

Offering Memorandum

7930 Eastern Avenue Bell Gardens, CA

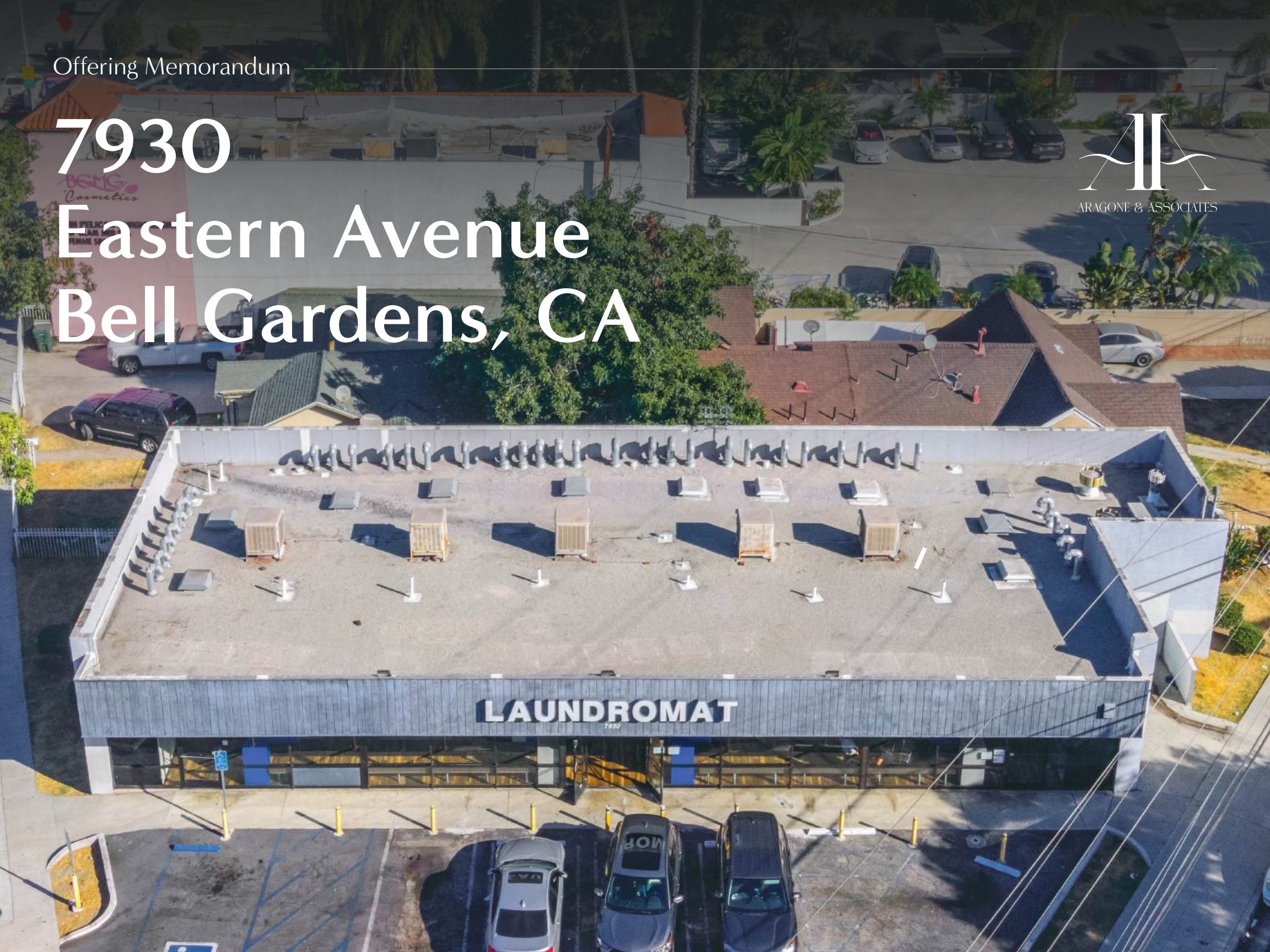


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Exclusively Listed By

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Property Details

Section 01



Property Details

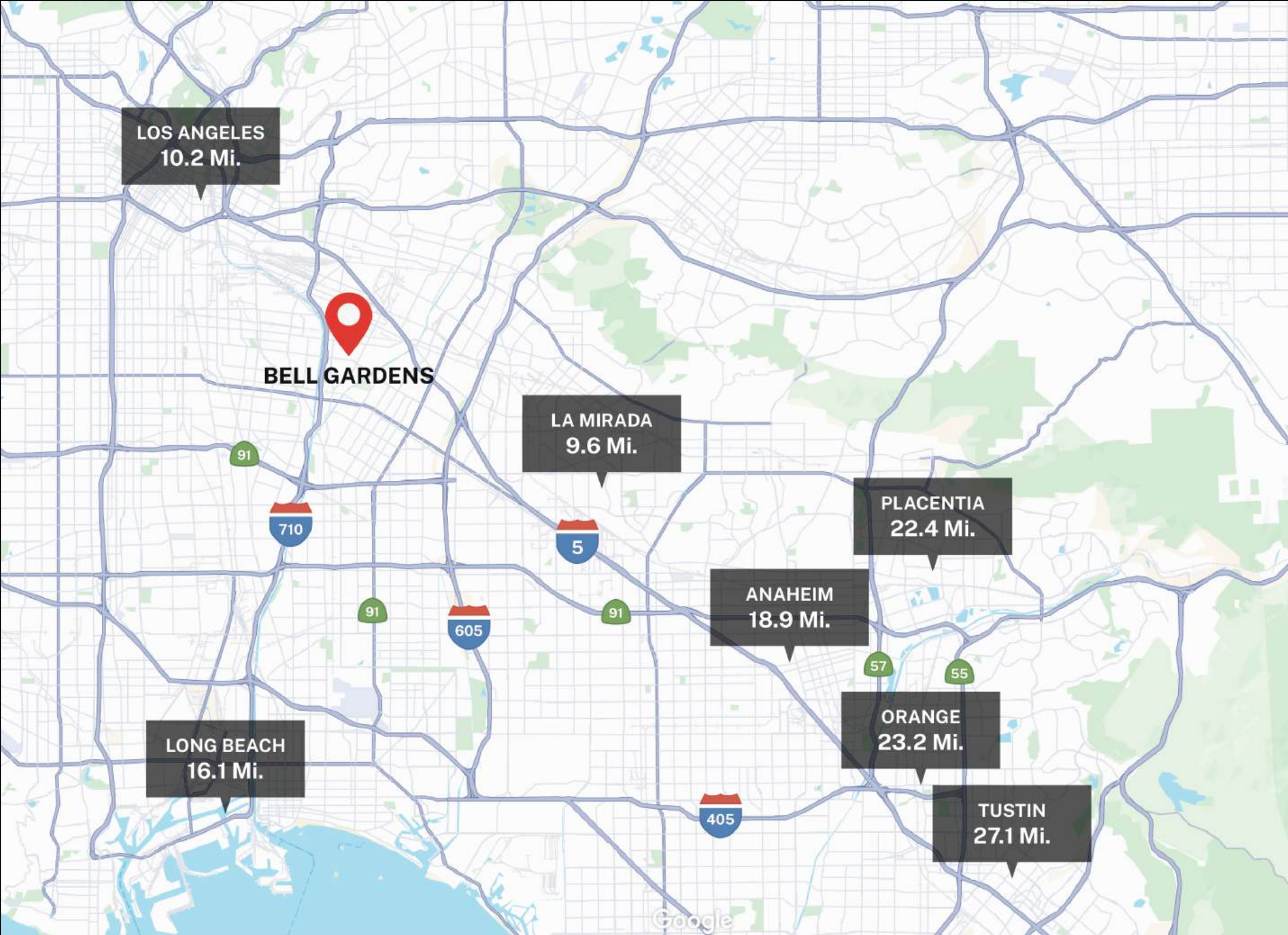
Address	7930 Eastern Avenue, Bell Gardens, CA 90201
Property Type	Retail - Coin Laundry/Laundromat
Gross Building Area	4,000 SF
Lot Size	9,413 SF
Zoning	M-U (Mixed-Use Commercial/Residential)
Development Opportunity	Mixed-use zoning allows for different development opportunities. Potential to build units above existing space or a complete redevelopment. Buyer to confirm buildability with the City Planning Department and all other details themselves.
Year Built	1981
Number of Units	1 Single Unit Storefront
Parking	+/-8 spaces (with additional street parking available)
Recent Upgrades	<ul style="list-style-type: none">• New wash card readers (app-based payments, remote machine operation).• 4 new tankless water heaters (installed in early 2024, with a 5-year warranty).• 3 out of 5 swamp coolers being replaced in the next month.
APN	6227-017-024

Buyer to conduct their own due diligence.

Tom Aragone



Offering Memorandum _ 7930 Eastern Avenue, Bell Gardens



LOS ANGELES
10.2 Mi.

BELL GARDENS

LA MIRADA
9.6 Mi.

PLACENTIA
22.4 Mi.

ANAHEIM
18.9 Mi.

ORANGE
23.2 Mi.

TUSTIN
27.1 Mi.

LONG BEACH
16.1 Mi.

Pricing Information

Section 02



Pricing Information & Financial Overview

List Price

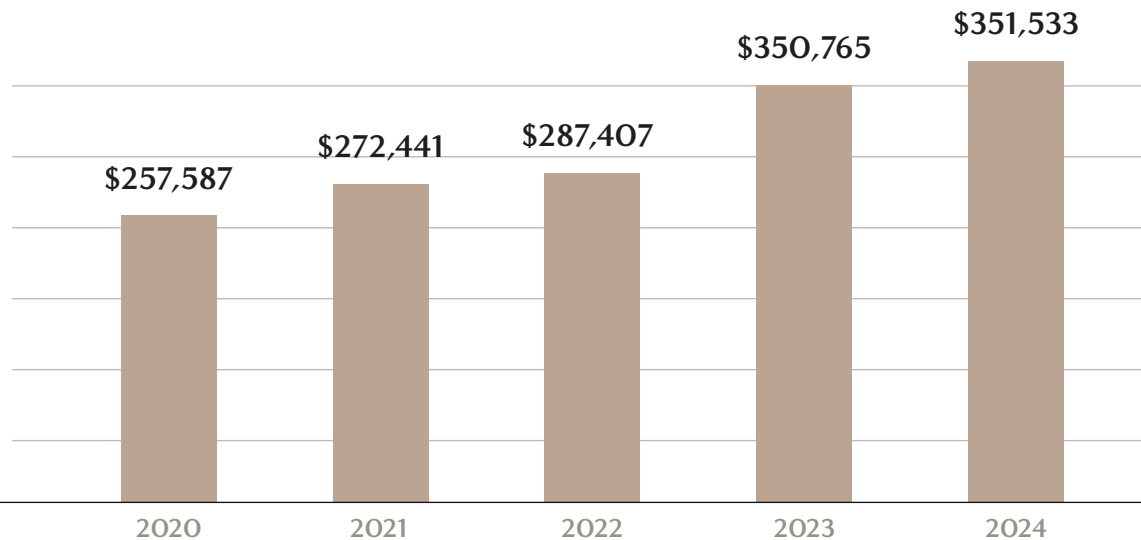
Contact Broker

Interested buyers are to make their best offer after doing their Due Diligence.

Business Value

The laundromat's equipment and operational value are included in the overall pricing.

Gross Revenue



Detailed financial information is available upon request. Prospective buyers are required to sign a Non-Disclosure Agreement (NDA) before receiving access to the property's financials. Please contact the listing agent for further details.



Equipment & Property Photos

Section 03



Equipment & Property Photos

Equipment List - Coin Laundry Business

Dryers

30lb Stack Dryers: 25 units
45lb Stack Dryers: 10 units

Washers

80 lb Washers: 4 units
60 lb Washers: 8 units
40 lb Washers: 25 units
20 lb Washers: 14 units

Vending and Payment Systems

VTM Machines: 2 units
Bill-to-Bill Changer: 1 unit
Soda Machine (Crane): 1 unit
Snack Machine (Refrigerated Crane): 1 unit
Soap Machines (Vendrite Vision): 2 units
• Includes one satellite unit

Utility and Security Systems

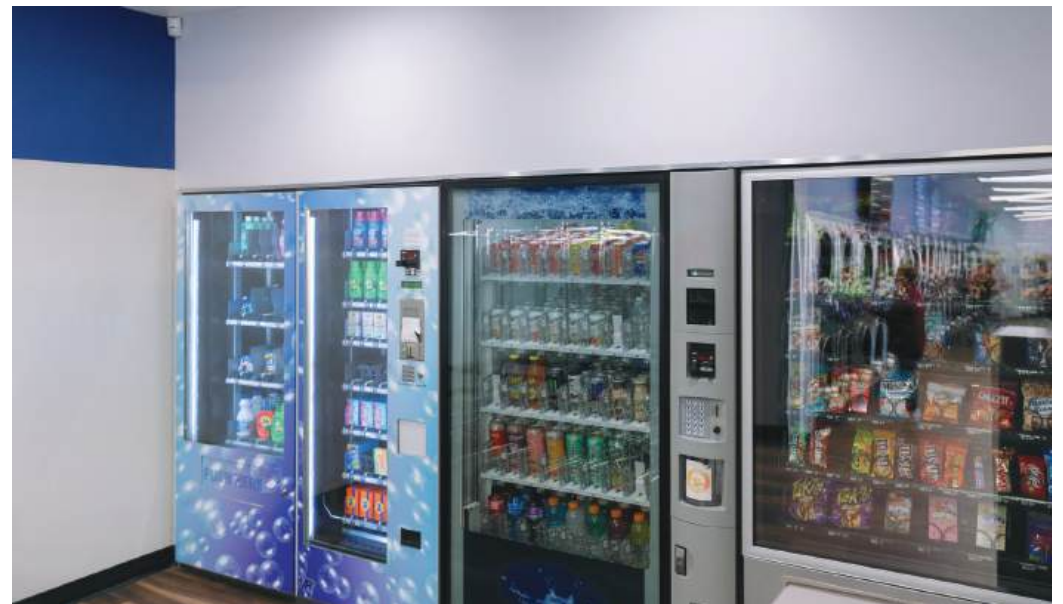
Tankless Water Heaters: 4 units (1 year old, Navien)
Cameras and DVR System:
• 16-channel DVR
• 11 cameras installed

Customer Amenities

Televisions: 4 units
Laundry Baskets: 12 units



Equipment & Property Photos



Equipment & Property Photos



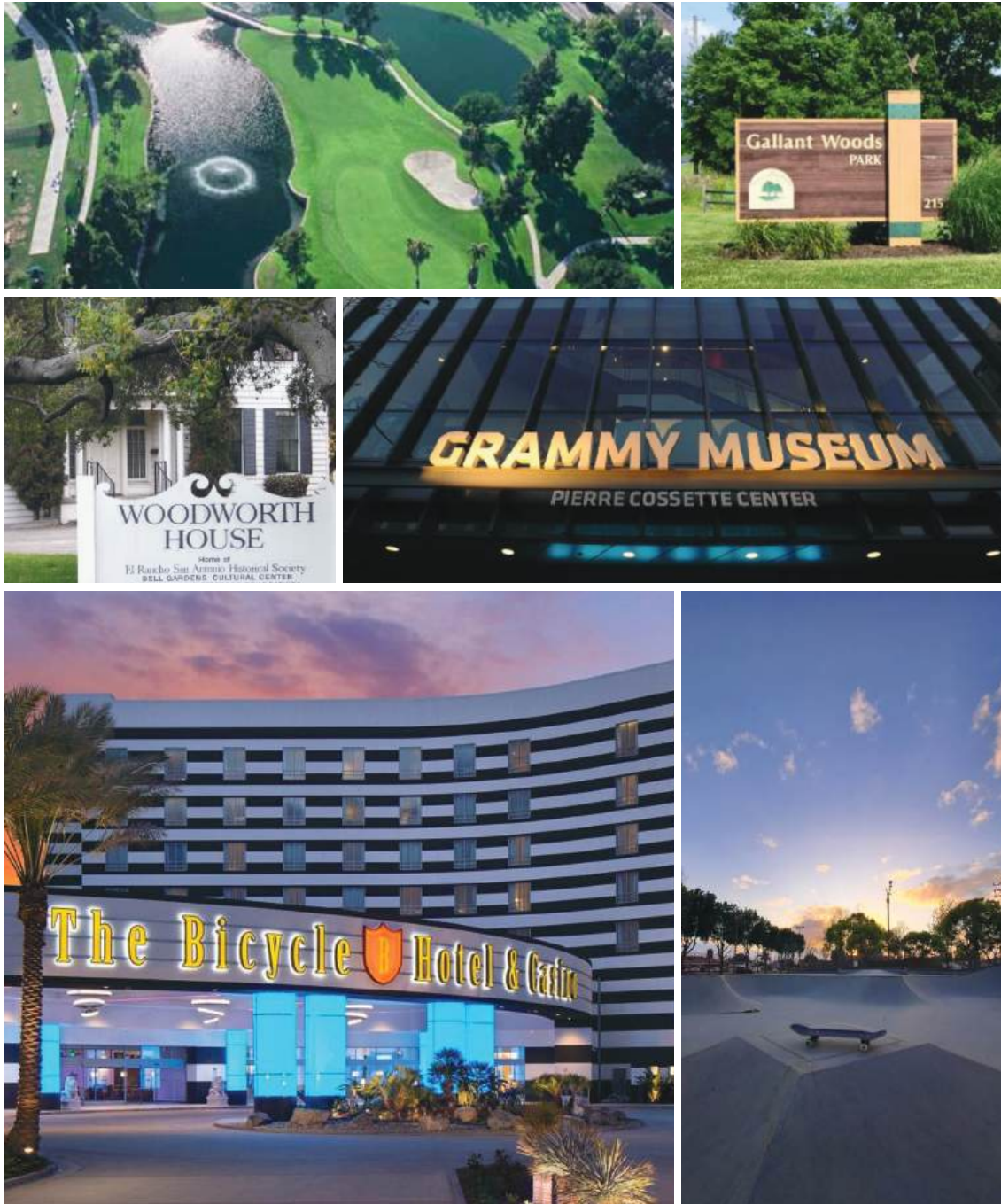
Scan Here
to View
Drone Video

Area Overview

Section 04



Area Overview



City Overview: Bell Gardens, located in the heart of Los Angeles County, is a dynamic and diverse community with a rich cultural heritage. Known for its thriving residential and retail sectors, the city serves as a hub for local commerce and vibrant community life. Its strategic location provides businesses with direct access to a densely populated market, offering ample opportunities for growth and long-term stability.

The city is home to a wide array of amenities and services, catering to the needs of its residents and businesses. From quality schools and recreational parks to dining and shopping destinations, Bell Gardens offers a balanced mix of urban convenience and suburban charm.

Eastern Avenue, one of the city's most prominent thoroughfares, is a key commercial corridor that boasts excellent visibility, high traffic counts, and strong foot traffic. Its proximity to major freeways, including the I-710 and I-5, enhances connectivity and makes it an ideal location for retail and commercial ventures.

Bell Gardens is also characterized by a vibrant workforce and a community-focused atmosphere. The city's commitment to redevelopment and economic growth is evident in its mixed-use zoning initiatives, which encourage innovative commercial and residential developments.

For businesses, Bell Gardens represents a unique opportunity to capitalize on a loyal, local customer base while benefiting from the steady flow of visitors drawn to the area's retail hubs, cultural landmarks, and entertainment venues. This dynamic environment makes Bell Gardens an attractive destination for entrepreneurs and investors alike.



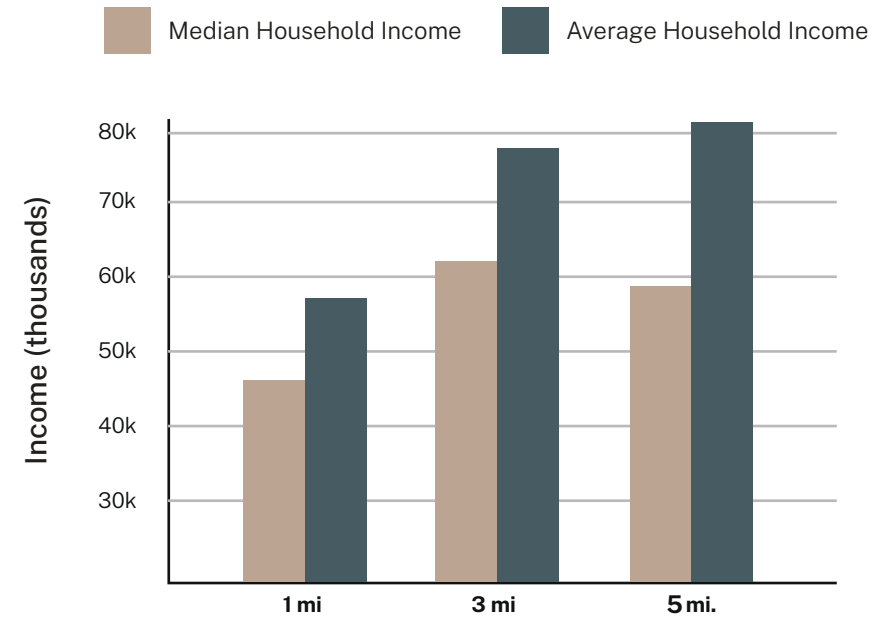
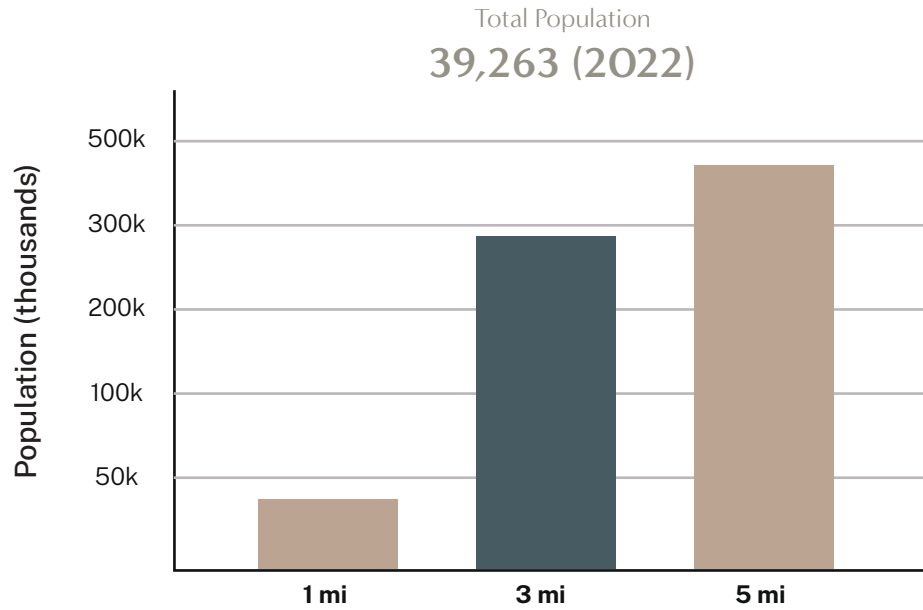
BELL GARDENS INTERMEDIATE SCHOOL

7930 EASTERN AVE

EL PASEO SOUTH GATE SHOPPING CENTER



Local Demographics



Homeownership:

1-mile: 19% owner-occupied, 81% renter-occupied

Median Age:

1-mile: 32 years

The submarket primarily caters to local residents, with limited tourism. Despite demographic challenges, the area boasts high traffic counts and footfall, making it ideal for local businesses like laundromats, convenience stores, and other retail operations.

Traffic Counts (2022 Data)

Eastern Ave/Gotham St: 21,164 cars/day (within 0.03 miles)

Jaboneria Rd/Gotham St: 5,494 cars/day (within 0.08 miles)

Eastern Ave/Cecilia St: 21,198 cars/day (within 0.26 miles)

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