

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

±\$275
PER BLDG SF / SALE PRICE

\$9,750
PER MO. NNN / LEASE RATE

\$1.50
PER SQ.FT. NNN / LEASE RATE

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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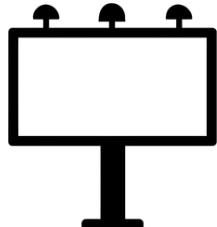
***Buyer to verify all information**

PROPERTY HIGHLIGHTS

SIGNALIZED HARD CORNER RETAIL CLARA ST AND EASTERN AVE



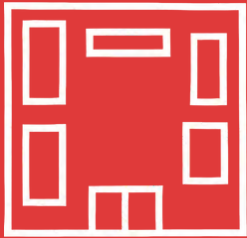
Owner-User
Opportunity



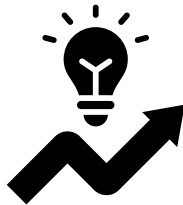
Signage
opportunity



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	\$1,785,000 ±\$275 /bldg SF
Lease Price/SF	\$1.50 per sq.ft. NNN \$9,750 per mo. NNN <i>(Ownership is open to TI allowance)</i>
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	<u>BGCM*</u>
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 intersection 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

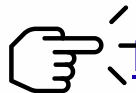
BGCM* — COMMERCIAL / MANUFACTURING

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

CAUTION
SLOW







BUILDING LAYOUT



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

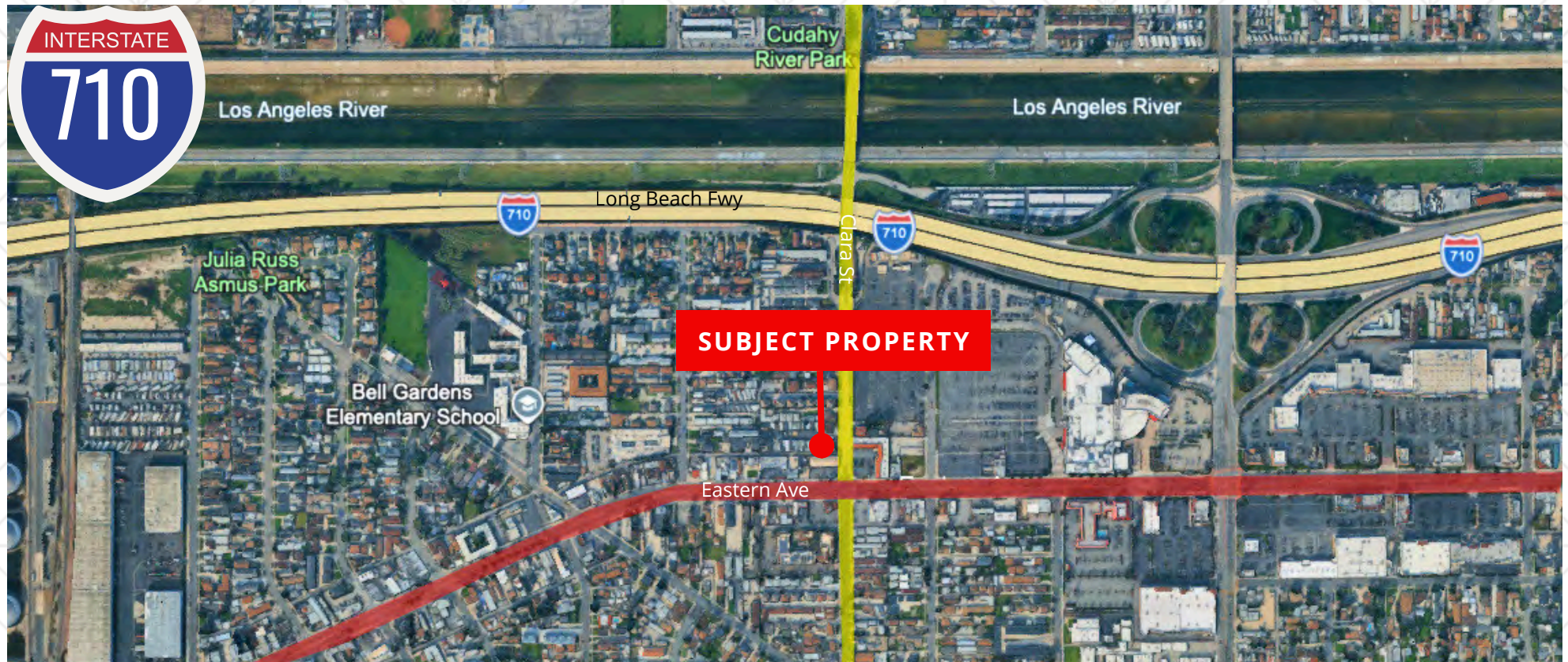
PARCEL MAP



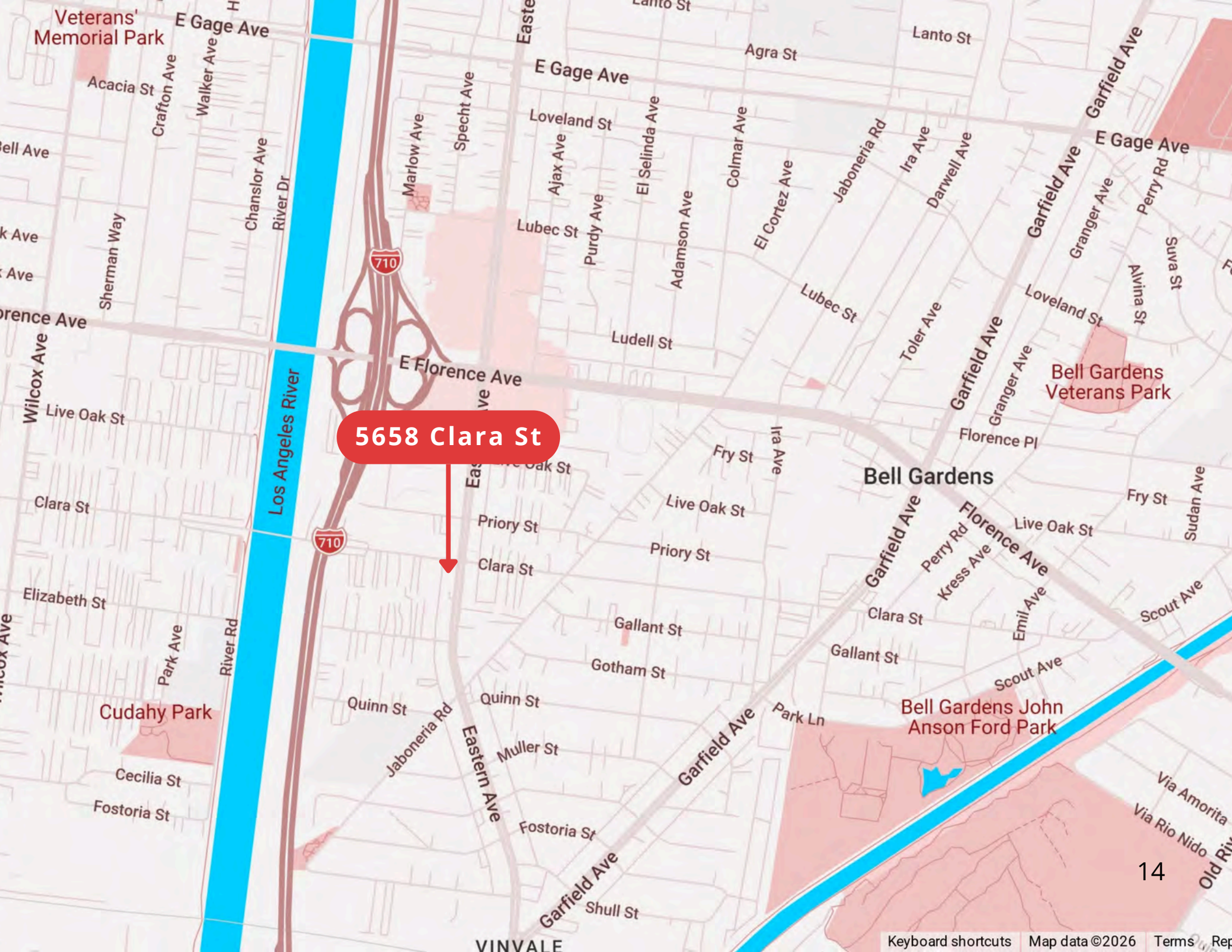
THE AREA



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

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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MAJOR PROPERTIES

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Los Angeles, CA 90015

