



## OFFERING MEMORANDUM

7901 Eastern Ave,  
Bell Gardens, CA 90201

*3-unit mixed-use Value-add property by Downtown Bell Gardens, 2 houses + 1 retail store on large lot, steps away from major national retailers and from Parkwest Bicycle Casino. Tenants Pay ALL utilities. Next to Brand-New residential condo/apartment development.*

Exclusively Listed By:  
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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA

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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 7901 Eastern Ave, 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.



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# 01. EXECUTIVE SUMMARY

## Investment Highlights

- **High-Visibility Corner Location:** Prime frontage at the intersection of Eastern Ave and Gotham St—a major commercial artery ensuring a perpetual stream of interest from local service providers and boutique retailers.
- **4.79% Year-1 CAP Rate:** Delivers immediate high cash flow, with built-in appreciation in one of LA's strongest submarkets.
- **Strategic Mixed-Use Diversification:** Rare combination of storefront retail and residential units, providing a balanced, recession-resistant income stream in a high-density submarket.
- **Significant Value-Add Potential:** Opportunity to capture immediate upside by transitioning legacy rents to market levels and implementing “lipstick” interior renovations to the residential units.
- **Exceptional Connectivity:** Minutes from the 710 and 5 Freeway ramps, providing an effortless commute to the massive employment hubs of Commerce, Vernon, and Downtown Los Angeles.
- **Dense Renter Demographics:** Situated in a submarket with a 78% renter-occupied rate and over 38,000 residents within the immediate vicinity, guaranteeing a perpetual tenant base.
- **Owner-User Opportunity:** Ideal for a business owner looking to occupy the high-visibility retail storefront while utilizing the residential income to offset the mortgage.
- **Supply-Constrained Market:** Located in a “high-barrier-to-entry” zone with extremely low vacancy rates for both local-serving retail and affordable multi-family housing.

## Property Highlights

- **Bifurcated Income Stream:** Versatile footprint featuring one (1) retail storefront and two (2) residential units (Mix of 1BR and 2BR layouts) suited for the local workforce.
- **Rare On-Site Gated Parking:** Features approximately 5-7 dedicated parking spaces behind a secured gate—a massive competitive advantage and tenant draw in a high-density area.
- **Flexible Zoning (BGCM):** Bell Gardens Commercial/Mixed-Use zoning allows for a wide array of “By-Right” uses, including professional offices, medical suites, or creative retail.
- **Individualized Metering:** Units are individually metered for gas and electricity, significantly reducing landlord utility responsibility and maintaining a low expense ratio.
- **Large Corner Lot (±7,802 SF):** The oversized lot provides excellent ingress/egress and potential for future ADU (Accessory Dwelling Unit) expansion or exterior amenity additions.
- **Low-Maintenance Operation:** Minimal landscaping requirements and a durable building footprint designed to minimize ongoing CAM (Common Area Maintenance) and gardener expenses.
- **Efficient Management:** Total unit count falls below the CA state requirement for a mandatory on-site resident manager, allowing for streamlined off-site management.
- **Character & Visibility:** 1930s-era architecture provides “good bones” and a distinct street presence, enhanced by approximately 65 feet of prime Eastern Avenue frontage.

## Summary

Subject Property:	7901 Eastern Ave, Bell Gardens, CA 90201
Price:	\$899,500
Price Per Unit:	\$299,800
Year Built:	1936
Building Area:	2,978 SF
Lot Size:	7,802 SF (corner lot)
APN#:	6227-025-019
Zoning:	BGCM
Parking:	6
Unit Mix:	1 x RETAIL 1 x 3B + 1B HOUSE 1 x 1B + 1B HOUSE

Financial Analysis & Rent Roll on Pages 18-19



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## EXECUTIVE SUMMARY

Growth Investment Group California is proud to present the exclusive listing of 7901 Eastern Ave, a high-visibility mixed-use asset strategically positioned on a prime corner in the heart of Bell Gardens, CA. This versatile property represents a rare “Value-Add” or “Owner-User” opportunity in one of the most supply-constrained submarkets of Southeast Los Angeles. By combining storefront retail with residential units, the asset provides a diversified income stream that is uniquely insulated against market volatility, tapping into a neighborhood characterized by a 78% renter-occupied rate.

Built in 1936, the property boasts a total of 3,192 SF on a 7,749 SF CORNER lot with approximately 65 linear feet of frontage along Eastern Avenue. Unit mix includes 1x Retail Store, 1x 3BD/1BA house and 1x 1BD/1BA house. Positioned on a high-traffic commercial artery, the property generates relentless visibility and consistent demand from premium service providers and boutique retailers. Unlike many neighboring assets, this corner-lot configuration (Eastern Ave & Gotham St) includes the massive competitive advantage of gated, on-site parking. This feature not only drives higher residential tenant retention but also provides essential accessibility for commercial clients in a high-density area where street parking is at a constant premium. Tenants pay for all utilities (water, trash, electricity and gas), making this a minimum responsibility investment for the owner.

Offered at a competitive basis below replacement cost,

7901 Eastern Ave is primed for immediate equity capture. The residential units offer a “blank canvas” for a modern renovation program, allowing a new owner to bridge the gap between legacy rents and current market ceilings. With individual metering for water, gas and electricity and no requirement for an on-site manager, the operational overhead remains exceptionally lean, maximizing Net Operating Income (NOI) from day one.



Ideally located minutes from the 710 and 5 Freeways, the property serves as a gateway to the massive employment hubs of Commerce, Vernon, and Downtown Los Angeles. Whether you are a 1031-exchange buyer seeking a stabilized cash-flow vehicle or a local entrepreneur looking to anchor a business in a high-traffic location, this asset offers the perfect marriage of commercial exposure and residential stability in a recession-resistant submarket.

### LOCATION & CONNECTIVITY

- Neighborhood Amenities: Within 0.2 miles of local retail hubs, grocery stores, and essential services. The Bicycle Hotel & Casino (1.2 miles), Walmart Supercenter (1.3 miles), Sam’s Club (2.5 miles), East Los Angeles College (ELAC) (4.1 miles), Cal State Los Angeles (CSULA) (5 miles), and Cerritos College (5.5 miles).
- Accessibility: Centrally located in the Southeast Los Angeles submarket, direct access to I-710 (0.8 miles) and I-5 (2.5 miles), and Hwy 91.

Aerial Photos



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Aerial Photos

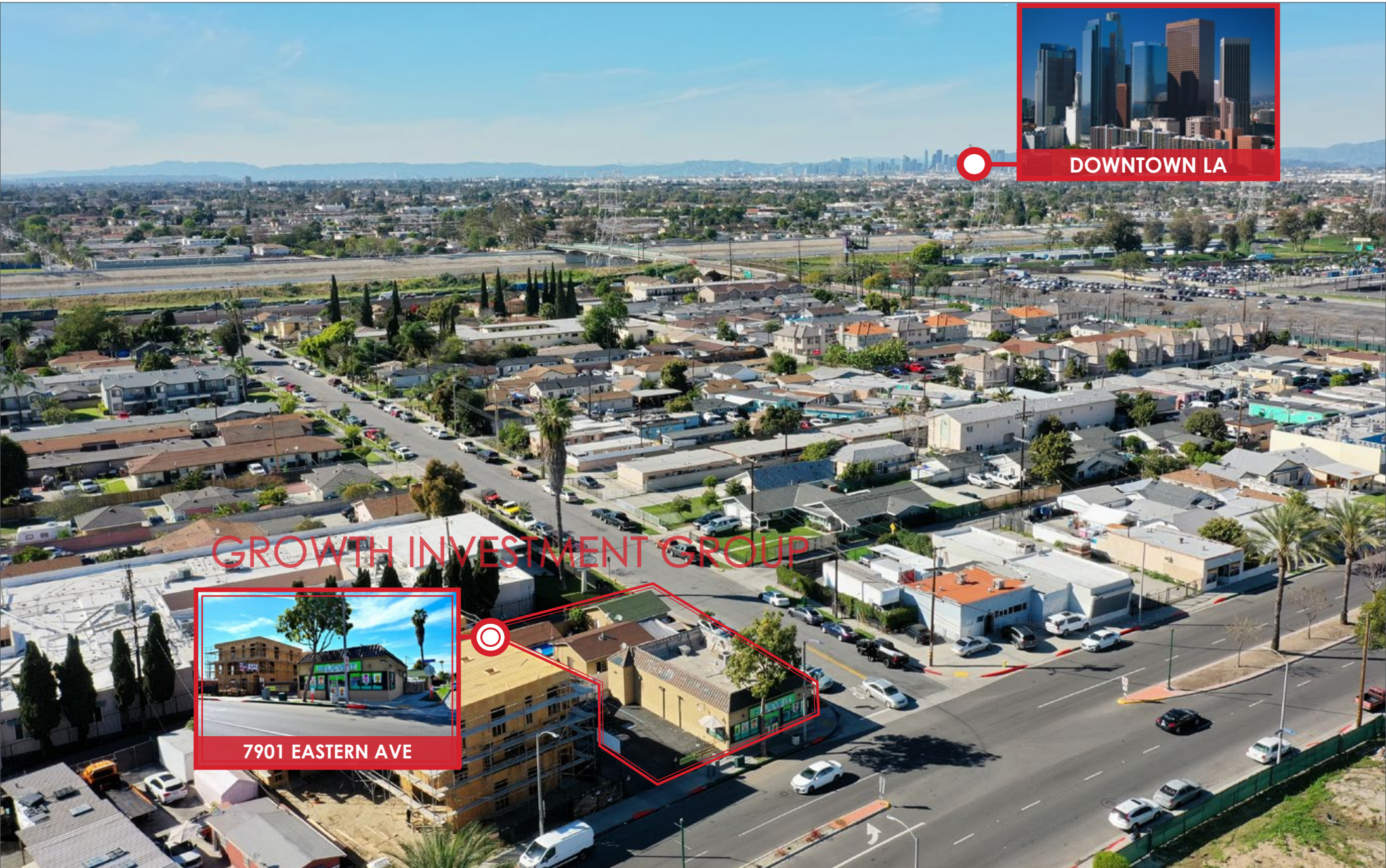


Aerial Photos



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Aerial Photos



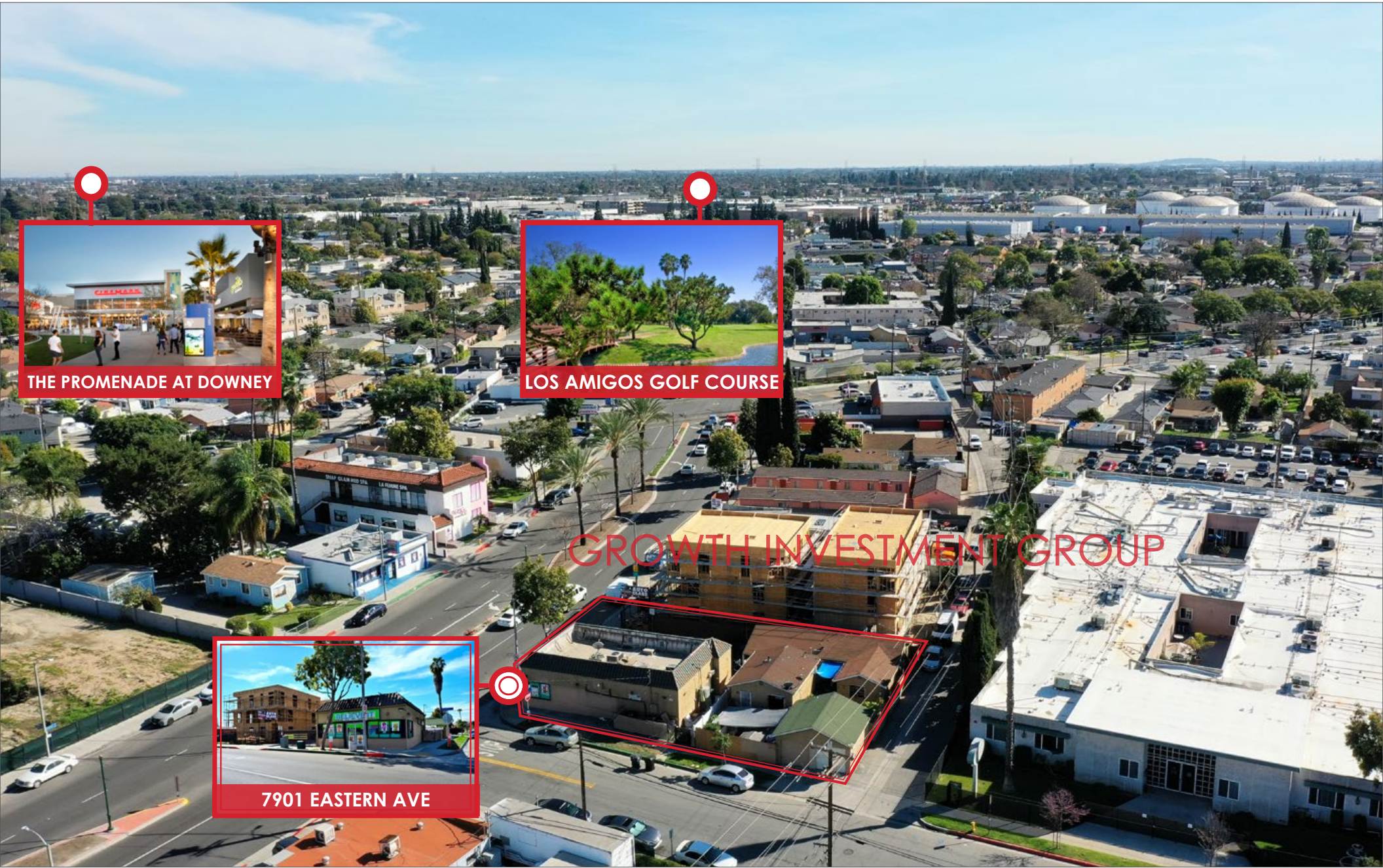
DOWNTOWN LA

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7901 EASTERN AVE

Aerial Photos



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Property Photos



GROWTH INVESTMENT GROUP



Property Photos



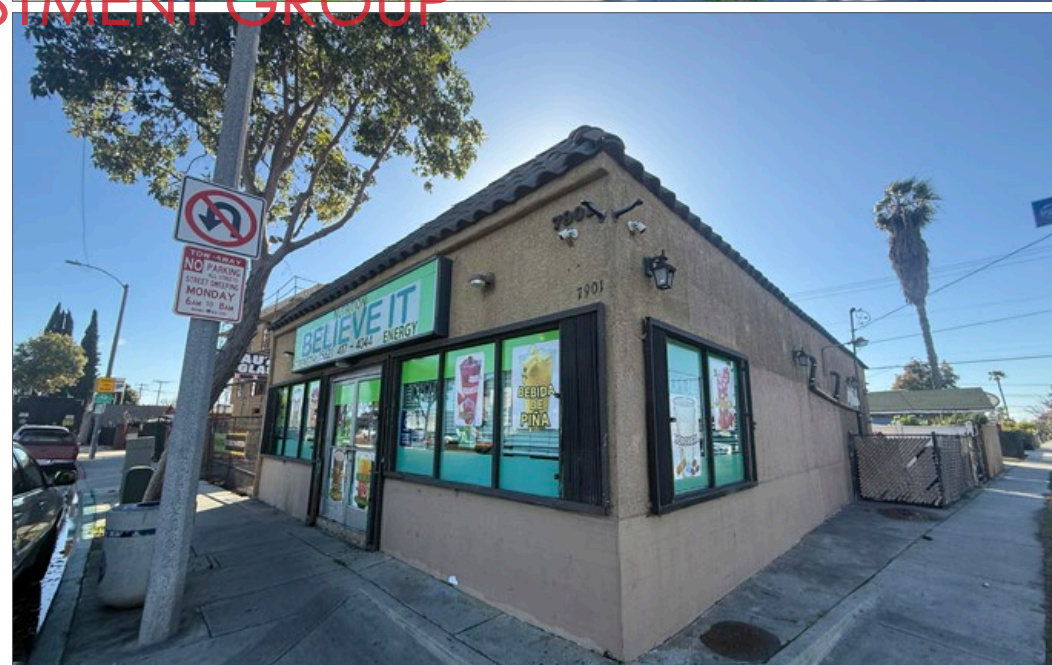
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Property Photos



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Local Map



Regional Map





## 02. FINANCIAL ANALYSIS

## Financial Analysis

### Investment Overview

Price	\$	899,500
Price Per Unit	\$	299,800
Cap Rate		4.79%
GRM		14.45
Market CAP Rate		7.09%
Market GRM		10.79

### Property Information

Building Size	2,978
Lot Size	7,802
Number of Units	3
Year Built	1936
Parcel(s)	6227-025-019
Parking	6

### Financing Assumption

Down Payment	\$360,000
Approximate Loan Amount	\$540,000
Interest Rate	6.250%
Loan To Value	60.0%
Annual Debt Service	\$42,747
Debt Coverage Ratio	1.09
Year-1 Net Cash-Flow	\$4,003
Year-1 Principal Reduction	\$9,259
Year-1 Cash-On-Cash Return \$	\$13,262
Year-1 Cash-On-Cash Return %	3.68%
Loan Type	new SBA 10-year fixed loan, 25-year term, 25-year amortization

### Unit Mix and Rent Schedule

Units	Type	Avg. Current Rent	Total Rent	Proforma Rent	Total Proforma Rent
1	Retail	\$ 2,186	\$ 2,186	\$ 2,500	\$ 2,500
1	3B + 1B HOUSE	\$ 1,550	\$ 1,550	\$ 2,700	\$ 2,700
1	1B + 1B HOUSE	\$ 1,450	\$ 1,450	\$ 1,750	\$ 1,750
3			\$ 5,186		\$ 6,950

**Est. Upside  
34%**

### Income

	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 5,186 per month	\$ 62,232
Pet Rent	per month	\$ -
Storage Rent	per month	\$ -
<b>Gross Scheduled Income</b>	<b>\$ 62,232</b>	<b>\$ 83,400</b>
Vacancy Factor	2.00%	\$ (1,245)
<b>Effective Gross Income</b>	<b>\$ 60,987</b>	<b>\$ 81,732</b>

### Expenses

	Current	Proforma
<b>Operating Expenses (Current/Potential)</b>		
New Property Taxes	1.137477%	\$ 10,232
Direct Assessment		\$ 3,687
Insurance	\$ 1.01 per SF	\$ 3,000
Utilities (Water + Trash)	\$ - per month	\$ -
Gardener	per month	\$ -
Repair & Maintenance	\$ 83.33 per month	\$ 1,000
<b>Total Operating Expenses</b>	29% of GSI	<b>\$ 17,919</b>
Expenses Per Unit		\$ 5,973
Expenses Per SF		\$ 6.02

	Current	Proforma
<b>Net Operating Income</b>	<b>\$ 43,068</b>	<b>\$ 63,813</b>

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Rent Roll

Unit No.	Unit Type	Monthly Rent	Proforma Rent	Annual Increase	Lease Start Date	Lease End Date	Last Rent Increase
7901	Retail	\$ 2,186	\$ 2,500	5%	11/1/2013	11/14/2028	
7905	3B + 1B HOUSE	\$ 1,550	\$ 2,700			Month to month	1/1/2026
7903	1B + 1B HOUSE	\$ 1,450	\$ 1,750			Month to month	1/1/2026
<b>TOTAL</b>		<b>\$ 5,186</b>	<b>\$ 6,950</b>				

#Units	Unit Type	AVERAGE	PROFORMA
1	RETAIL	\$ 2,186	\$2,500
1	3B + 1B HOUSE	\$ 1,550	\$2,700
1	1B + 1B HOUSE	\$ 1,450	\$1,750

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03. MARKET OVERVIEW

## Market Overview | Bell Gardens

Bell Gardens is a city in the U.S. state of California in the Los Angeles metropolitan area. Located in Los Angeles County, Bell Gardens is named after James George Bell, an American businessman. The “Gardens” in its name derives from the many Japanese who, early in Bell Gardens’ existence, established vegetable gardens and rice fields. The adjacent city of Bell is also named after James George Bell.

According to the United States Census Bureau, the city has a total area of 2.5 square miles, over 99% of it land.

Bell Gardens is bordered by Bell and Cudahy on the west, Commerce on the north and northeast, Downey on the southeast, and South Gate on the southwest.

The city is about 10 miles southeast of Downtown Los Angeles. Fire protection in Bell Gardens is provided by the Los Angeles County Fire Department. The LACFD operates Station #39 in Bell Gardens as a part of Battalion 3. The Bell Gardens Police Department provides law enforcement.

The Los Angeles County Department of Health Services operates the Whittier Health Center in Whittier, serving Bell Gardens.

The United States Postal Service Bell Gardens Post Office is located on Garfield Ave. The Postal Service also operates a Network Distribution Center on Bandini Boulevard north of Bell Gardens, in the City of Commerce. There are 8 parks and one golf course in the city limits.



## Market Overview | Bell

Bell is an incorporated city in Los Angeles County, California, near the center of the former San Antonio Township (abolished after 1960). Its population was 35,477 at the 2010 census, down from 36,664 in the 2000 census. Bell is located on the west bank of the Los Angeles River and is a suburb of the city of Los Angeles. At 2.5 square miles, Bell is the thirteenth-smallest city in the United States with a population of at least 25,000.

The city of Bell has several recreational facilities. The Bell Community Center hosts many events such as anniversaries, baptisms, birthdays, conferences, company parties, receptions, and seminars. Treder Park, located at the community center, has a gazebo, a pavilion with barbecues, and picnic tables. Camp Little Bear Park and Lodge is a park designed for children 12 and under. The park includes a three-in-one area for junior players with basketball, handball, and four square courts. The park also has an outdoor amphitheater for films, a miniature golf course, an indoor lodge with classrooms and computers, picnic pavilions, play equipment, rock climbing, and a small soccer (football) turf field.

Ernest Debs Park has a synthetic turf soccer field and a shaded outdoor fitness area with cardio, resistance, and strengthening equipment. The park also has one full and two half basketball courts, benches, pavilions, picnic tables, and table games. Veterans Memorial Park has one junior (half) and two full-court basketball courts, batting cages, a baseball diamond with stadium seating and scoreboards, tree-shaded benches, a clubhouse with computer access, large picnic pavilions, tree-shaded picnic tables, a playground for ages 2 through 12, a rose garden in honor of U.S. soldiers, and a snack bar.

The city also has a joint-use agreement with the Los Angeles Unified School District (LAUSD) for the use of the Nueva Vista Elementary Soccer Field during after-school hours to facilitate youth and adult soccer programs. The Bell Futsal Park (opened in 2018) is a repurposed skate park that features one main court that can be split into 3 smaller courts.



James George Bell House



Camp Little Bear Park

## Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	41,536	39,233	38,032
Total Households	10,440	10,371	10,323
Family Households	8,881	8,718	8,684
Average Household Size	3.94	3.75	3.65
Owner Occupied Housing Units	2,051	2,042	2,104
Renter Occupied Housing Units	8,389	8,329	8,219
Median Age	31.2	32.4	33.8

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	\$57,413	-	\$64,704	-
Average Household Income	\$72,935	-	\$82,315	-
Per Capita Income	\$19,368	-	\$22,435	-