

OFFERING MEMORANDUM

6250 Florence Avenue.
Bell Gardens, CA
90201



Presented By:
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GROWTH INVESTMENT GROUP

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of:

6250 FLORENCE AVENUE, BELL GARDENS, CA 90201 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE SUMMARY

Summary

Subject Property:	6250 Florence Ave. Bell Gardens, CA
Year Built:	1956
Building Area:	6,500 SF
Lot Size:	8,000 SF
Assessor's parcel number:	6228-012-005
Price:	\$1,201,050
Price Per SF:	\$184.79



EXECUTIVE SUMMARY

The Growth Investment Group is proud to offer 6250 Florence Avenue, a well-maintained free-standing light industrial commercial property. This investment is ideally situated on Florence Avenue in between Garfield Avenue and Eastern Avenue in the up-and-coming city of Bell Gardens. Being located on Florence the building features excellent street visibility with a high traffic count of $\pm 7,697$ cars per day. The building boasts $\pm 6,500$ SF building size and an ample $\pm 8,000$ SF lot secured by rod iron gate in front and chain link fencing in the back. There is plenty of parking for this property as well as being equipped with multiple roll-up doors and high ceilings. The entire building has been well maintained with a long-time owner of 25 years, verifying this asset as a perfect match for someone looking to purchase a light industrial warehouse property.





Property Highlights

- Well maintained building with pride of ownership
- Excellent location on Florence Avenue with major frontage and visibility
- Roll-Up doors in front and rear of building for loading/unloading
- High ceilings for machinery, storage racks and more
- Lunchroom, office(s) and two (2) restrooms
- Office space for owner operator
- Parking spaces in front as well as in back (Both Gated)
- Less than 20 minutes from Downtown Los Angeles
- Good freeway access for commuting – 710, 5, 105, 60, 10 & 605
- Solid construction and easy to maintain building

Investment Highlights

- Attractive free-standing building
- Well maintained property with long time owner of 25 years
- Large building size of $\pm 6,500$ Sq. Ft. with gated parking area
- High traffic count of $\pm 7,697$ cars per day
- Multiple roll-up doors and high ceilings
- Excellent price per square foot in terrific location
- Possible conversion into two (2) separate parcels
- Prime location on Florence Avenue with good street-visibility
- Easy access to FWY's 710, 5, 60, 10 & 105
- Large lot size of $\pm 8,000$ SF
- Gated parking area for additional safety
- Excellent street frontage on Florence Avenue in between Garfield Ave and Eastern Ave
- Short distance 5 FWY & 710 FWY with direct access to Downtown LA
- Nearby to Bell Gardens Sports Complex, Ford Park Adult School, Police Station, DMV, Postal Office, Bell Gardens High, Cesar Chavez Elementary, Yuri's Montessori School and more





CESAR CHAVEZ ELEMENTARY



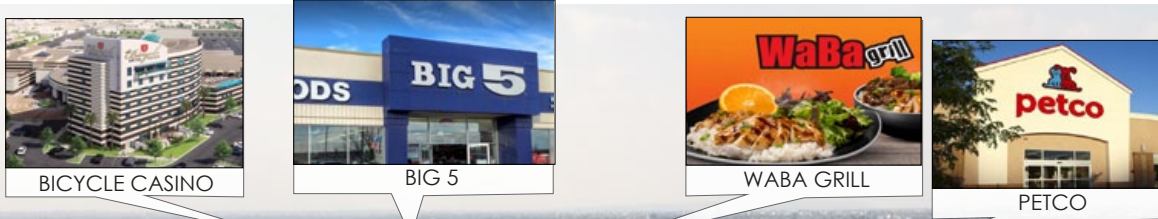
BELL GARDENS HIGH



FLORENCE AVE

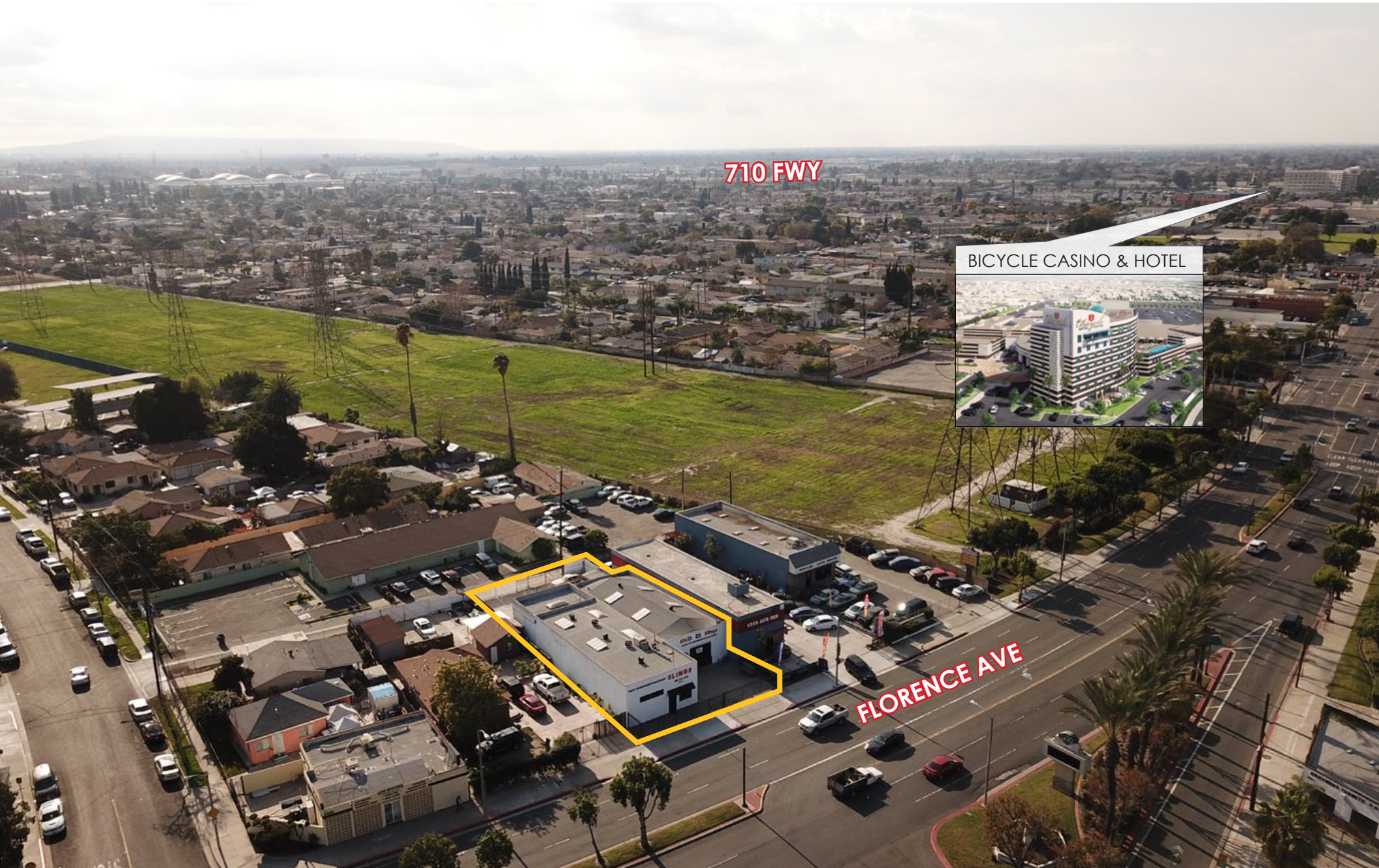


Aerial Photos



710 FWY

FLORENCE AVE



710 FWY

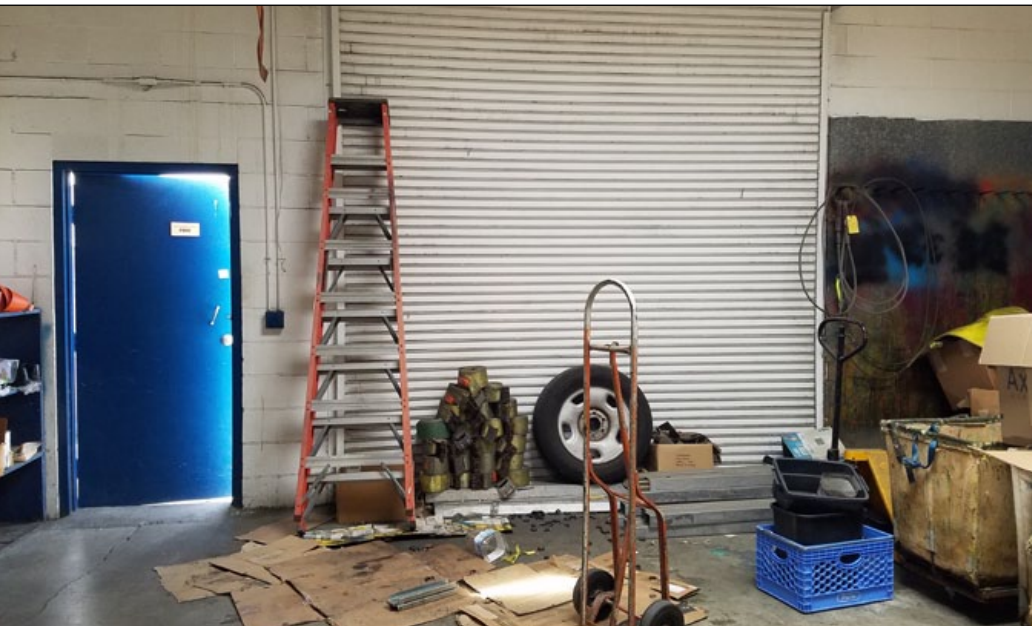
BICYCLE CASINO & HOTEL

FLORENCE AVE

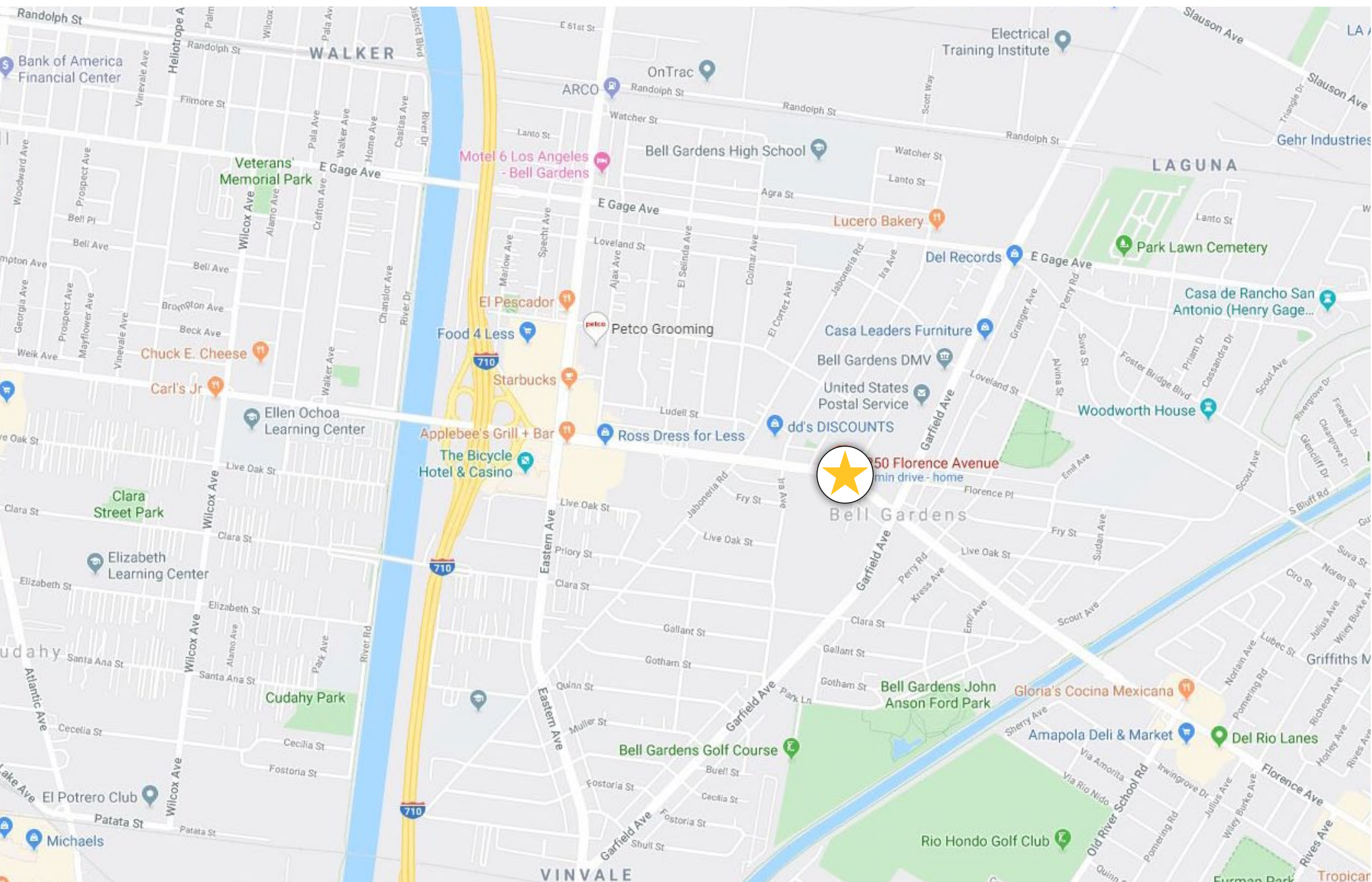














02. MARKET OVERVIEW

Market Overview



Bell Gardens is part of the Gateway Cities Region, or Southeast Los Angeles County (also shortened to SELA), a largely urbanized region located in southeastern Los Angeles County between the city of Los Angeles, Orange County, and the Pacific Ocean.

Rich in California history: With three major landmarked homes within the 2.4 square miles of greater Bell Gardens, the city has an outsized physical connection to the early European settlement of the region.

Parks and rec: With the Rio Hondo and L.A. River bike paths that bracket the city, a municipal golf course, and bucolic John Anson Ford Park, Bell Gardens offers plenty of recreational opportunities.

Bell Gardens is also named after James Bell. The “gardens” of its name derives from the many Japanese who, early in Bell Gardens’ existence established vegetable gardens and rice fields in the fertile soil.



Demographic & Income Profile (2 mile radius)

Summary	Census 2010	2019	2024			
Population	260,405	267,057	269,795			
Households	68,549	69,607	69,973			
Families	56,974	57,967	58,361			
Average Household Size	3.77	3.81	3.83			
Owner Occupied Housing Units	27,320	26,547	27,189			
Renter Occupied Housing Units	41,229	43,060	42,783			
Median Age	30.2	31.2	33.1			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.20%	0.67%	0.77%			
Households	0.10%	0.62%	0.75%			
Families	0.14%	0.62%	0.68%			
Owner HHs	0.48%	0.79%	0.92%			
Median Household Income	2.56%	2.99%	2.70%			
		2019	2024			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		6,596	9.5%	5,357	7.7%	
\$15,000 - \$24,999		7,079	10.2%	5,737	8.2%	
\$25,000 - \$34,999		7,377	10.6%	6,474	9.3%	
\$35,000 - \$49,999		11,024	15.8%	10,179	14.5%	
\$50,000 - \$74,999		14,129	20.3%	13,900	19.9%	
\$75,000 - \$99,999		9,635	13.8%	10,401	14.9%	
\$100,000 - \$149,999		8,614	12.4%	10,537	15.1%	
\$150,000 - \$199,999		2,982	4.3%	4,250	6.1%	
\$200,000+		2,172	3.1%	3,140	4.5%	
Median Household Income		\$53,346		\$60,525		
Average Household Income		\$69,496		\$81,967		
Per Capita Income		\$18,125		\$21,270		
	Census 2010	2019	2024			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,235	8.2%	20,757	7.8%	20,642	7.7%
5 - 9	21,115	8.1%	20,603	7.7%	19,253	7.1%
10 - 14	22,437	8.6%	20,343	7.6%	20,060	7.4%
15 - 19	23,630	9.1%	20,287	7.6%	19,141	7.1%
20 - 24	20,889	8.0%	22,125	8.3%	19,943	7.4%
25 - 34	39,597	15.2%	45,531	17.0%	44,565	16.5%
35 - 44	37,863	14.5%	35,227	13.2%	38,304	14.2%
45 - 54	31,079	11.9%	31,415	11.8%	31,559	11.7%
55 - 64	21,663	8.3%	24,838	9.3%	26,079	9.7%
65 - 74	11,348	4.4%	15,841	5.9%	18,080	6.7%
75 - 84	6,655	2.6%	7,158	2.7%	9,106	3.4%
85+	2,895	1.1%	2,932	1.1%	3,065	1.1%