

FOR SALE OR LEASE | ±24,585 SF (±0.56 ACRES)

7206-7218 GARFIELD AVE

beta.

Located directly along Garfield Ave in Bell Gardens, CA



For more information, please contact:

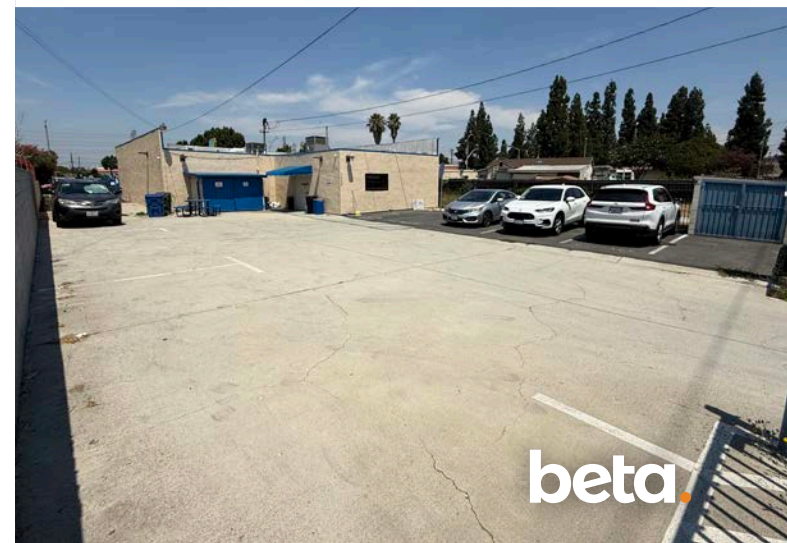
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PROPERTY HIGHLIGHTS

- **Three-Parcel Offering** – Rare opportunity to acquire or ground lease three contiguous parcels (7206, 7208, and 7218 Garfield Ave), available together or individually.
- **Total Site Area** – Combined ±24,585 SF (±0.56 acres) along Garfield Ave, providing scale and flexibility for redevelopment or long-term investment.
- **Flexible Deal Structure** – Options include: (i) acquiring or ground leasing all parcels for redevelopment, or (ii) purchasing/operating existing improvements at 7208 and 7218 Garfield Ave.
- **7206 Garfield Ave** – Undeveloped ±8,283 SF lot, offering future development potential for retail, drive-thru, medical, or service-oriented uses (buyer to verify zoning).
- **7208 Garfield Ave** – Freestanding ±3,049 SF office/medical building on an ±8,351 SF lot, currently leased to Spirit Family Services, a nonprofit behavioral health and social services provider with 20+ years of operations throughout Los Angeles County.
- **7218 Garfield Ave** – ±3,270 SF medical/office building on a ±7,951 SF lot, featuring five exam rooms and strong visibility along Garfield Ave.
- **High-Visibility Location** – Prominent street frontage with ±22,680 CPD on Garfield Ave and additional exposure from Florence Ave at ±35,293 CPD.
- **Strategic Southeast LA Positioning** – Centrally located in Bell Gardens with excellent access to I-710 and I-5 freeways, serving a dense, urban population base.
- **Strong Demographics** – Over 745,000 residents within 5 miles; average household incomes exceeding \$100,000; significant demand for retail, healthcare, and community-based services.
- **Zoning** – BGC4CCD* (Buyer to verify suitability for office, healthcare, retail, or redevelopment uses).
- **Versatile Investment Appeal** – Suitable for developers pursuing redevelopment scale, investors seeking stable cash flow, or owner-users in need of medical/office facilities.



DEMOGRAPHICS:



TOTAL HOUSEHOLDS

1 MILE | 9,848
3 MILES | 69,257
5 MILES | 212,782



TOTAL POPULATION

1 MILE | 35,981
3 MILES | 237,796
5 MILES | 745,682

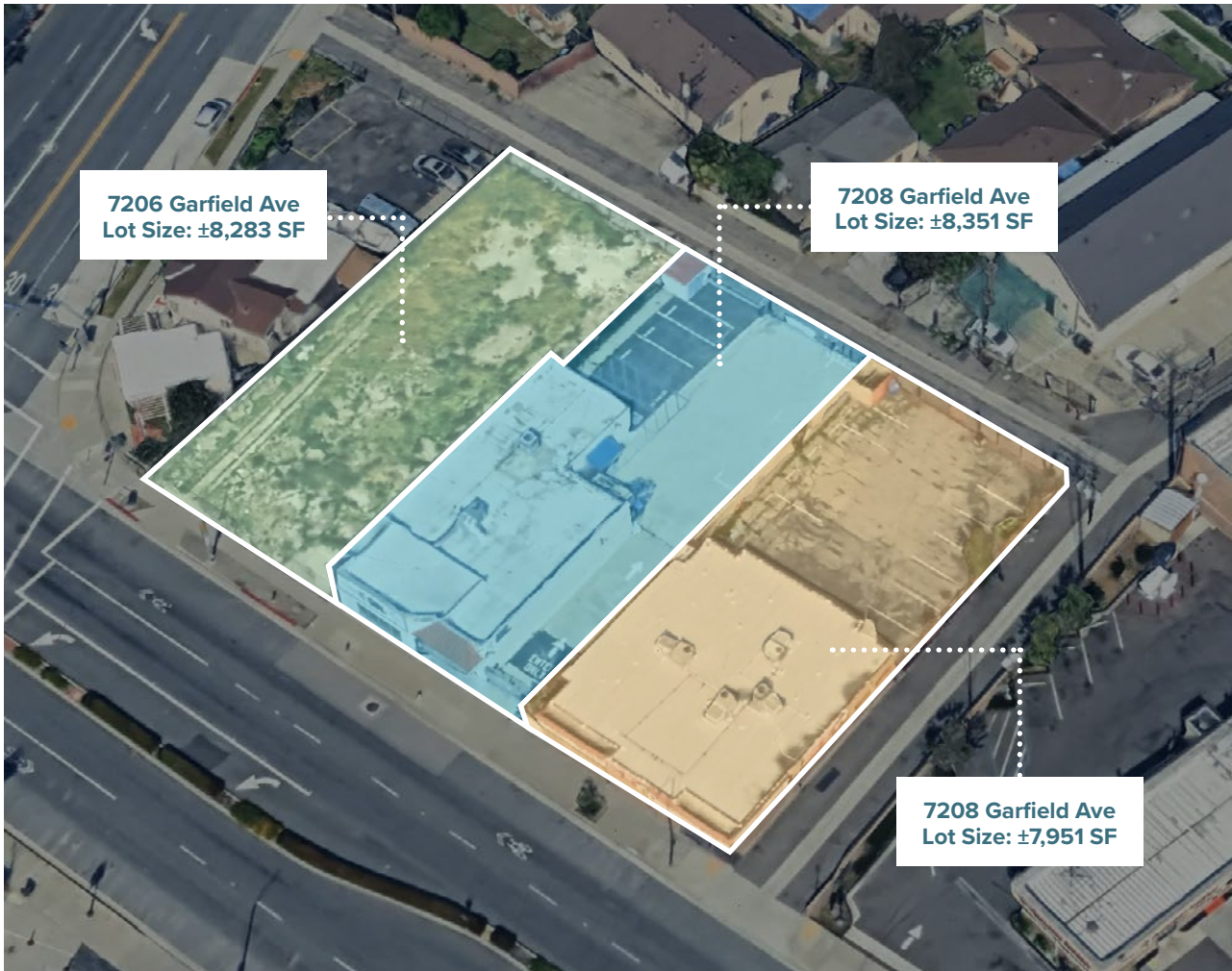


AVG. HOUSEHOLD INCOME

1 MILE | \$84,686
3 MILES | \$100,927
5 MILES | \$102,140

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SITE LAYOUT



7206 GARFIELD AVE

Currently an **undeveloped ±8,283 SF lot**, offering future development potential.

7208 GARFIELD AVE

A **freestanding ±3,049 SF building** with functional office/medical buildout. Features multiple private offices, a reception area, conference room, restrooms, and storage.

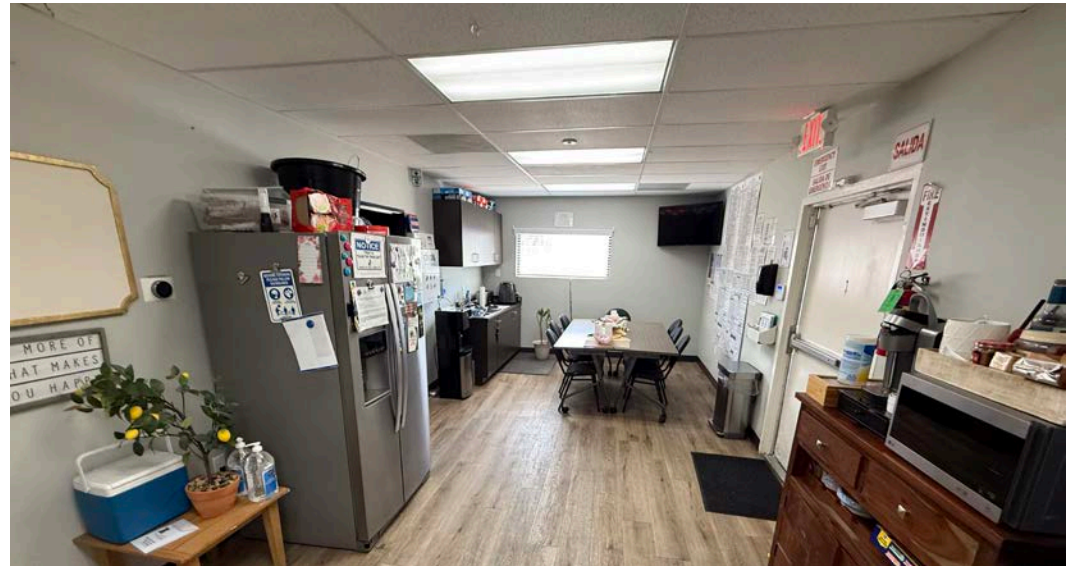
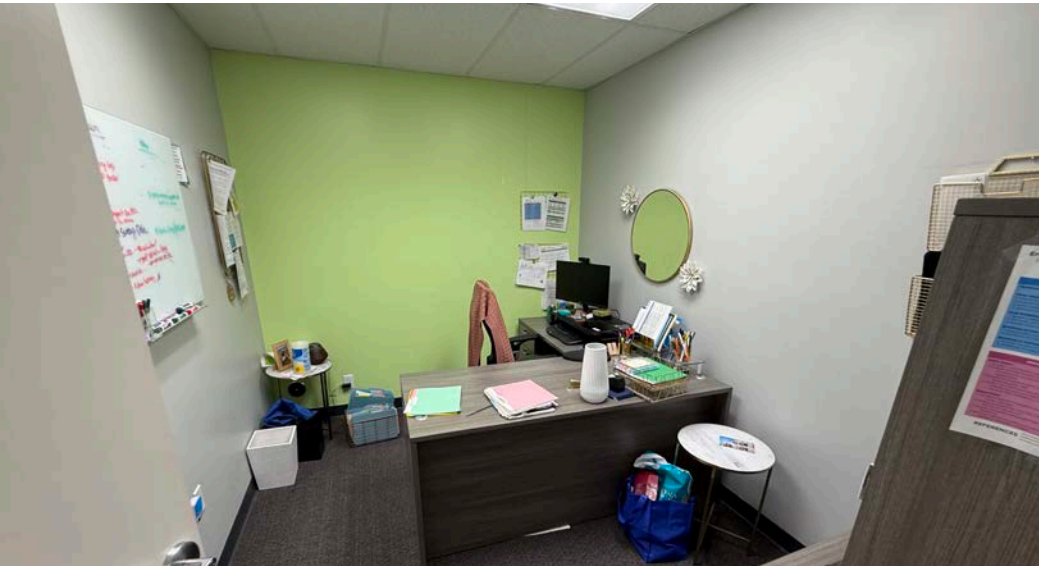
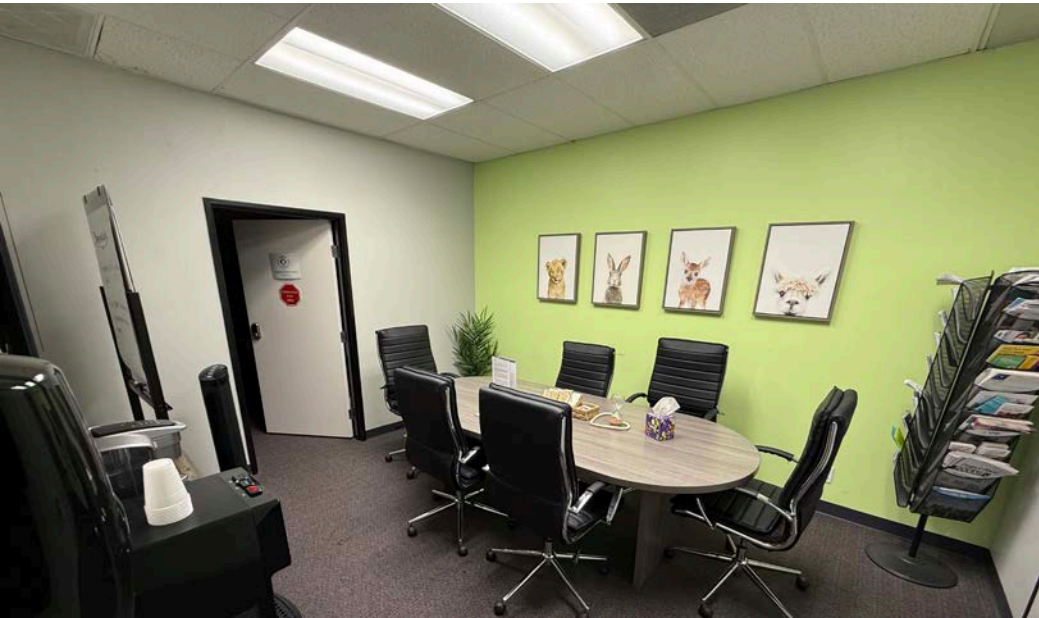
7218 GARFIELD AVE

A **±3,270 SF medical/office space** available for lease. Includes five exam rooms and benefits from strong visibility.

DEAL STRUCTURE

The offering provides flexibility: either (i) a developer acquires or ground leases 2–3 parcels (**7206 & 7208 Garfield Ave**, with potential inclusion of **7218 Garfield Ave**) for redevelopment opportunities such as a drive-thru tenant or carwash, or (ii) the existing building at **7208 Garfield Ave** may be purchased individually and operated in its current configuration.

INTERIOR PHOTOS



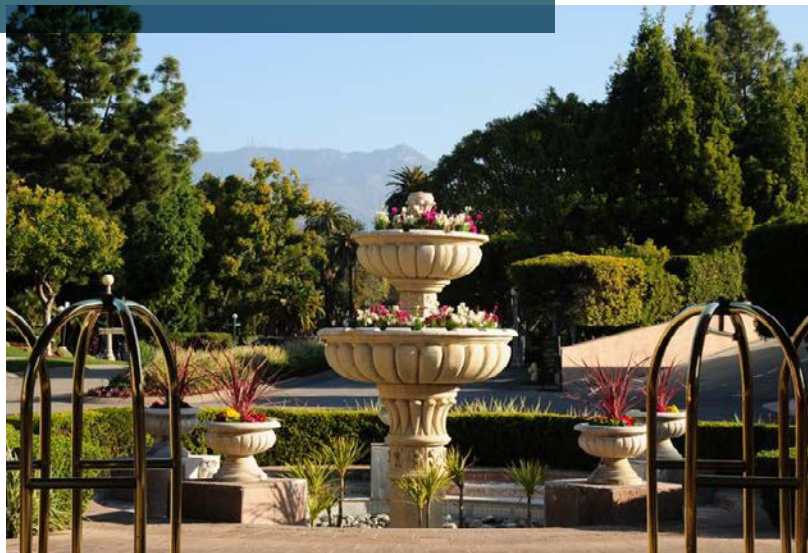
AREA OVERVIEW



BELL GARDENS

MARKET OVERVIEW

A vibrant city in Southeast Los Angeles County, Bell Gardens is recognized for its rich cultural heritage, strong community ties, and strategic location within the greater Los Angeles region. Known historically as one of the “Oldest Towns in Los Angeles County,” it blends residential neighborhoods with a growing commercial presence, offering a balance of small-town character and metropolitan access. The city is home to popular attractions such as The Bicycle Hotel & Casino, which draws visitors from across the region, while local parks and community centers foster recreation and family life. With its proximity to major freeways and connectivity to downtown Los Angeles, Long Beach, and the Inland Empire, Bell Gardens continues to strengthen its identity as a welcoming and evolving hub in Southern California.

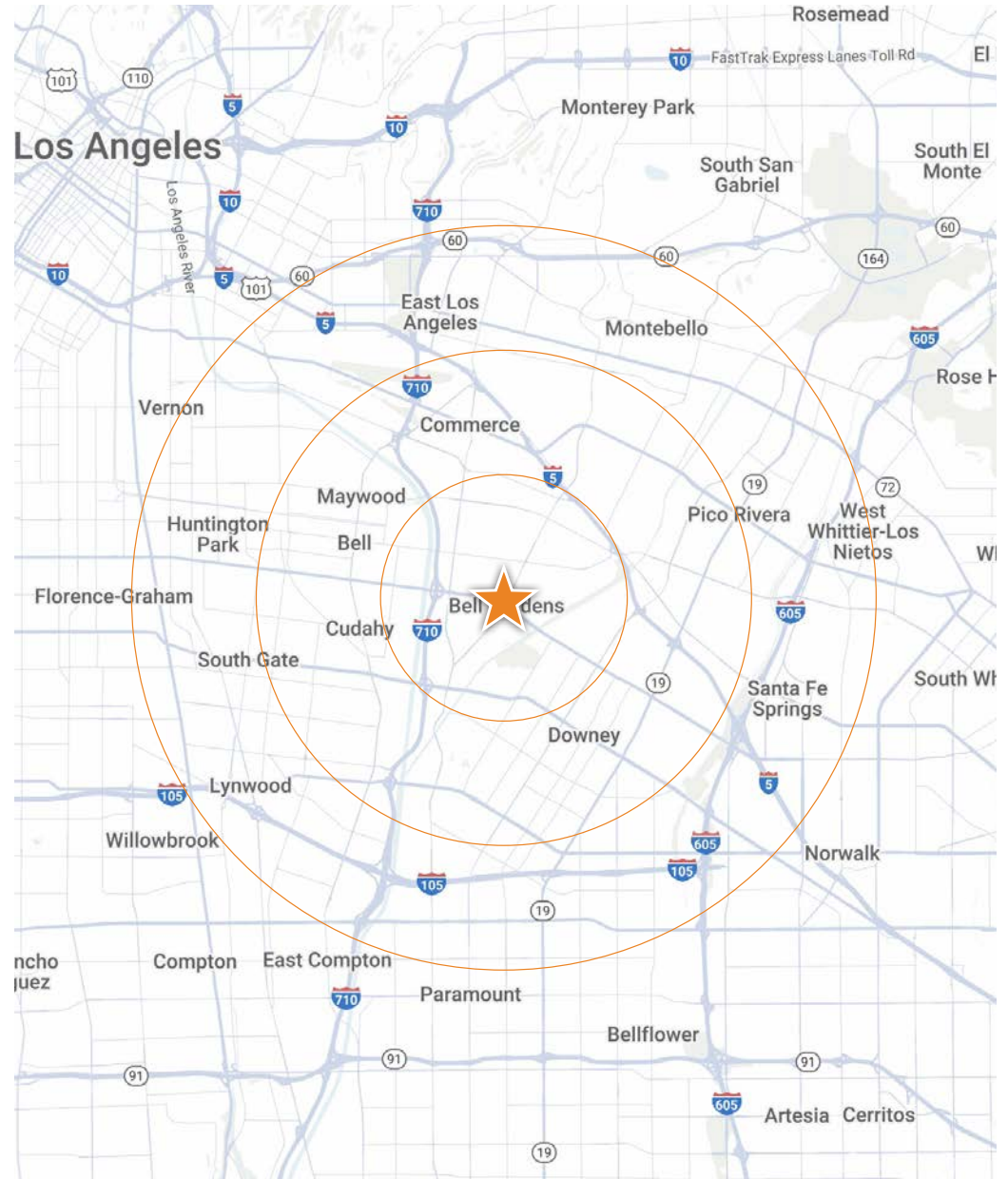


DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Total population	35,981	237,796	745,682
Average age	32.6	34.4	34.4
Average age (Male)	32.1	33.8	33.7
Average age (Female)	33.1	35.1	35.2

Households & Income	1 Mile	3 Mile	5 Mile
Total households	9,848	69,257	212,782
# of persons per HH	3.6	3.4	3.5
Average HH income	\$84,686	\$100,927	\$102,140
Average house value	\$648,159	\$696,605	\$673,402

Race (%)	1 Mile	3 Mile	5 Mile
White	21.4%	24.2%	22.9%
Hispanic	87.8%	81.8%	82.3%
Black	1.9%	2.8%	3.8%
Asian	3.0%	5.1%	5.2%
Hawaiian	-	0.1%	0.2%
American Indian	2.6%	2.5%	2.5%
Other	50.3%	44.7%	45.1%



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