

DEVELOPMENT SITE FOR SALE



**5600-5636
SHULL ST.
BELL GARDENS, CA**

Broker: Tierra
West Advisors,
Inc.
DRE #01857161

John Yonai, Lic. 00632122
(323) 265-4400 ext 226
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Rose Acosta Yonai, Lic. 00909698
(323) 265-4400 ext 225
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City Contact: Gustavo Romo
Community Development Director
(562) 806-7724
gromo@bellgardens.org





5600-5636 SHULL STREET, BELL GARDENS, CA 90201

APN 6227-034-900 through 906

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 the Bell Gardens Successor Agency
- City desires higher density mixed-use development with housing, but other proposals are also welcome
- City also welcomes proposals for light industrial manufacturing
- Environment assessment is ongoing for residential mixed-use
- Offers must include conceptual plans identifying development

FOR MORE INFORMATION, CONTACT:

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THE SITE

The available site is a vacant property located at 5600-5636 Shull Street and consists of seven (7) parcels. The parcels were originally acquired to be developed with affordable housing.

FEATURES

- ✓ Zoned MPD (Manufacturing Planned Development)
- ✓ Permits Industrial Uses (<https://rebrand.ly/zoning>)
- ✓ 188,757 sq. ft. (4.33 AC)
- ✓ Strong Visibility & Accessibility off of Long Beach (710) Freeway





DEVELOPMENT OPPORTUNITY: 5600-5636 SHULL STREET

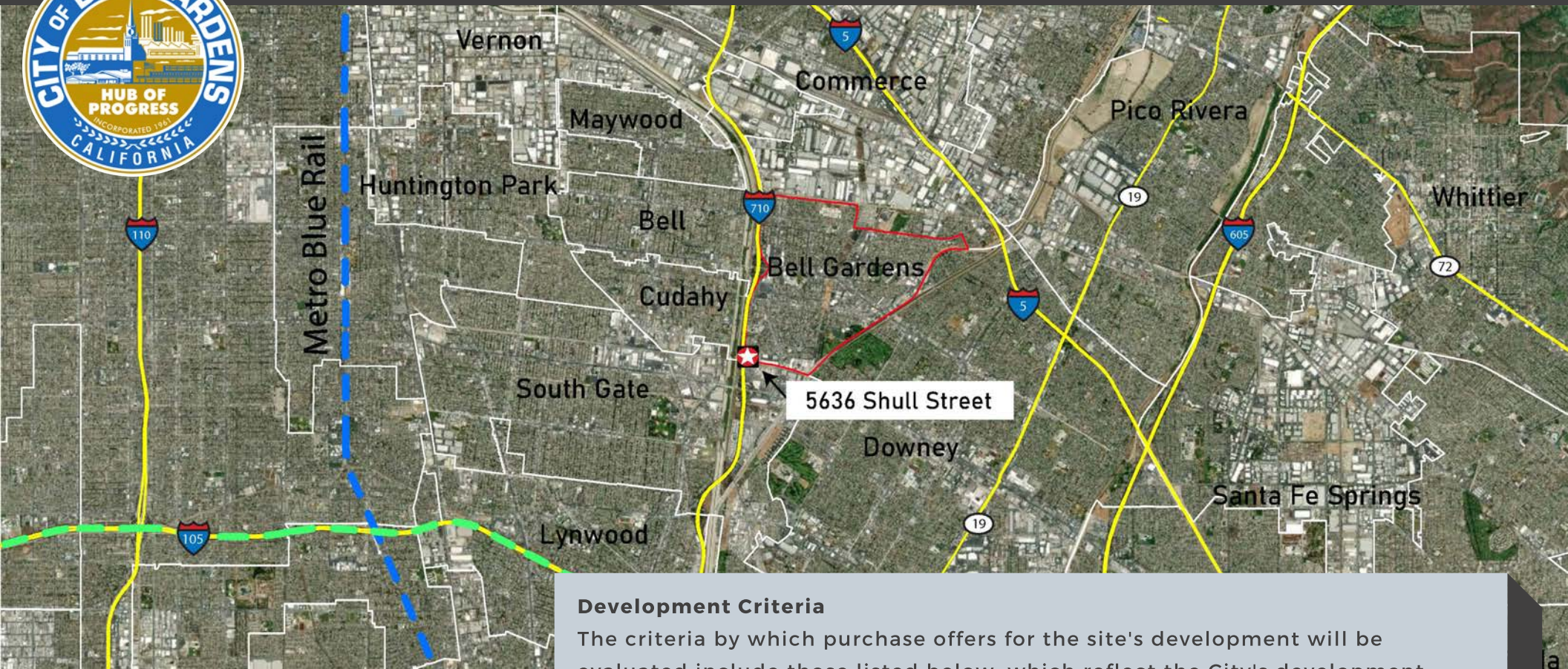
- City of Bell Gardens Area Overview
 - Population: 42,012
 - Median Property Value: \$380,100
 - Median Household Income: \$41,355
 - Households: 9,663
 - Average Vehicles on 710 Freeway:
 - 226,000/month



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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

For more information on the Site:

<https://rebrand.ly/shullstreet>