

Join Tenants



and More!



RETAIL SPACE FOR LEASE

Los Jardines Shopping Center - 7100-7126 Eastern Ave | Bell Gardens, CA

Positioned Along High-Traffic Corridor - Interstate 710 | ±207,000 VPD

MATTHEWS™

Property Highlights

Prime Location & Freeway Access

Strategically positioned just off the I-710 Freeway ($\pm 216,000$ VPD) and E. Florence Avenue ($\pm 60,640$ VPD), providing convenient regional access and strong visibility.

Strong National & Regional Tenant Mix

Join established tenants including El Super, Starbucks, Panda Express, Bob's Discount Furniture, and many more, creating consistent consumer traffic.



Across from a Major Entertainment Destination

Located directly across the street from The Bicycle Casino, a prominent Bell Gardens entertainment destination attracting visitors from throughout the region.

Proximity to Local Schools & Residential Demand

Conveniently located near Bell Gardens Intermediate School and surrounding residential neighborhoods, supporting a strong built-in customer base.



A Look at Los Jardines





 **Alethea Apartments**
±20 Units



Los Jardines Shopping Center
±119,000 Square Feet

 **Bell Gardens High School**
±2,046 Students

 **Cesar Chavez Elementary**
±695 Students



Bell Gardens Marketplace
±171,000 Square Feet

 **Subject Property**







Florence Ave ± 37,680 VPD

± 207,000 VPD



 **Bell Gardens Veterans Park**
±1.1 Miles Away

 **Bell Gardens John Anson Ford Park**
±1.3 Miles Away

 **Bell Gardens Intermediate School**
±3,000 Students


PARKWEST BICYCLE CASINO

 **Bell Gardens Elementary**
±597 Students

 **Terra Bella**
±65 Units

 **Bell Gardens Golf Course**

 **Garfield Elementary**
±428 Students

Google Earth

 **Bell High School**
±2,350 Students

**SUPERIOR
GROCCERS**

Food4Less **DUNKIN'**
SUBWAY
BIG 5 **RITE AID** **Jack in the box** **GameStop**
WaBa Grill **SALLY BEAUTY** **the Habit BURGER GRILL** **Pollo Loco**
Bell Gardens Marketplace
±171,000 Square Feet

petco **TACO BELL** **DOLLAR TREE** **BOB'S DISCOUNT FURNITURE**
Starbucks **PANDA EXPRESS CHINESE KITCHEN** **KFC** **movita JUICE BAR** **McDonald's**
Los Jardines Shopping Center
±119,000 Square Feet

 **Bell Gardens High School**
±2,046 Students

**Subject
Property**

 **Bell Gardens Veterans Park**
±1.1 Miles Away

SPROUTS FARMERS MARKET
jamba **Little Caesars**
CHUZE FITNESS **Burlington**

 **Park Avenue Elementary**
±275 Students

 **Bell Gardens Intermediate School**
±3,000 Students

Atlantic Ave ±27,950 VPD

±207,000 VPD
INTERSTATE 710

Florence Ave ±37,680 VPD

Walmart Supercenter **petco**
ROSS DRESS FOR LESS **Michaels** **five BELOW**
the Habit BURGER GRILL **WING-STOP** **carter's**
BLAZE PIZZA **FRIDAYS** **IN-N-OUT BURGER**

amazon
Distribution Center

sam's club **planet fitness** **ALDI**
REGAL **Panera BREAD**
Chick-fil-A **Jersey Mike's SUBWAY**

 **Bell Gardens Golf Course**

 **Rio Hondo Golf Course**

 **Legacy High School**
±900 Students

 **South Park**
±2.8 Miles Away

TARGET
Starbucks **El Super**

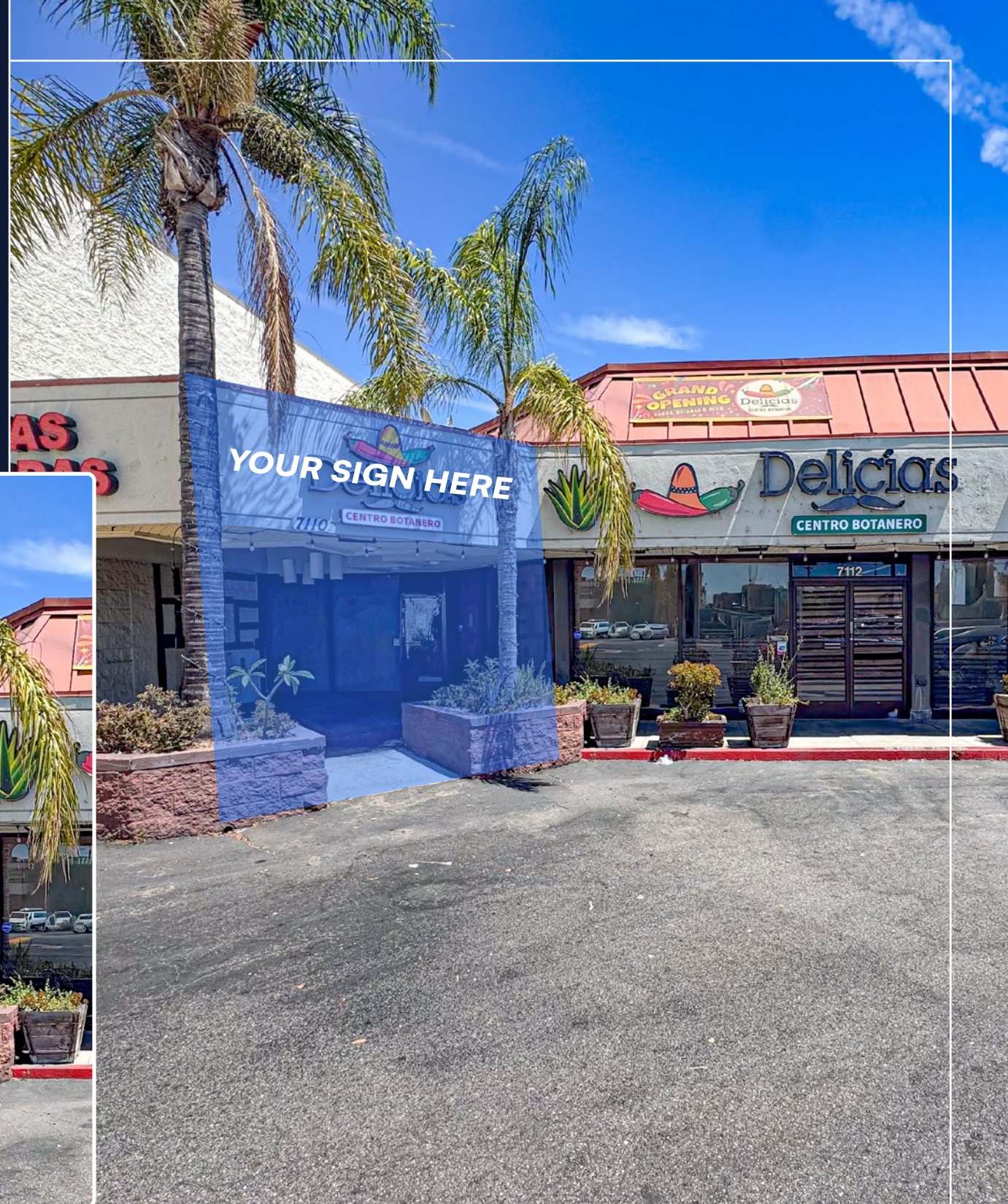
THE HOME DEPOT **Auto Zone** **TACO BELL**
LA FITNESS **Sprint** **Carl's Jr.** **NISSAN**

SUITE 7110

ASKING RENT
\$3.35 PSF

NNN CHARGES
\$1.10 PSF

UNIT SIZE
±1,550 SF



SUITE 7112

ASKING RENT
\$3.50 PSF

NNN CHARGES
\$1.10 PSF

UNIT SIZE
±2,150 SF



BELL GARDENS, CA

Bell Gardens is a well-established residential community located in Southeast Los Angeles County within the Gateway Cities region, benefiting from a central location between Downtown Los Angeles, Long Beach, and Orange County. The city offers convenient access to major transportation corridors including Interstate 710, Interstate 5, and Interstate 605, providing connectivity to many of Southern California's largest employment centers. Home to approximately 39,000 residents, Bell Gardens is characterized by high population density, established neighborhoods, and a strong renter base that supports consistent housing demand. The city is served by the Montebello Unified School District and is located near several colleges and universities, providing residents access to educational opportunities throughout the greater Los Angeles area.

The broader Gateway Cities submarket continues to experience strong residential demand due to its central location, established infrastructure, and relative affordability compared with many surrounding Los Angeles County communities. Bell Gardens benefits from proximity to Downtown Los Angeles, major industrial and logistics employment corridors, regional healthcare providers, and retail destinations throughout Southeast Los Angeles County. Limited available land and constrained new housing development create barriers to new supply, while the city's proximity to major employment centers supports a consistent renter pool. These fundamentals, combined with strong regional connectivity and an established residential base, continue to support long-term multifamily demand throughout the Bell Gardens market.

LOS ANGELES COUNTY

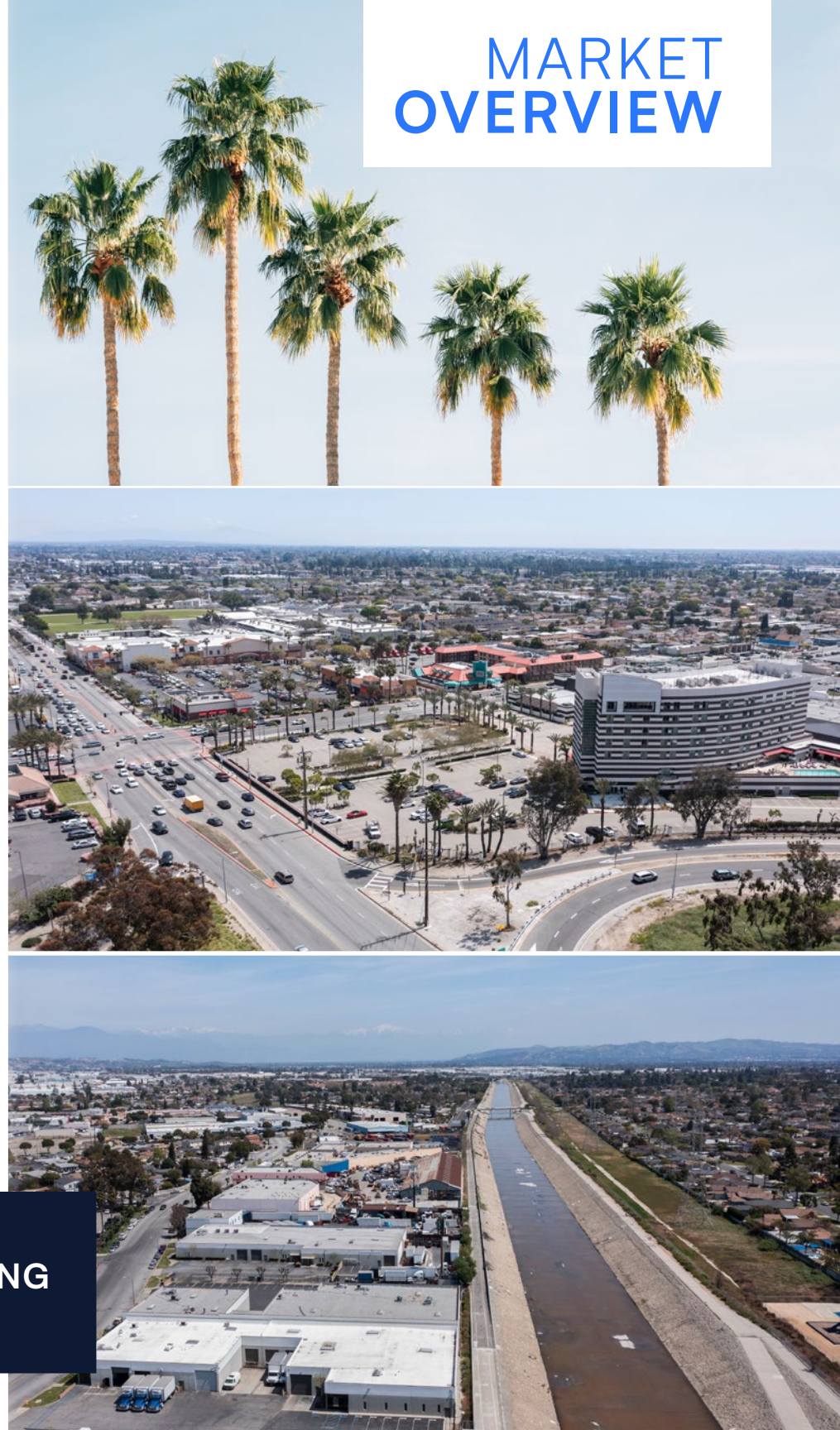
\$56,500 HH INCOME
WITHIN 1-MILES OF SUBJECT PROPERTY

11,400 HOUSEHOLDS
WITHIN 1-MILES OF SUBJECT PROPERTY

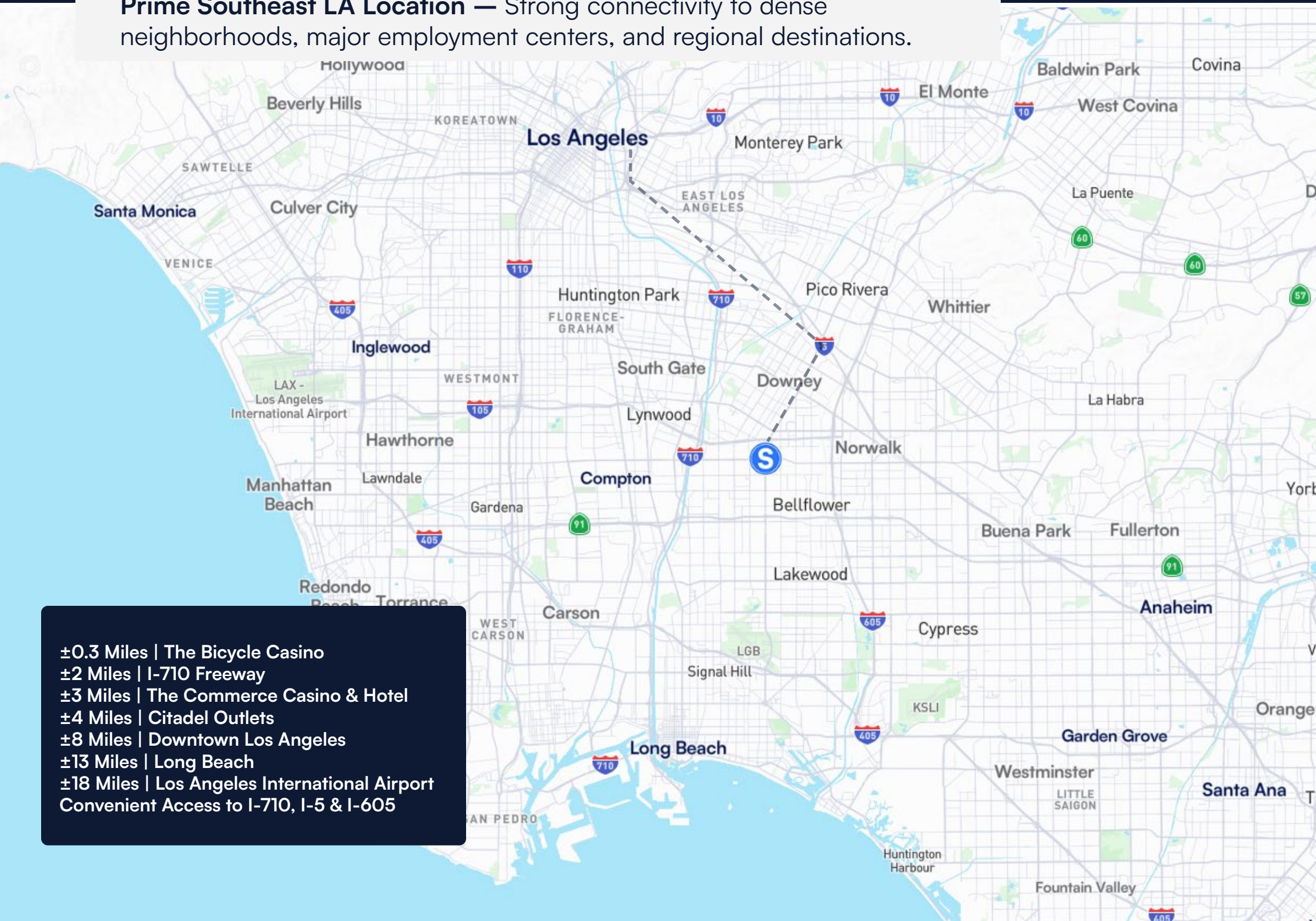
45,000 RESIDENTS
WITHIN 1-MILES OF SUBJECT PROPERTY

\$300M CONSUMER SPENDING
WITHIN 1-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



Prime Southeast LA Location — Strong connectivity to dense neighborhoods, major employment centers, and regional destinations.



±0.3 Miles | The Bicycle Casino
±2 Miles | I-710 Freeway
±3 Miles | The Commerce Casino & Hotel
±4 Miles | Citadel Outlets
±8 Miles | Downtown Los Angeles
±13 Miles | Long Beach
±18 Miles | Los Angeles International Airport
Convenient Access to I-710, I-5 & I-605

2 RETAIL SPACES FOR LEASE

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EXCLUSIVELY LISTED BY



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