

STORE FOR LEASE

8,170 SF FREESTANDING BUILDING

3705 E. Gage Avenue, Bell, CA 90201

±17,980 Sq. Ft. Lot



Retail Availability & Lease Rates:

Available:	8,170 SF
Lot Size:	17,980 SF
Lease Rates:	\$1.75 PSF
NNN:	\$0.60

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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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PROPERTY SUMMARY

ADDRESS:	3705 Gage Avenue Bell, CA 90201
BUILDING SIZE:	8,170 SF
LAND AREA:	17,980 SF
YEAR BUILT:	1950 \ 2014
PARKING:	24 Spaces \ 2.97/1,000 PSF
APN:	6318-022-021, 6318-022-022
TRAFFIC COUNTS:	32,755 CPD Gage Ave. & Loma Vista Ave.
(Adj 2023)	25,002 CPD Gage Ave. & Lucill Ave.



DO NOT DISTURB TENANT!

Remodeled Building on Signalized Corner, Great Visibility,
Strong Traffic with 2.97/1000 Parking.



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PROPERTY HIGHLIGHTS:

- Excellent Opportunity to Lease a Freestanding Building with Parking 24 2.97\1,000 RSF.
- Highly Dense Population: Over ±664,059 Residents in a 5-Mile Radius.
- Within Blocks of Numerous National Retailers and Schools including Orchard Academy and Corona Avenue Elementary School.
- Strong Foot and Vehicular Traffic: Over ±25,000 Cars per Day on Gage Avenue.
- Located Near Numerous National Retailers Including Little Caesars, 7-Eleven, WSS, and Rite Aid.
- Centrally located from the Interstate 5, 10, 710 and 105 Freeways.



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SITE PLAN



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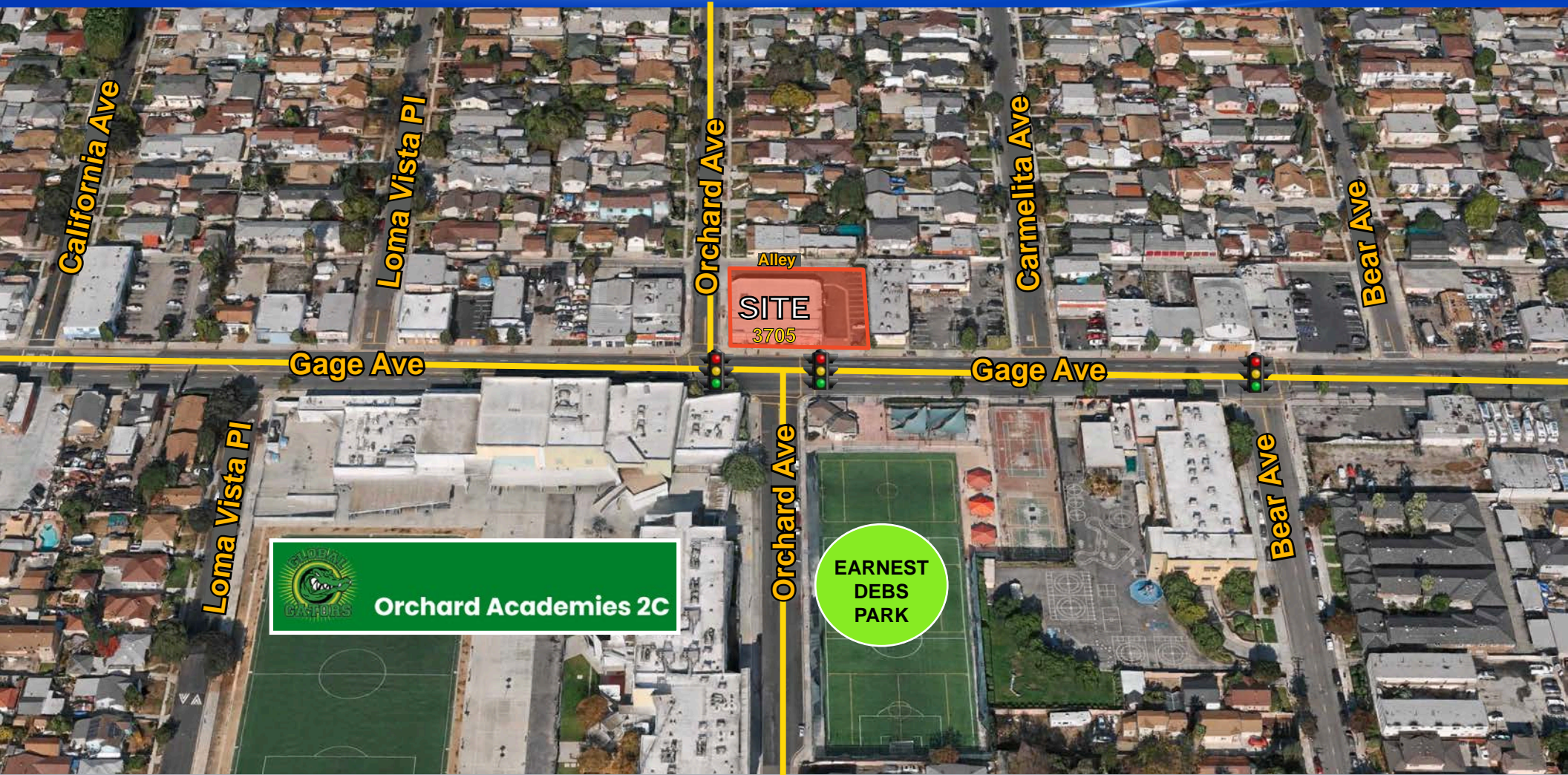
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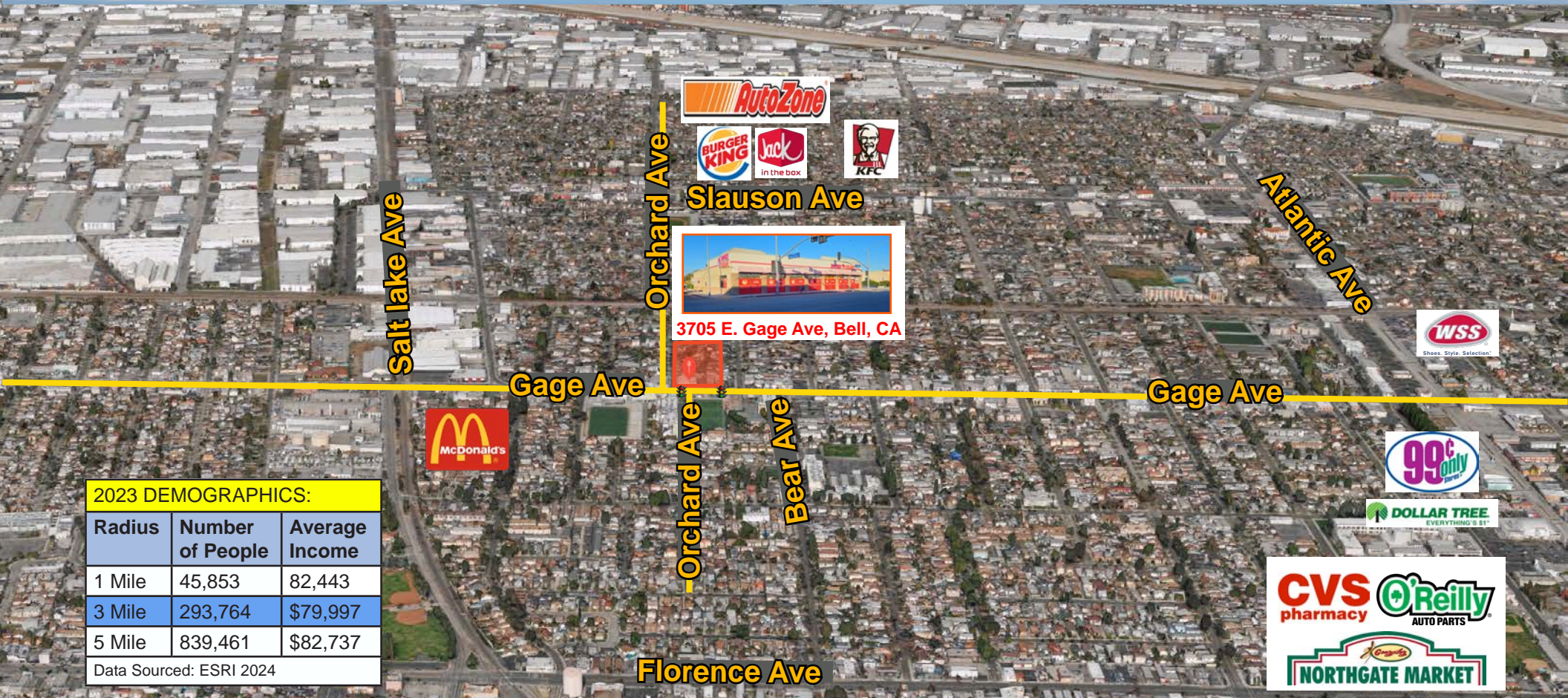
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2023 DEMOGRAPHICS:

Radius	Number of People	Average Income
1 Mile	45,853	82,443
3 Mile	293,764	\$79,997
5 Mile	839,461	\$82,737

Data Sourced: ESRI 2024

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Executive Summary

3705 Gage Ave, Bell, California, 90201 Ring
bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 33.97958
Longitude: -118.19933

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	57,594	286,484	668,197
2020 Population	54,191	275,542	670,524
2023 Population	53,314	272,390	664,059
2028 Population	52,309	268,834	660,677
2010-2020 Annual Rate	-0.61%	-0.39%	0.03%
2020-2023 Annual Rate	-0.50%	-0.35%	-0.30%
2023-2028 Annual Rate	-0.38%	-0.26%	-0.10%
2020 Male Population	49.5%	49.4%	49.3%
2020 Female Population	50.5%	50.6%	50.7%
2020 Median Age	33.1	32.4	32.4
2023 Male Population	50.8%	50.1%	50.1%
2023 Female Population	49.2%	49.9%	49.9%
2023 Median Age	30.3	29.4	30.0

In the identified area, the current year population is 664,059. In 2020, the Census count in the area was 670,524. The rate of change since 2020 was -0.30% annually. The five-year projection for the population in the area is 660,677 representing a change of -0.10% annually from 2023 to 2028. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 30.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	15.2%	14.1%	13.4%
2023 Black Alone	0.6%	2.0%	9.0%
2023 American Indian/Alaska Native Alone	2.6%	2.9%	2.9%
2023 Asian Alone	0.5%	0.7%	2.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	59.1%	60.8%	55.6%
2023 Two or More Races	21.8%	19.5%	17.1%
2023 Hispanic Origin (Any Race)	95.9%	95.4%	85.1%

Persons of Hispanic origin represent 85.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	39	40	47
2010 Households	13,943	68,206	162,759
2020 Households	14,353	71,163	173,121
2023 Households	14,212	70,787	172,536
2028 Households	14,077	70,533	174,132
2010-2020 Annual Rate	0.29%	0.43%	0.62%
2020-2023 Annual Rate	-0.30%	-0.16%	-0.10%
2023-2028 Annual Rate	-0.19%	-0.07%	0.18%
2023 Average Household Size	3.74	3.82	3.77

The household count in this area has changed from 173,121 in 2020 to 172,536 in the current year, a change of -0.10% annually. The five-year projection of households is 174,132, a change of 0.18% annually from the current year total. Average household size is currently 3.77, compared to 3.80 in the year 2020. The number of families in the current year is 140,436 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	65.3%	63.7%	64.7%
Median Household Income			
2023 Median Household Income	\$55,228	\$54,425	\$55,802
2028 Median Household Income	\$62,464	\$61,992	\$65,581
2023-2028 Annual Rate	2.49%	2.64%	3.28%
Average Household Income			
2023 Average Household Income	\$72,298	\$71,719	\$76,748
2028 Average Household Income	\$84,722	\$83,702	\$90,386
2023-2028 Annual Rate	3.22%	3.14%	3.33%
Per Capita Income			
2023 Per Capita Income	\$19,416	\$18,616	\$20,125
2028 Per Capita Income	\$22,969	\$21,933	\$24,012
2023-2028 Annual Rate	3.42%	3.33%	3.59%
GINI Index			
2023 Gini Index	40.4	40.8	42.7

Households by Income
Current median household income is \$55,802 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$65,581 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$76,748 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,386 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$20,125 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$24,012 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	37	39	39
2010 Total Housing Units	14,413	70,810	172,876
2010 Owner Occupied Housing Units	4,340	22,385	59,083
2010 Renter Occupied Housing Units	9,603	45,821	103,676
2010 Vacant Housing Units	470	2,604	10,117
2020 Total Housing Units	14,699	72,899	179,092
2020 Owner Occupied Housing Units	4,457	22,900	61,082
2020 Renter Occupied Housing Units	9,896	48,263	112,039
2020 Vacant Housing Units	320	1,776	5,832
2023 Total Housing Units	14,605	72,876	179,354
2023 Owner Occupied Housing Units	4,350	22,935	60,816
2023 Renter Occupied Housing Units	9,862	47,852	111,720
2023 Vacant Housing Units	393	2,089	6,818
2028 Total Housing Units	14,655	73,261	182,370
2028 Owner Occupied Housing Units	4,525	23,571	62,311
2028 Renter Occupied Housing Units	9,552	46,962	111,821
2028 Vacant Housing Units	578	2,728	8,238
Socioeconomic Status Index			
2023 Socioeconomic Status Index	31.1	29.8	30.2

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