



3579

GAGE AVENUE
BELL GARDENS | CA



FOR SALE

OFFICE BUILDING



2655 SF
AVAILABLE SF



13
PARKING SPACES



1955
YEAR BUILT



VACANT
MOVE IN READY

PROPERTY HIGHLIGHTS

- Well Kept Office Building with Hardwood Floors Throughout
- Centrally Located in the Heart of Bell, CA
- 13 Parking Spaces in the Rear with Cozy Easy Alleyway Access
- Currently Vacant and Move In Ready

FOR MORE INFORMATION PLEASE CONTACT:

DAVID MUIR
EXECUTIVE VICE PRESIDENT
P: 213.270.2244

david.muir@daumcommercial.com
CADRE #01210653

CARLOS CASTILLO
ASSOCIATE

P: 213.270.2263 | M: 213.842.5877

carlos.castillo@daumcommercial.com
CADRE #01451618

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

3579

GAGE AVENUE
BELL GARDENS | CA

FOR SALE

OFFICE BUILDING



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

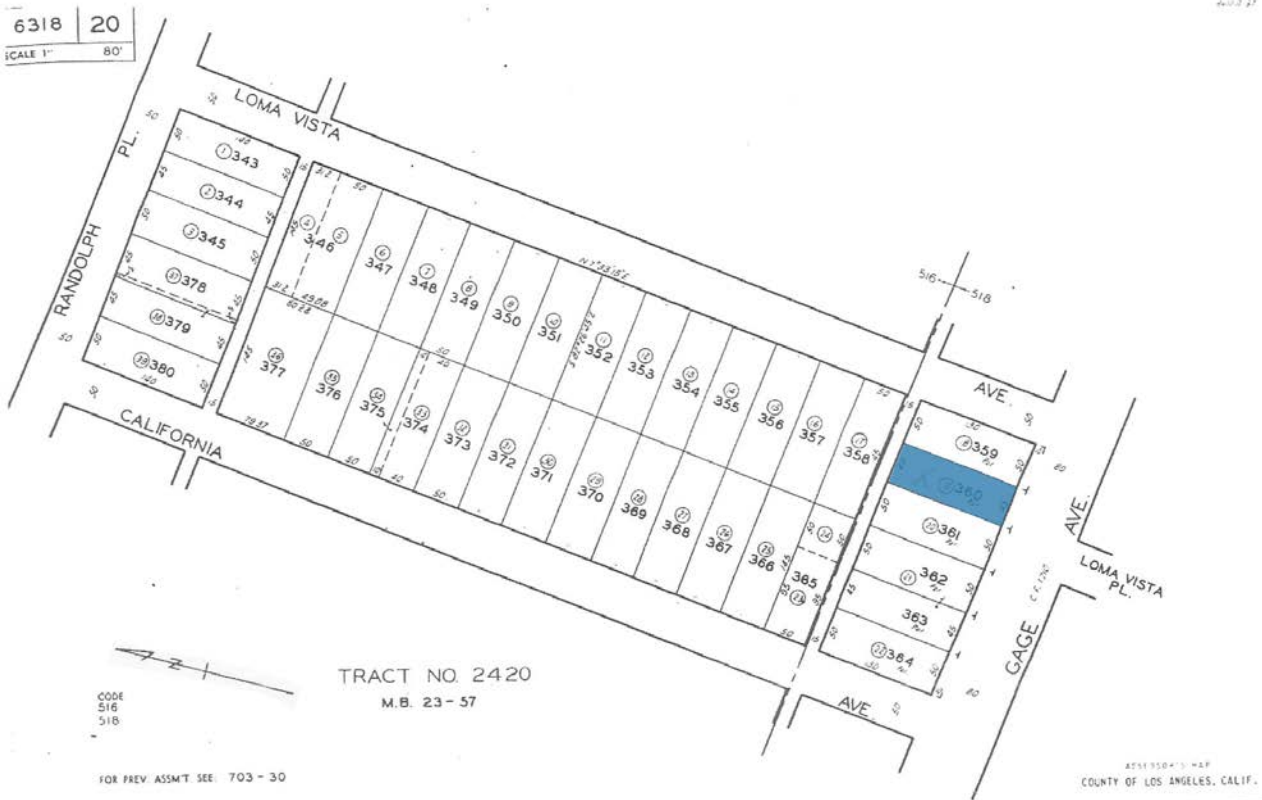


3579

GAGE AVENUE
BELL GARDENS | CA

FOR SALE

OFFICE BUILDING



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

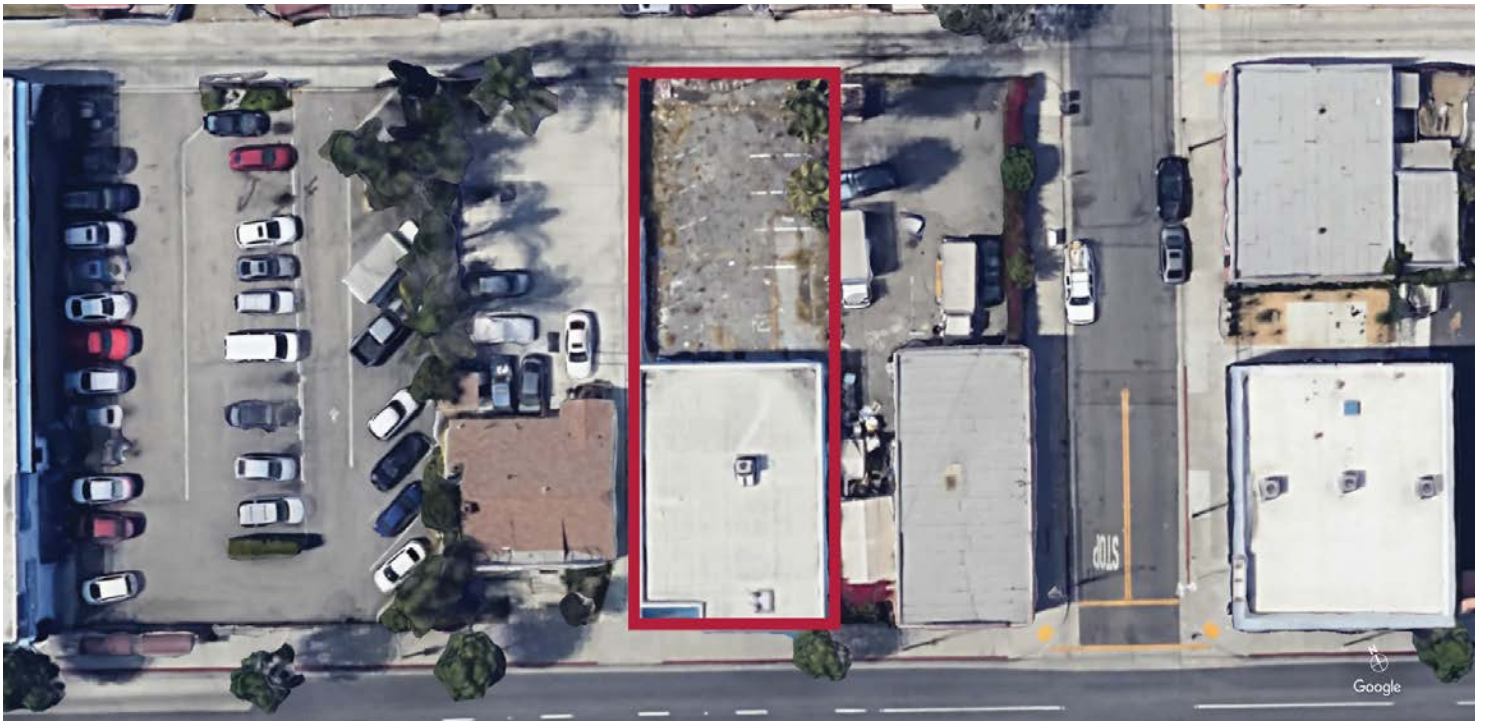


3579

GAGE AVENUE
BELL GARDENS | CA

FOR SALE

OFFICE BUILDING



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

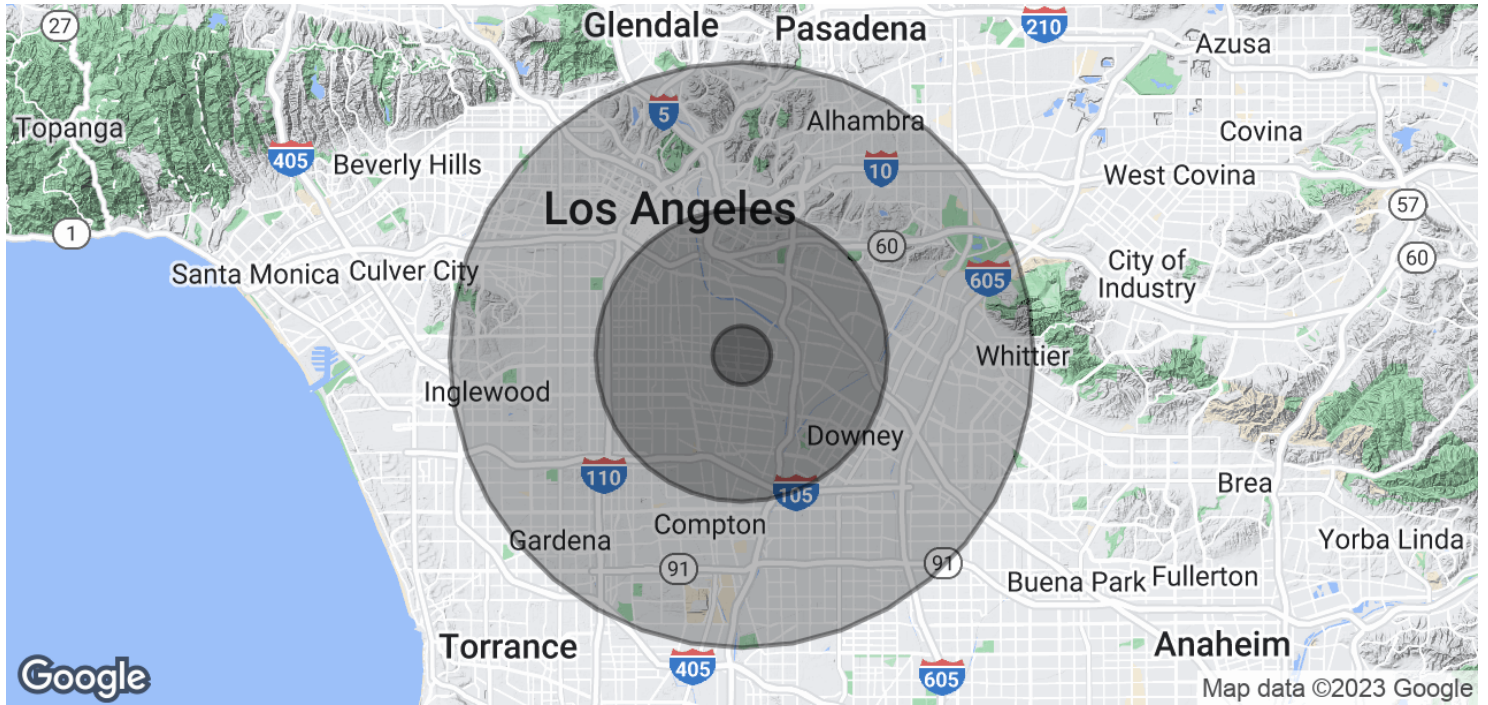
DAUM
COMMERCIAL REAL ESTATE SERVICES

3579

GAGE AVENUE BELL GARDENS | CA

FOR SALE

OFFICE BUILDING



DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	10	625	12,071
# of persons per HH	2.6	2.3	2.9
Average HH income	\$68,956	\$81,619	\$74,217
Average house value	\$311,335	\$374,205	\$300,683

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Gage Ave	Loma Vista Ave	23,232	2018	0.06 mi
Gage Ave	Lucille Ave E	24,376	2022	0.15 mi
S Maywood Ave	Randolph Pl N	9,423	2022	0.19 mi
Gage Ave	Bissell St W	25,498	2022	0.26 mi

* Enter Traffic Count Disclaimer Here

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

