

# DEVELOPMENT SITE FOR SALE



**7601  
EASTERN AVENUE  
BELL GARDENS, CA**

Broker: Tierra  
West Advisors,  
Inc.  
DRE #01857161

John Yonai, Lic. 00632122  
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City Contact: Gustavo Romo  
Community Development Director  
(562) 806-7724  
gromo@bellgardens.org







## 7601 EASTERN AVENUE, BELL GARDENS, CA 90201

APN 6227-013-907, 908, & 909

**SUBMIT OFFERS BY END OF DAY ON**  
~~NOVEMBER 30, 2020~~ **FEBRUARY 1, 2021**  
**TO TIERRA WEST ADVISORS**  
**2616 E. 3RD ST, LOS ANGELES, CA 90033**

- Offered by Bell Gardens Successor Agency
- City desires a high-density retail/mixed-use development, but other proposals are also welcome
- Future development site; existing building will be demolished
- Possibility for commercial first level with market rate residential above
- Adjacent to Bicycle Club Casino
- Offers must include conceptual plans identifying development

### FOR MORE INFORMATION, CONTACT:

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## THE SITE

7601 Eastern Avenue is a vacant property and consists of three (3) parcels. Possible assemblage with adjacent parcels for larger, higher density development. Existing improvements will be demolished and City will deliver a vacant developable site.

## FEATURES

- ✓ Zoned C-4 (Heavy Commercial); <https://rebrand.ly/zoning>
- ✓ Lot Size: 24,850 sq. ft.
- ✓ Land sale only - building will be razed and is not salvageable



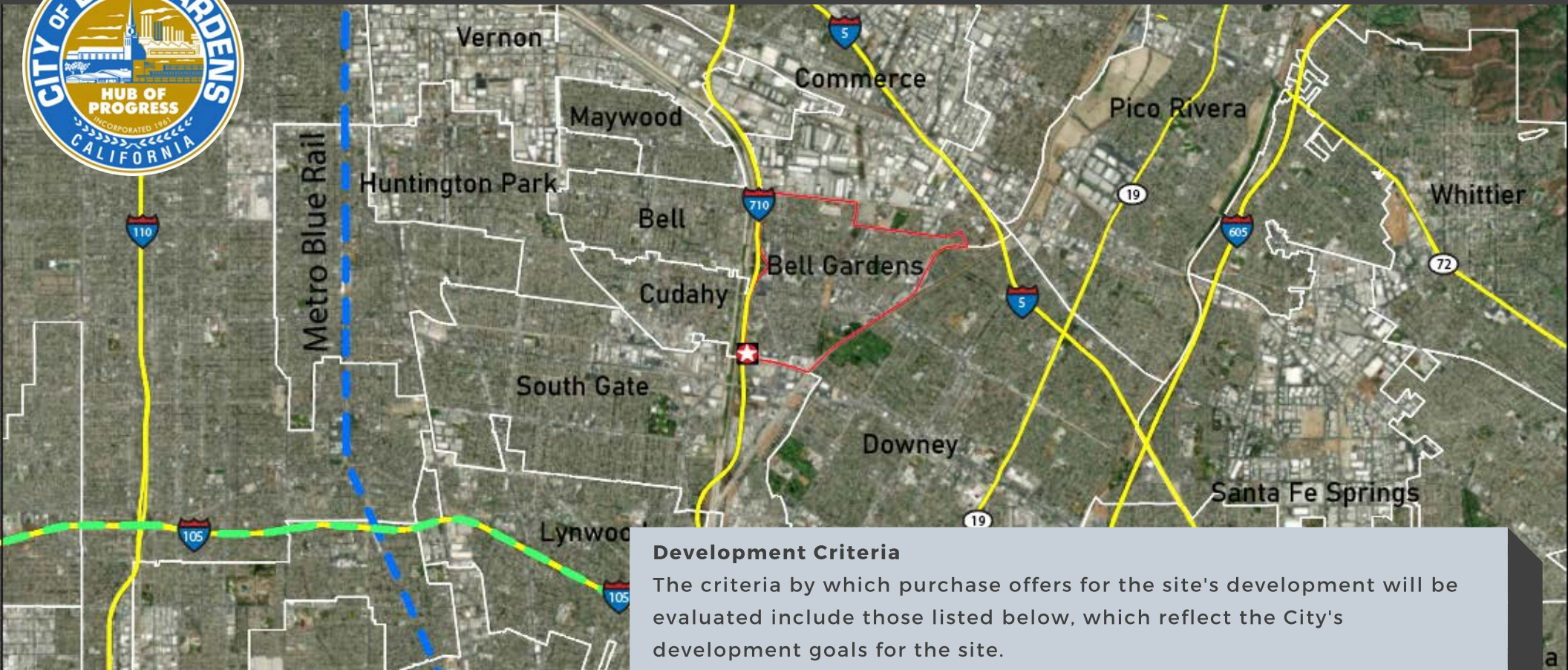




# DEVELOPMENT OPPORTUNITY: 7601 EASTERN AVENUE

- City of Bell Gardens Area Overview
  - Population: 42,012
  - Median Property Value: \$380,100
  - Median Household Income: \$41,355
  - Households: 9,663
  - Average Vehicles on 710 Freeway:
    - 226,000/month





# DEVELOPMENT OPPORTUNITY: 7601 EASTERN AVENUE

### Development Criteria

The criteria by which purchase offers for the site's development will be evaluated include those listed below, which reflect the City's development goals for the site.

1. Highest and best use of the site.
2. Development team demonstration to financially implement the project in a timely fashion.
3. Generator of high-wage jobs and/or a high number of jobs.
4. Maximization of revenue from sale of site.
5. Minimal negative impacts to the surrounding areas, including traffic impacts.
6. Aesthetically appealing site planning, landscaping, and building design compatible with adjacent community.





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BY ~~NOVEMBER 30, 2020~~

FEBRUARY 1, 2021

END OF DAY

CONTACT:

**(323) 265-4400**

or email

**[jyonai@tierrawestadvisors.com](mailto:jyonai@tierrawestadvisors.com)**

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For more information on the Site:

<https://rebrand.ly/easternave>