5658 CLARA ST

BELL GARDENS, CA 90201

RETAIL OPPORTUNITY AT A SIGNALIZED CORNER | POTENTIAL FOOD USES

FOR

SALE/LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

Offered at:

~~$1,785,000~~
~~SALE PRICE~~

$1,685,000
SALE PRICE

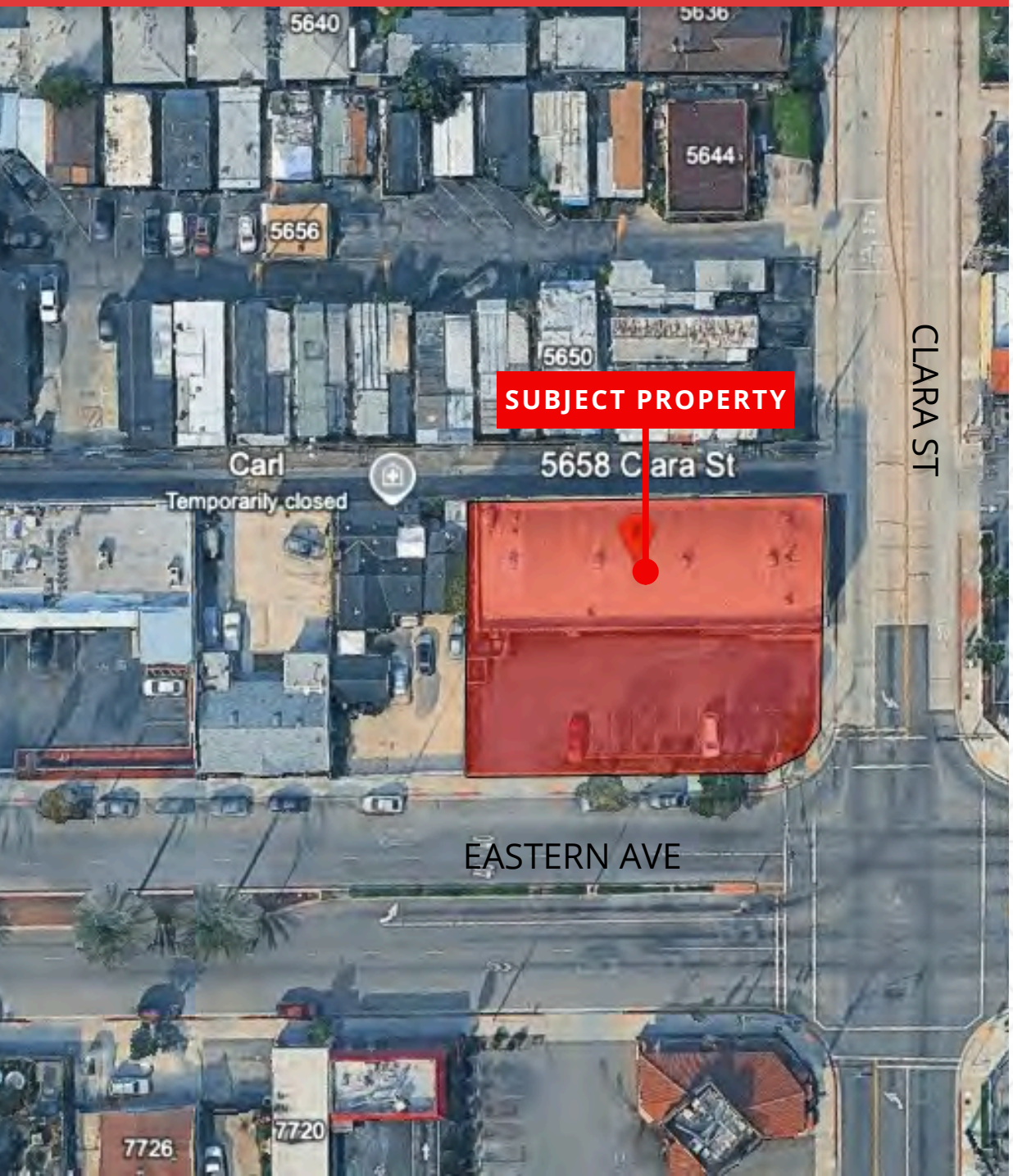
±$259
PER BLDG SF / SALE PRICE

$9,750
PER MO. NNN / LEASE RATE

$1.50
PER SQ.FT. NNN / LEASE RATE

SUPER MARKET

EXECUTIVE SUMMARY



5658 Clara St, Bell Gardens, CA 90201
For Sale | ±6,500 SF of Building & ±14,189 SF of Land

5658 Clara Street offers investors or owner-users the opportunity to acquire a freestanding retail property in the established Bell Gardens submarket. Located on a signalized corner and formerly operated as a neighborhood supermarket, the property provides a functional retail configuration with flexible potential for continued use, repositioning, or future redevelopment.

Property has gas service, grease interceptor, and floor drains making the property feasible for restaurant and other food related uses.

The property benefits from a strategic infill location near Eastern Avenue and Interstate 710, providing convenient regional access and exposure to a dense surrounding population. Mixed-use zoning may support a range of commercial and other uses, subject to verification and municipal approval.

Its flexible layout and established retail setting create multiple potential business-plan options, including occupancy by a local operator or lease-up to smaller neighborhood-serving tenant.

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SALE PRICE

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PER BLDG SF / SALE PRICE

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***Buyer to verify all information**

PROPERTY HIGHLIGHTS

SIGNALIZED HARD CORNER RETAIL
CLARA ST AND EASTERN AVE

Owner-User Opportunity

Signage opportunity

Great visibility

Flexible Retail Layout

Opportunity zone

Easy I-710 Access

PROPERTY DETAILS

Address	5658 Clara St, Bell Gardens, CA 90201
Property Type	Retail / Mixed Use
Sale Price	$1,685,000 | ±$259 /bldg SF
Lease Price/SF	$1.50 per sq.ft. NNN | $9,750 per mo. NNN (***Ownership is open to TI allowance)***
Building SF	±6,500 SF
Lot SF	±14,189 SF
Power	2 separate meters (3 phase power available)
Stories	1
Parking	Surface - 8
Frontage	Eastern Ave
Year Built	1942
Zoning	BGCM*
APN	6227-019-019

Grease interceptor and floor drains in place

Buyer to verify all information

Property has surface parking, refreshed landscaping, and great visibility with signage on the corner and on the property.

Property has a functional retail layout with a large open floor plan, storefront access, loading capability, and on-site parking.

The property is strategically located near Eastern Avenue and Interstate 710, providing access to the greater Los Angeles region. Traffic counts at this interesection are approximately 40k vehicles per day offering great visibility.

The location also received a car-friendliness score of 90, indicating strong automobile accessibility.

ZONING & PERMITTED USES

BGCM* — COMMERCIAL / MANUFACTURING

The property is reported in public records as BGCM* zoning. The City of Bell Gardens zoning ordinance identifies the corresponding commercial/manufacturing designation as C-M, which is intended to support commercial uses together with limited manufacturing and wholesaling activities that can operate in a clean, quiet manner while minimizing impacts on surrounding properties.

Potential Use Categories

- Retail and neighborhood-serving commercial uses
- Professional and business offices
- Wholesale and packaging businesses
- Limited manufacturing and assembly
- Building-material and specialty sales
- Automotive and transportation-related uses
- Warehousing and accessory storage
- Food, beverage and entertainment uses
- Other commercial uses, subject to applicable approvals

Uses may be classified as permitted, conditional, accessory, temporary, or subject to site-plan review. The City's Commercial Land Use Matrix provides the applicable approval category and any supplemental requirements for each use.

PLEASE CLICK FOR A LIST OF ALL PERMITTED USES

Prospective buyers should independently confirm the property's current zoning designation and the suitability of any proposed use with the City of Bell Gardens. Certain uses may require a conditional use permit, site-plan review, business-license approval, parking compliance, or other governmental approvals. The City reviews business-license requests for zoning compliance, including permitted use, parking and signage requirements.

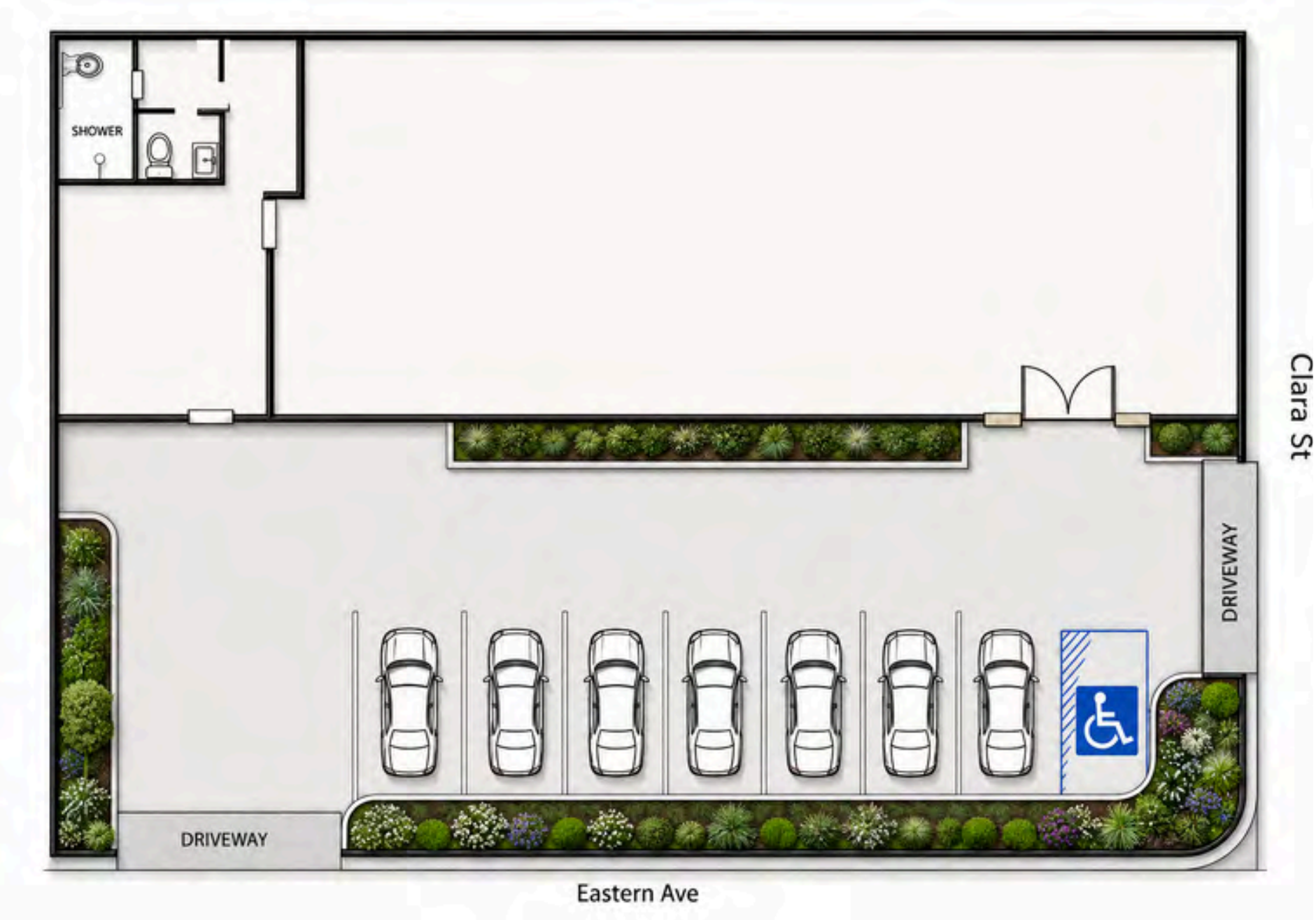
Buyer to verify all information

Uno SUPER MARKET
CARNICERIA PANADERIA VERDURAS
5658

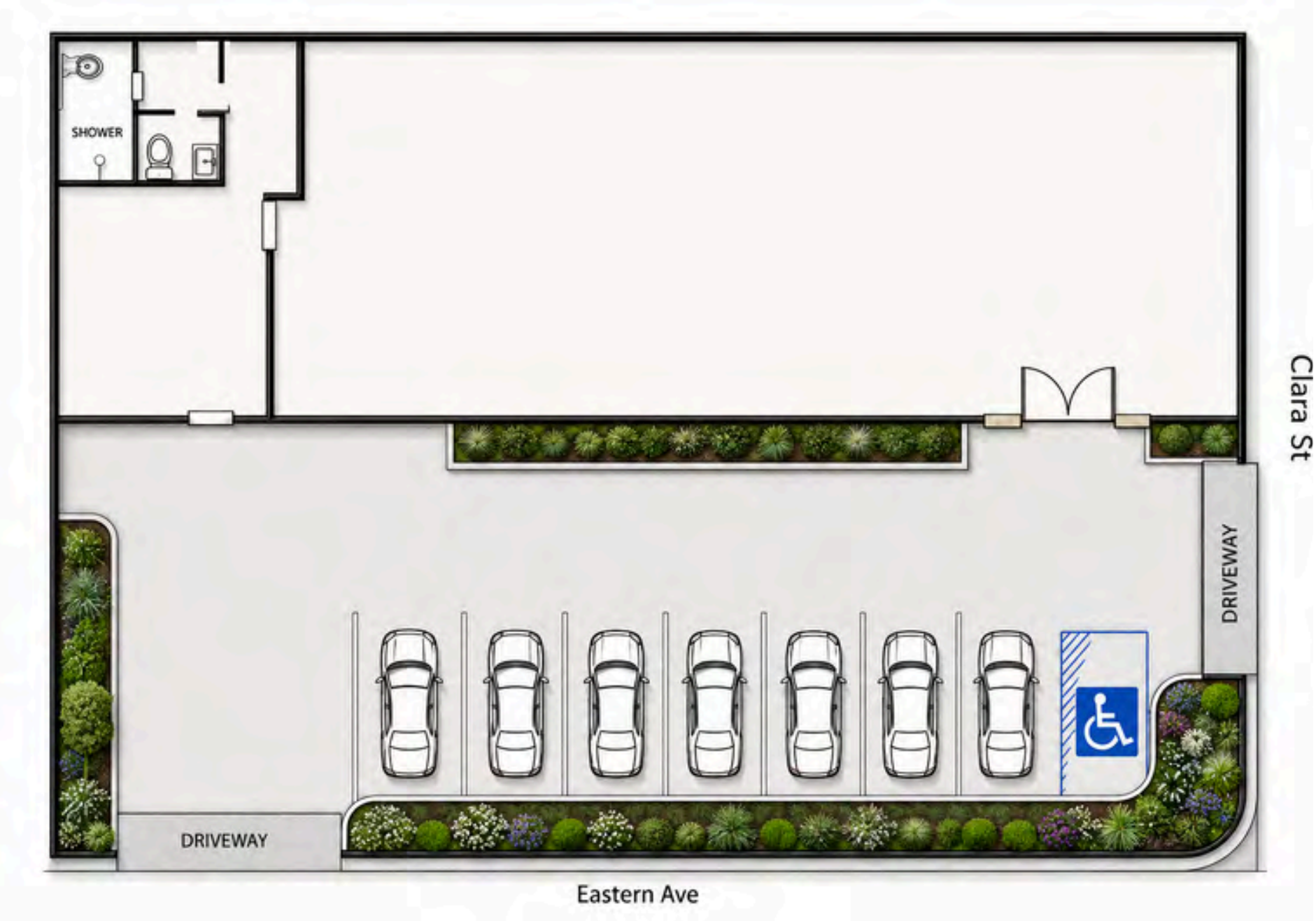
Clare

EXIT

BUILDING LAYOUT



Building layout is provided for illustrative purposes only and is not to scale.

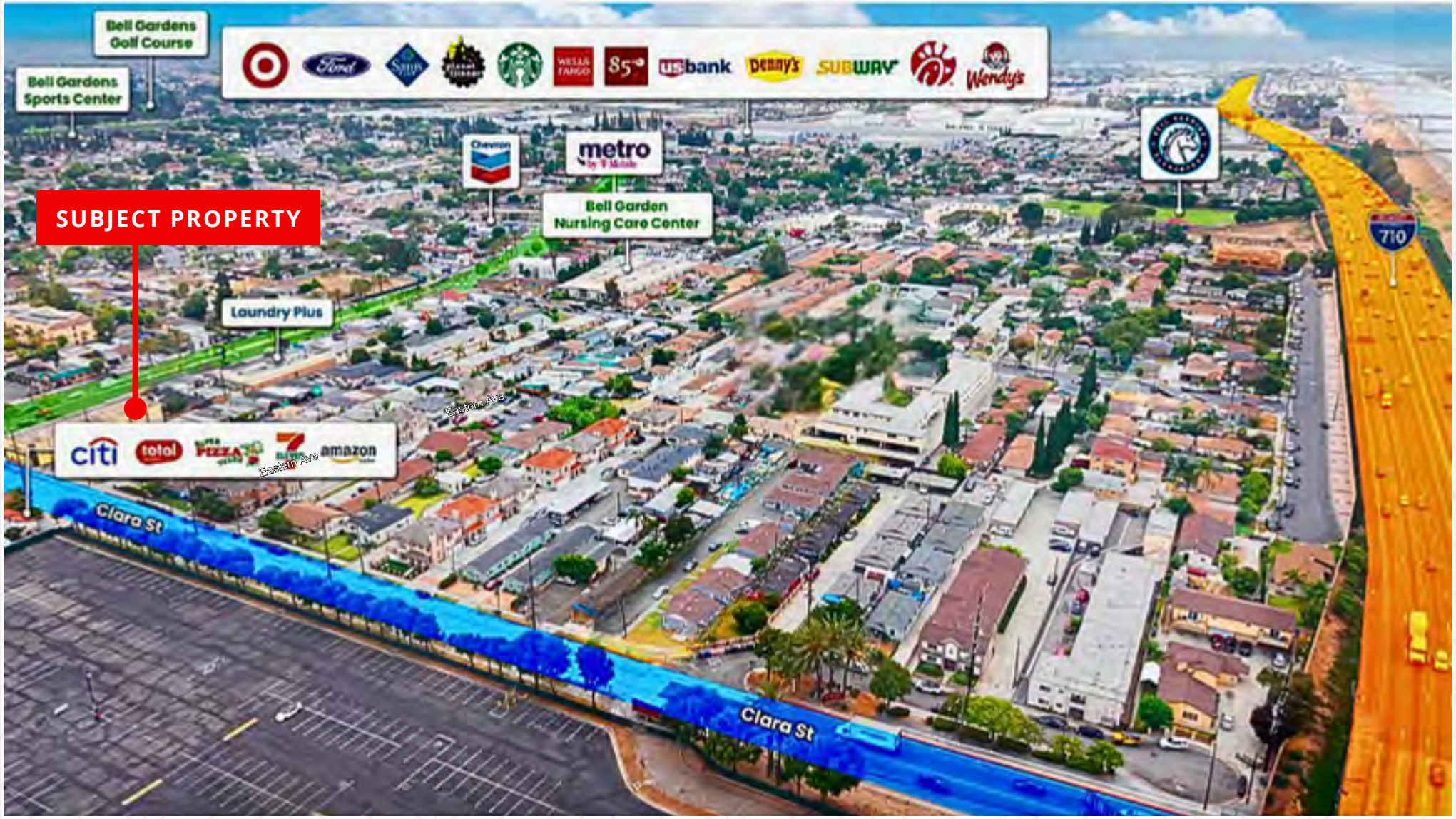


Building layout is provided for illustrative purposes only and is not to scale.

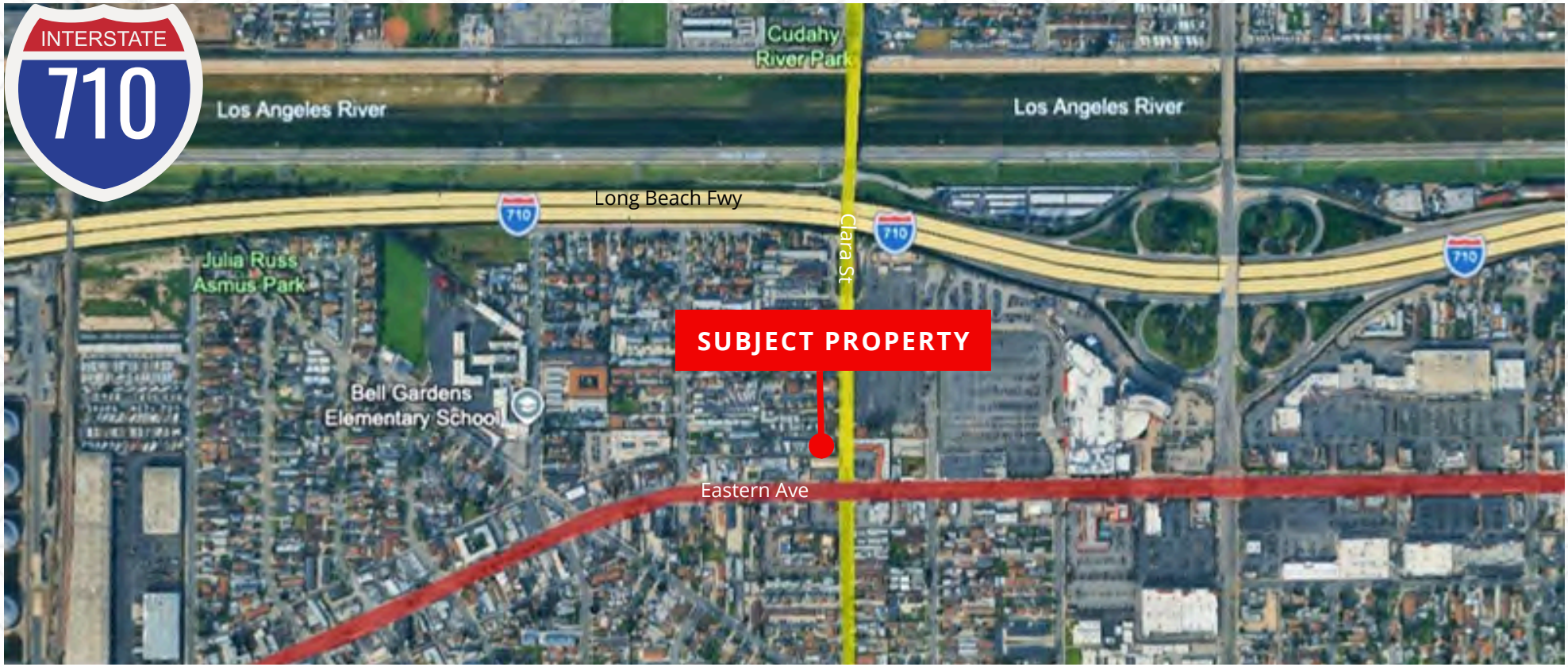
PARCEL MAP

PG 13
CLARA
ST
TRACT
NO
PG 20
AVE
PG 16
SUBJECT PROPERTY
EASTERN
M B
TRACT
182
48
49
PG 18

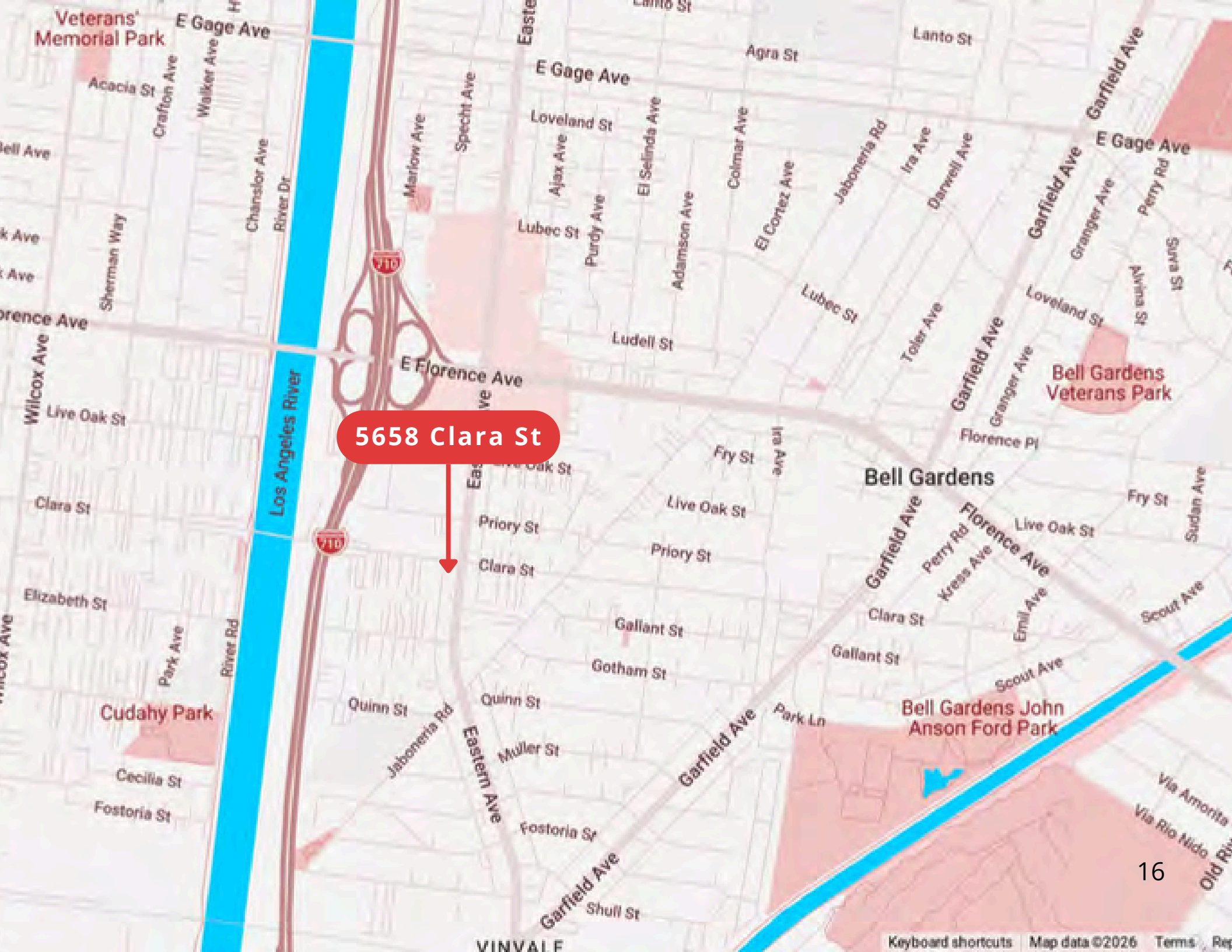
THE AREA


Bell Gardens Golf Course
Bell Gardens Sports Center
SUBJECT PROPERTY
Laundry Plus
Bell Garden Nursing Care Center
Eastern Ave
Clara St
Clara St
710

TRAFFIC COUNTS & ACCESS



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
Long Beach Freeway	Long Beach Freeway S	181,397	0.21 mi
Eastern Avenue	Eastern Avenue S	28,286	0.03 mi
Clara St	I- 710 W	13,606	0.12 mi


5658 Clara St
Veterans' Memorial Park
E Gage Ave
Acacia St
Crafton Ave
Walker Ave
Chandler Ave
River Dr
Sherman Way
Wilcox Ave
Live Oak St
Clara St
Elizabeth St
Park Ave
River Rd
Cudahy Park
Cecilia St
Fostoria St
Los Angeles River
Marlow Ave
Specht Ave
Loveland St
Ajax Ave
Lubec St
Purdy Ave
El Selinda Ave
Adamson Ave
Colmar Ave
El Cortez Ave
Jaboneria Rd
Ira Ave
Darwell Ave
Agra St
Lanto St
Garfield Ave
Granger Ave
Perry Rd
Silva St
Alvina St
Toler Ave
Ludell St
E Florence Ave
Priory St
Gallant St
Gotham St
Quinn St
Muller St
Eastern Ave
Shull St
Fry St
Ira Ave
Bell Gardens
Florence Pl
Bell Gardens Veterans Park
Kress Ave
Emil Ave
Scout Ave
Park Ln
Bell Gardens John Anson Ford Park
Via Amorita
Via Rio Nido
Sardan Ave
VINVALE
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