

HUGE PRICE ADJUSTMENT



FOR SALE or LEASE

COMMERCIAL, RETAIL,
INDUSTRIAL

Redevelopment
Potential

6700 Garfield Ave
Bell Gardens, CA 90201



PROPERTY DESCRIPTION

Site Address

6700 Garfield Ave | Bell Gardens, CA 90201

Sale Price

~~\$11,950,000~~ \$9,995,000

Rental Rates (Net = Approx. \$.34 / SF / Mo.)

27,000 SF @ ~~\$1.99~~ \$1.35 / SF Net

7,800 SF @ \$1.99 / SF Net

19,400 SF @ \$1.20 / SF Net

Parking

Approx. 120 surface spaces = 4+:1,000 SF
(as striped, more possible)

APN

6358-009-029

Zoning

BGCMCCD*; C-S; CCOD

Year Built

1963, Renovated 2007

Use

Commercial, Retail Stores

Power

600 Amps, 277/480 Volt, 3 Phase, 4 Wire

- 27,200 SF Building on approx. 91,520 SF lot
- Single or Multi-Tenant Commercial/Retail/Office
- NE Corner of Garfield Ave. & Loveland St.
- Oversized Corner Parcel (pad possible)
- Development/Expansion Potential
- Divisible to approx. 7,800 SF.
- Approx. 2,085 SF of Finished Office Mezzanine
- Very Walkable – located in the desirable Bell Gardens Civic Center
- 22' Clear Height (estimated). Current Drop Ceiling to approx. 15'
- 1 Loading Dock; 2 Drive Ins
- Fully Sprinklered
- Flat Parking Lot with approx. 120 parking spaces as striped, more possible

PROPERTY DESCRIPTION



PROPERTY PHOTOS

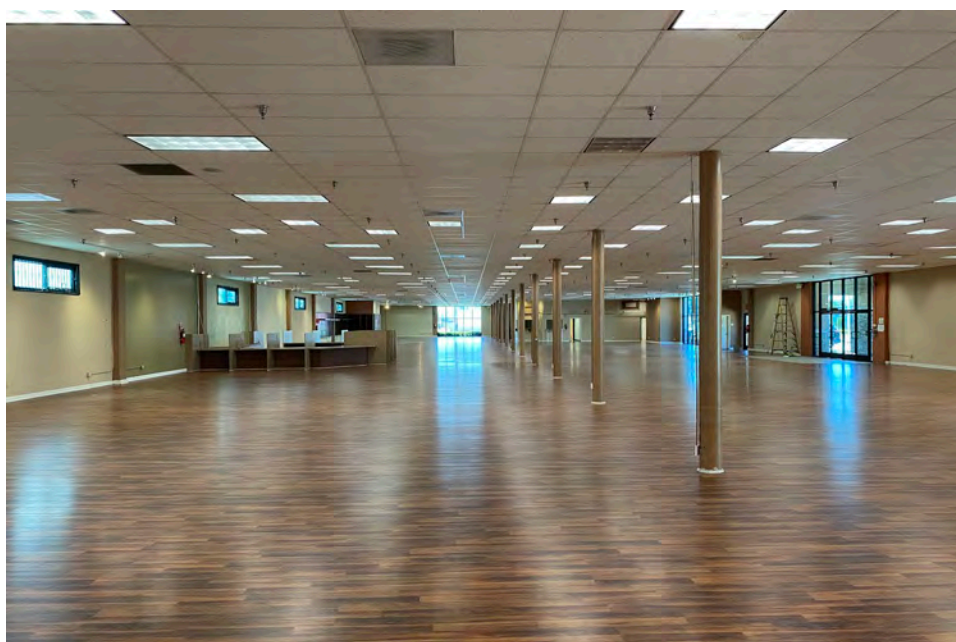


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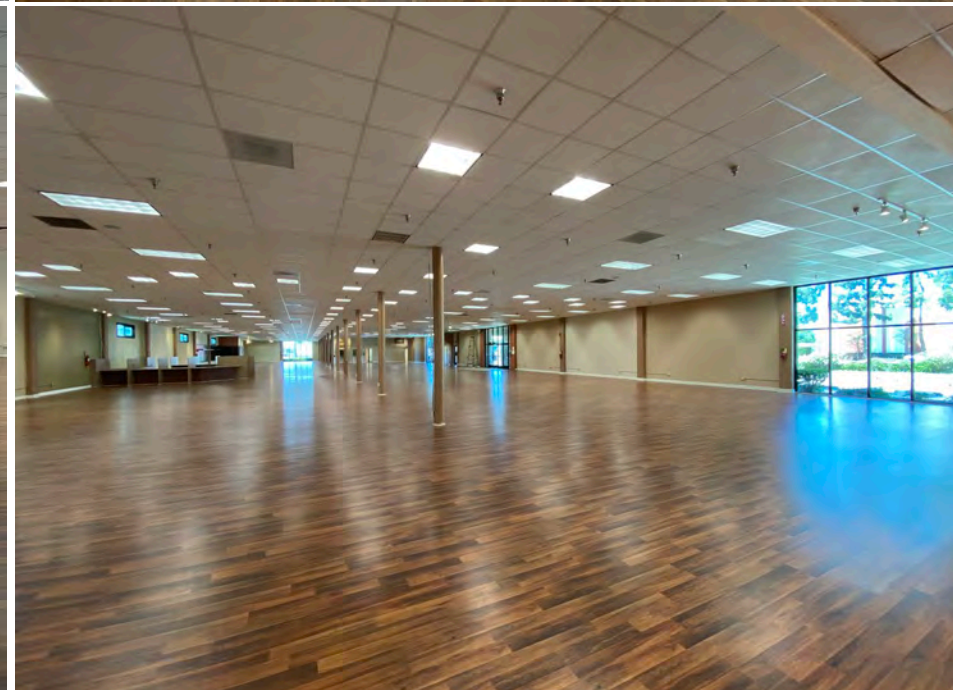
Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



PROPERTY PHOTOS



PROPERTY PHOTOS



6358

9

2004

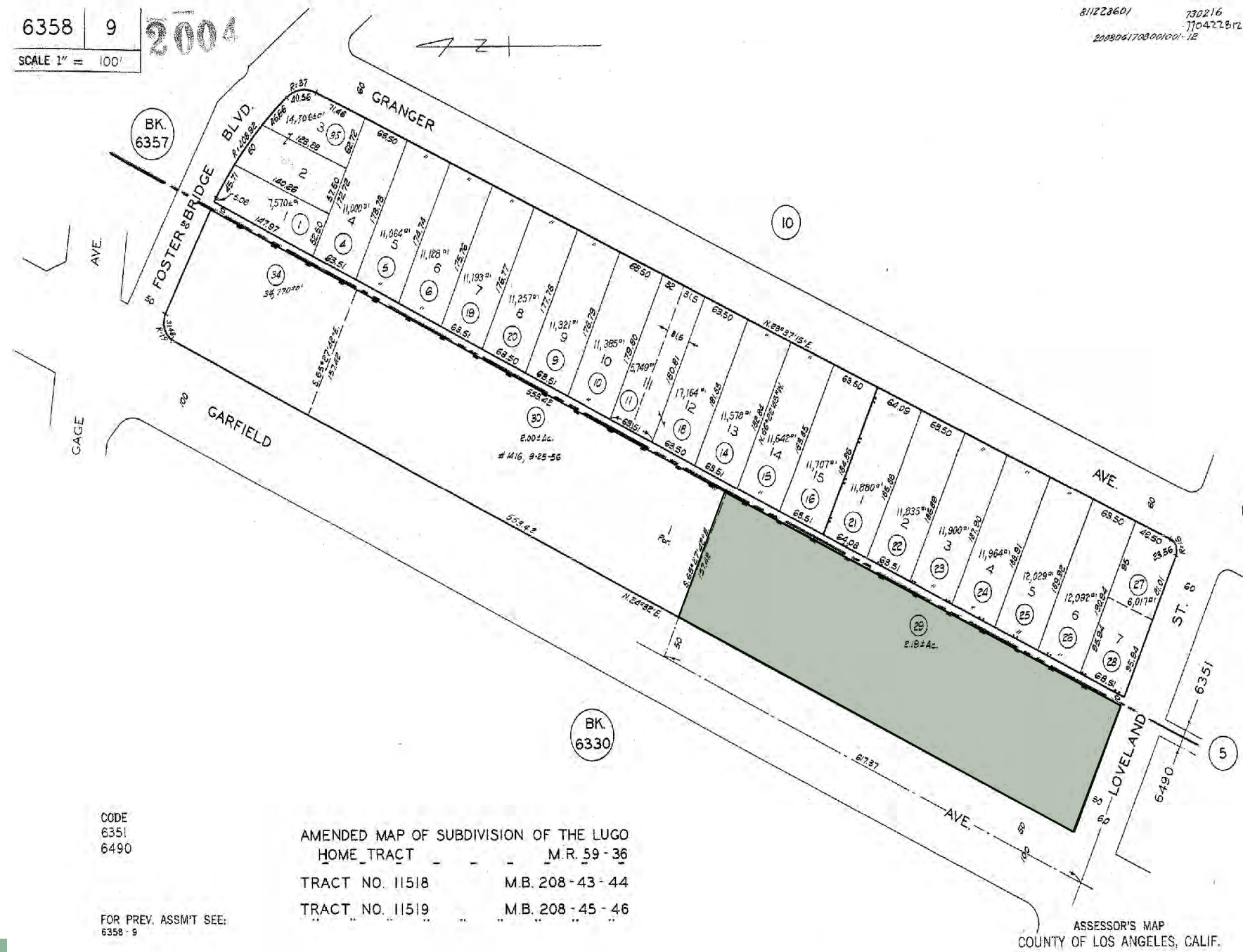
SCALE 1" = 100'

8/12/2001

730216

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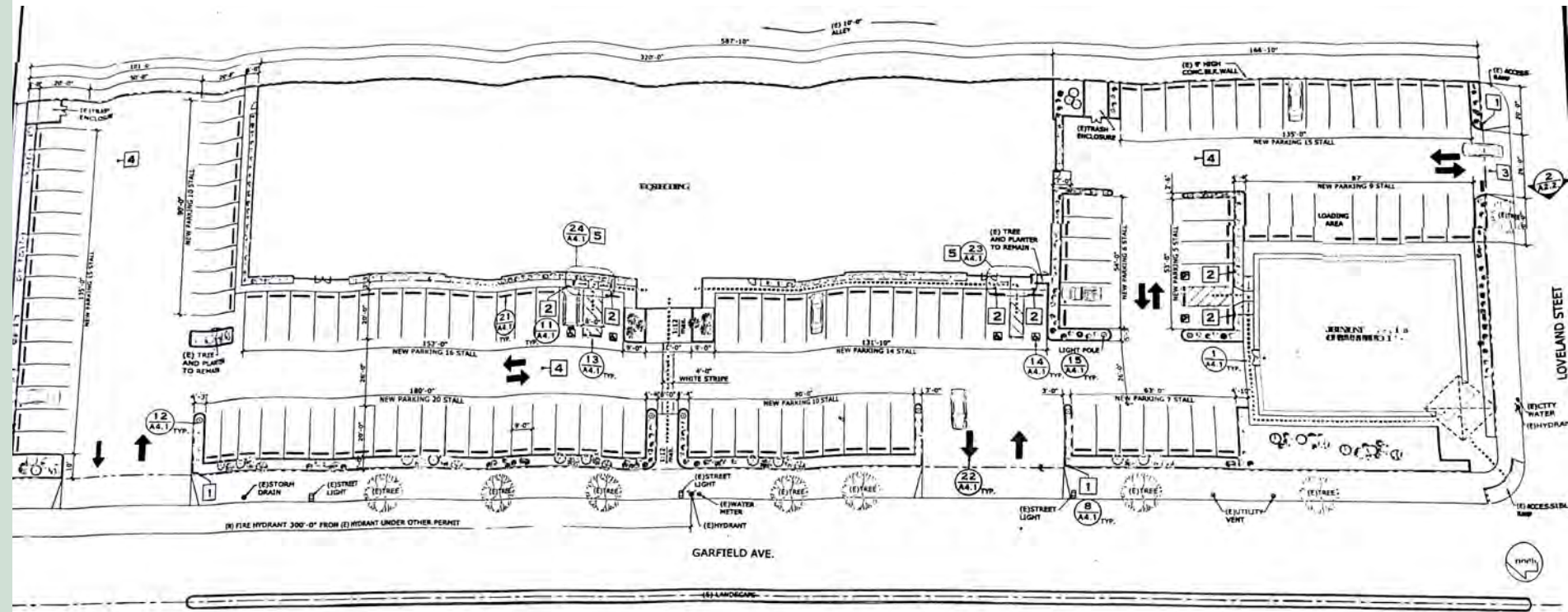
PLAT MAP

CODE
6351
6490

FOR PREV. ASSM'T SEE:
6358-9

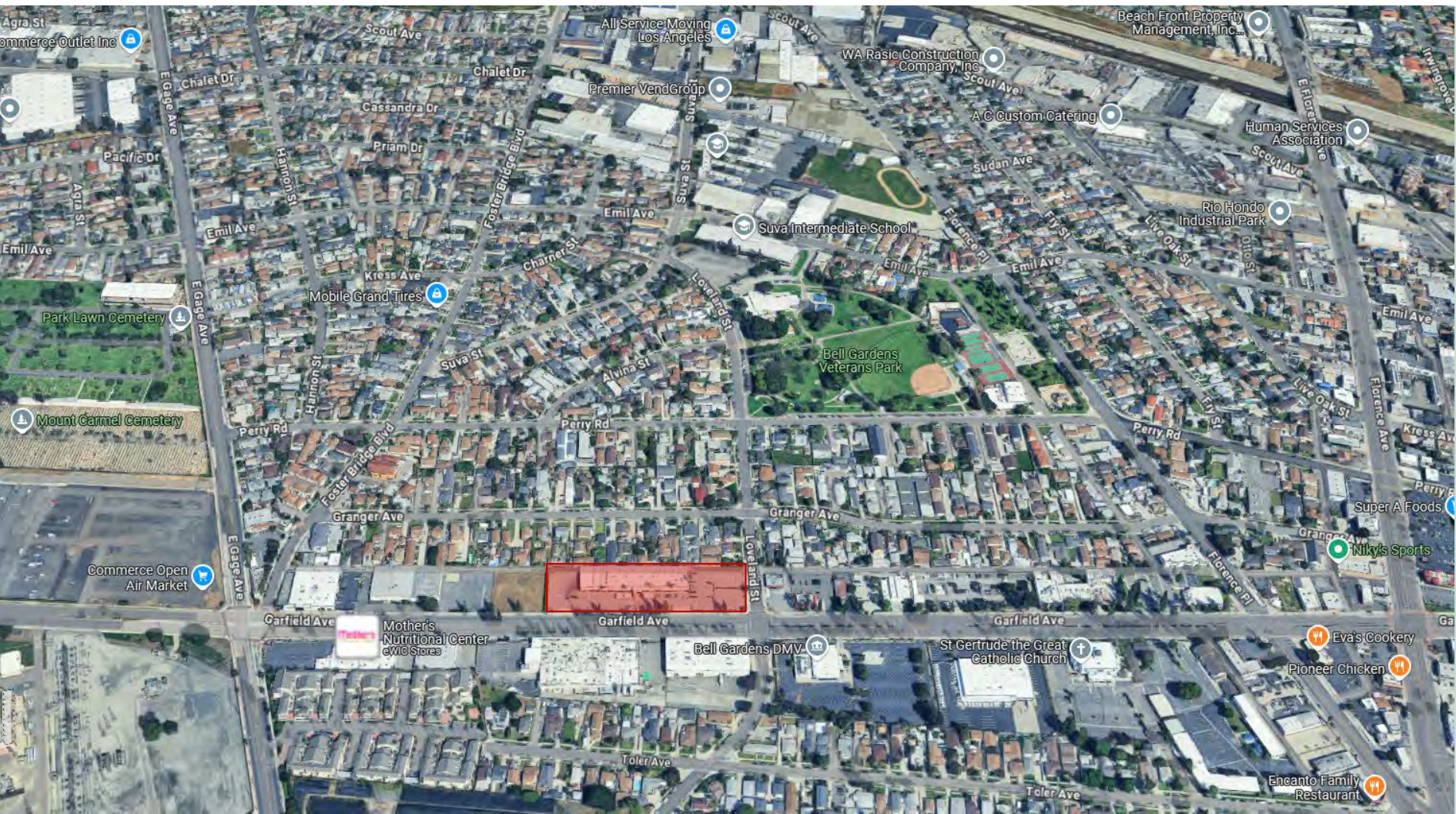


SITE PLAN



*Conceptual plan for a pad

PARKING STALLS	121
ACCESSIBLE STALLS	6
TOTAL STALLS	127



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COREY I. SPOUND Lic # 01142655

Principal

Tamarack Real Estate Services

[E] corey@tamarackres.com

[P] (818) 464-3215

[C] (310) 625-6825

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403