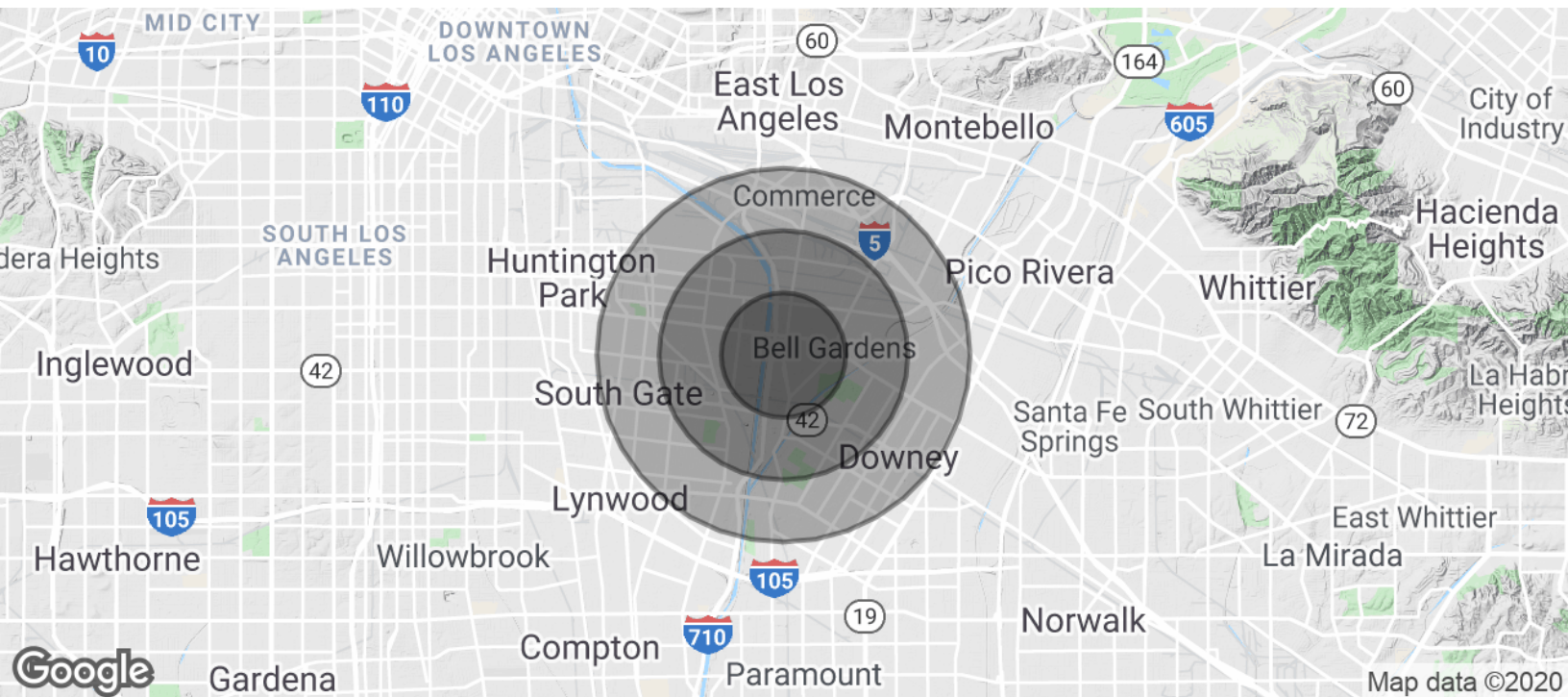
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	50,923	146,388	296,517
Average age	26.5	28.2	29.2
Average age (Male)	26.7	27.7	28.5
Average age (Female)	26.9	29.0	30.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,208	36,946	75,489
# of persons per HH	4.2	4.0	3.9
Average HH income	\$47,696	\$52,133	\$55,435
Average house value	\$389,129	\$409,898	\$437,016

* Demographic data derived from 2010 US Census

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