

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. Next to Brand-New residential condo/apartment development. Tenants Pay ALL utilities



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

- High-Visibility Corner Location
- Strategic Mixed-Use Diversification: storefront retail + 2 houses
- Significant Value-Add Potential: Opportunity to capture immediate upside by transitioning legacy rents to market levels
- 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.
- Individualized Metering: Tenant Pays all utilities including water and trash; Very minimum landlord responsibility
- 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
- 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.

EXCLUSIVE LISTING



GROWTH INVESTMENT GROUP
CALIFORNIA

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CITADEL OUTLETS



BICYCLE CASINO



DOWNTOWN BELL GARDENS



7901 EASTERN AVE

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HAN WIDJAJA CHEN 626.594.4900

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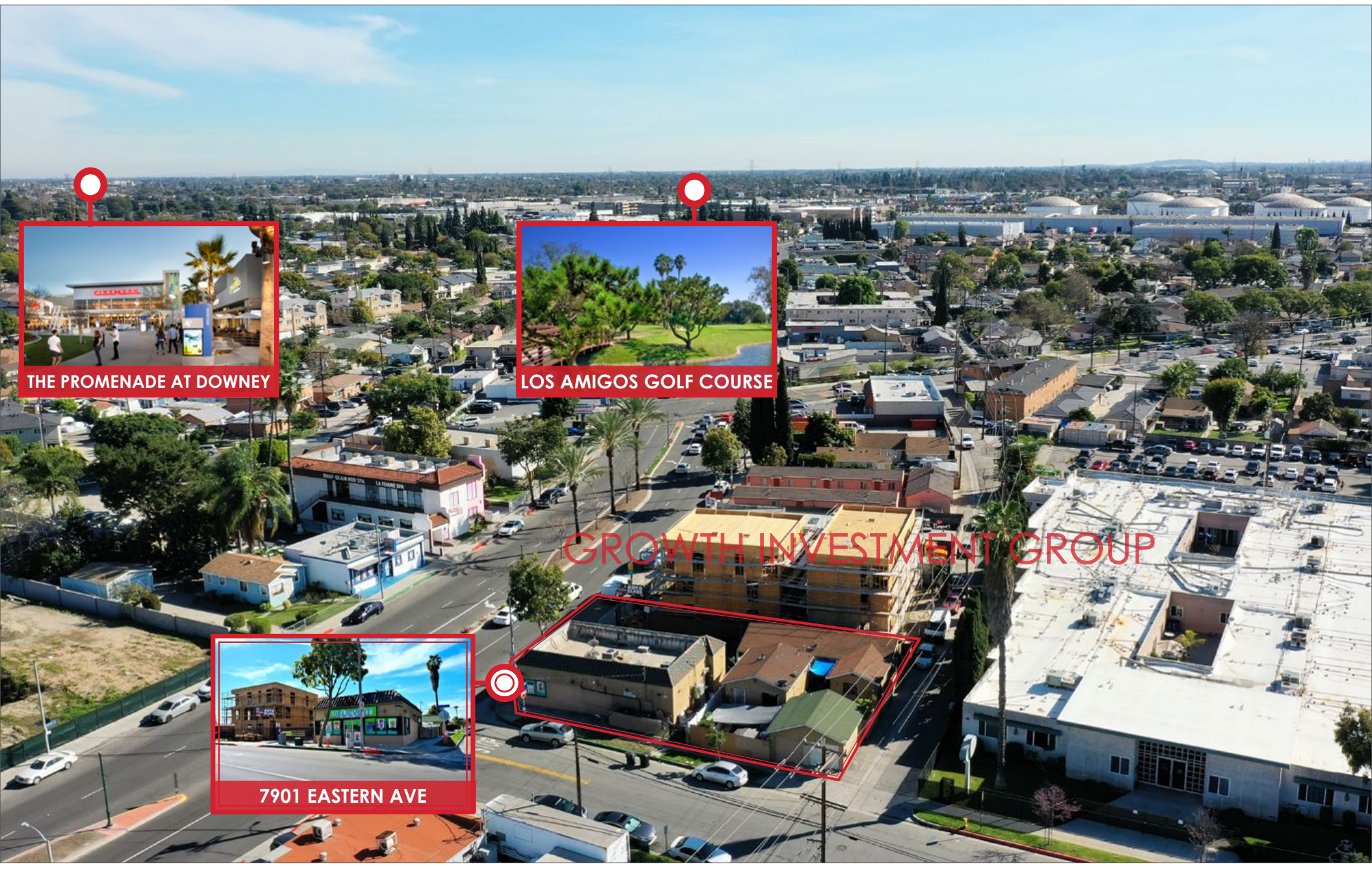
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THE PROMENADE AT DOWNEY



LOS AMIGOS GOLF COURSE



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