



## RETAIL/OFFICE SPACE

6262 GAGE AVENUE  
BELL GARDENS, CA 90201

**AVAILABLE ± 35,000 SQ. FT.**

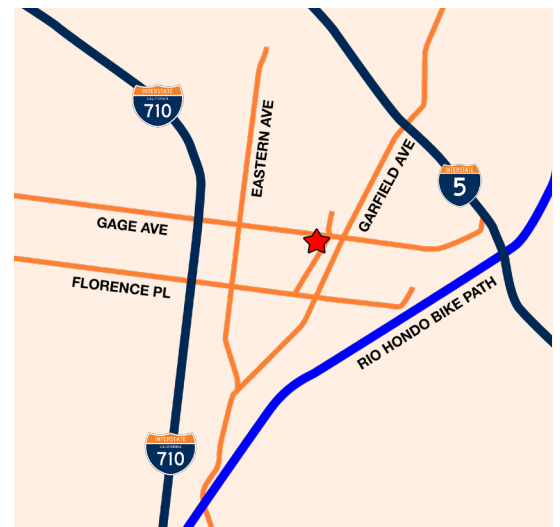


## DESCRIPTION

- Located on a Signalized Intersection
- Densely Populated Area
- Strong Hispanic Population of 95% within 1-mile Radius, 89% live within a 3-mile Radius
- Can be remodeled for multiple tenants
- Pylon Sign Available, Ample Parking

## DEMOGRAPHICS

| 2019 ESTIMATE | POPULATION | MED. HH INCOME |
|---------------|------------|----------------|
| 1-MILE        | 33,046     | \$41,779       |
| 3-MILE        | 256,298    | \$48,925       |
| 5-MILE        | 802,158    | \$49,806       |



## TRAFFIC COUNTS

|                        |            |
|------------------------|------------|
| ARLINGTON / CHADBOURNE | 19,368 VPD |
| CYPRESS / TYLER        | 18,611 VPD |
| ARLINGTON / NORWOOD    | 14,764 VPD |

**CONTACT**

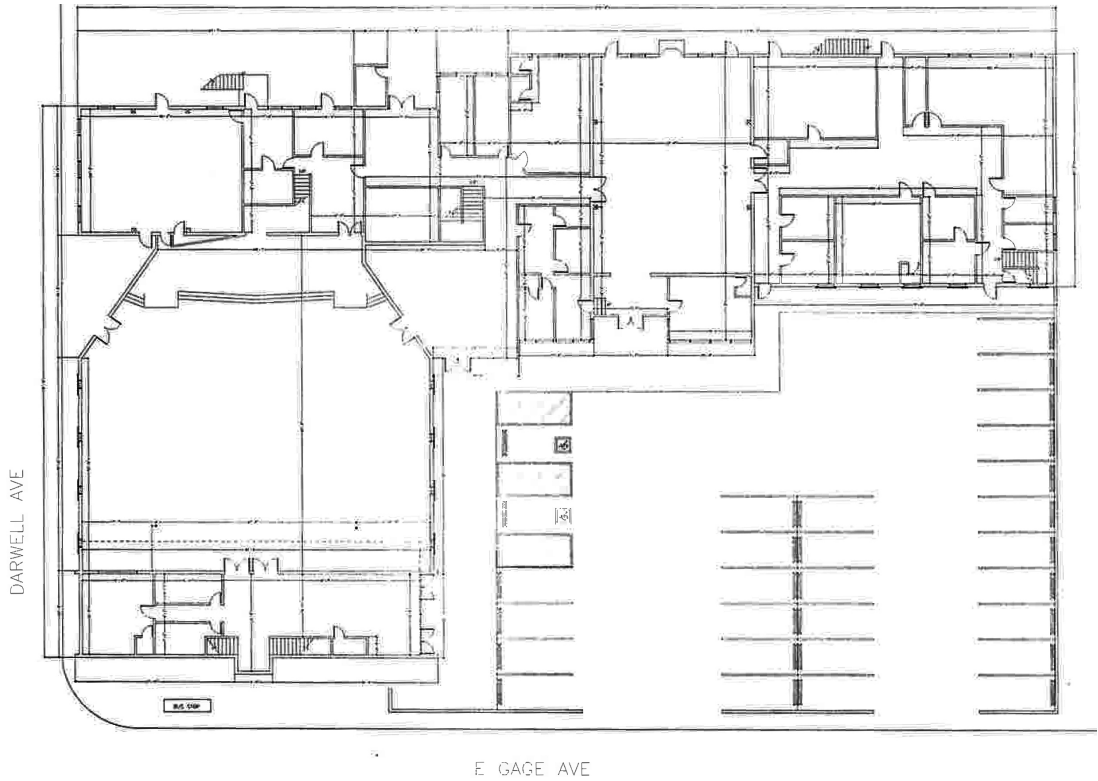


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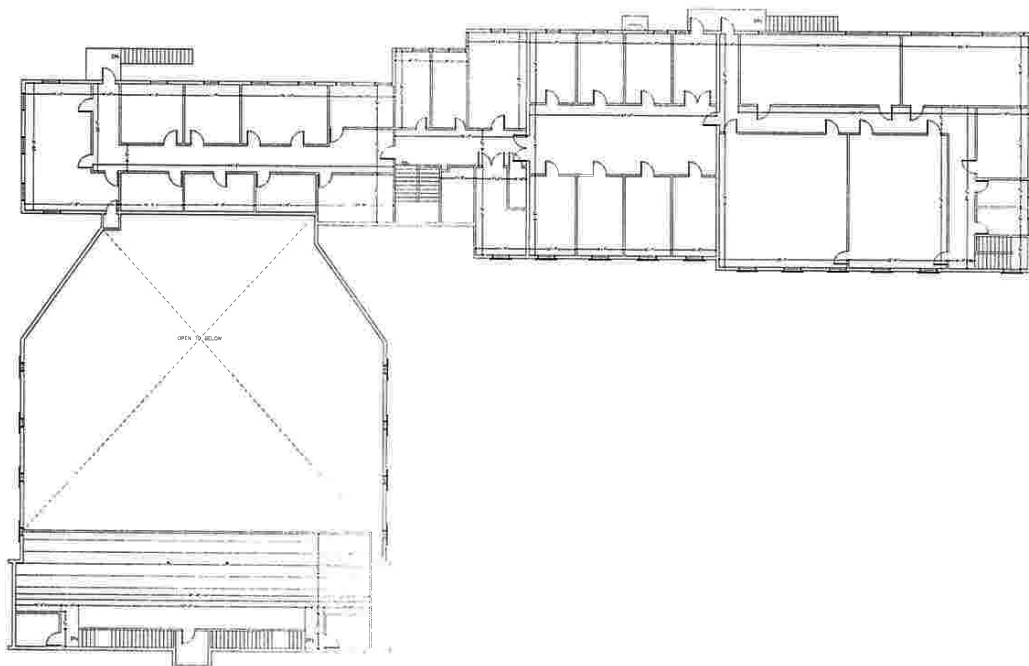
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## FLOOR PLANS

### EXISTING LEVEL 1



### EXISTING LEVEL 2





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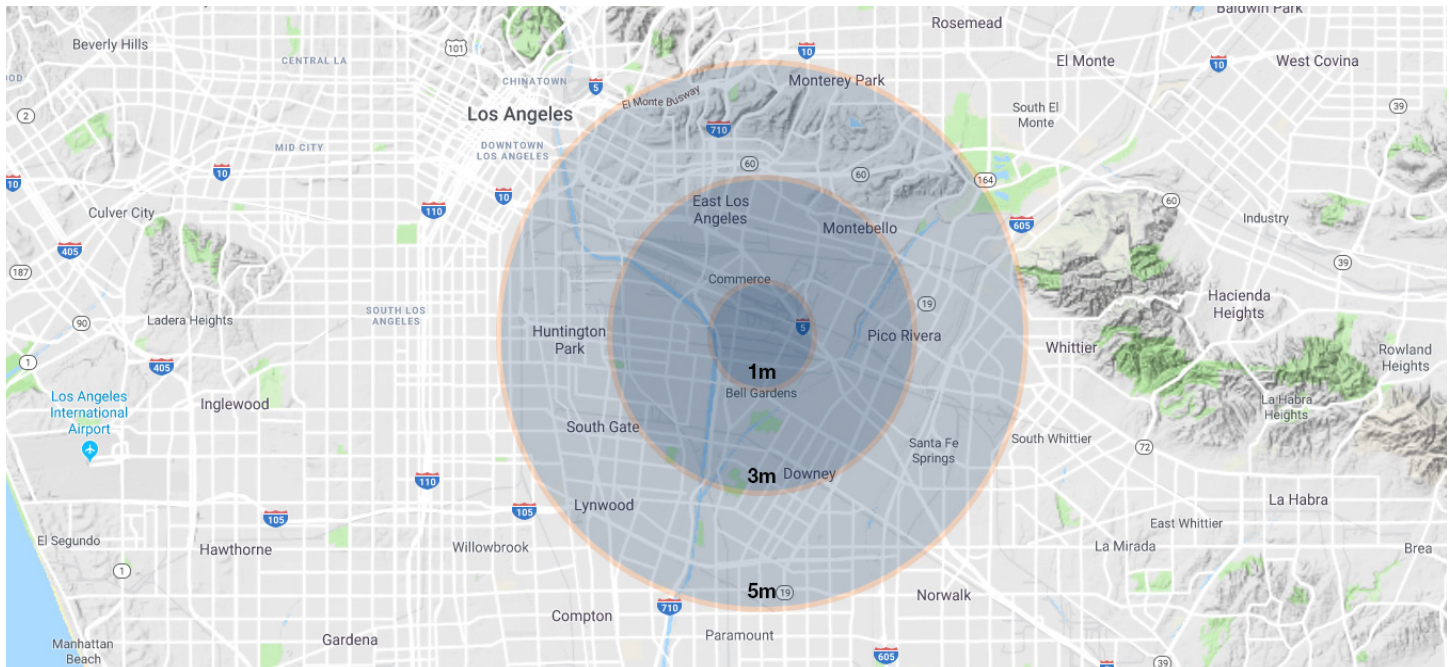
## RETAIL LEASE SPACE AVAILABLE





## NWC PALMDALE RD & VERBENA RD Adelanto, CA 92301

# RETAIL LEASE SPACE AVAILABLE



| <b>POPULATION</b>               | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------------------|---------------|----------------|----------------|
| Total Population                | 33,046        | 260,187        | 815,736        |
| Family Household Population     | 91.47%        | 89.99%         | 89.62%         |
| Non-Family Household Population | 7.80%         | 9.28%          | 9.83%          |
| Median Age                      | 29.4          | 31.7           | 32.1           |
| <b>HOUSE HOLDS AND INCOME</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households                | 7,834         | 69,056         | 213,357        |
| # of persons per HH             | 4.21          | 3.73           | 3.77           |
| Average HH Income               | \$53,653      | \$65,011       | \$66,132       |
| <b>ETHNICITY (%)</b>            | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Hispanic Origin                 | 95.7%         | 89.5%          | 89.0%          |
| <b>RACE (%)</b>                 | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| White                           | 49.0%         | 53.2%          | 50.8%          |
| Black                           | 0.9%          | 1.4%           | 2.1%           |
| Asian                           | 0.7%          | 2.6%           | 3.6%           |
| American Indian                 | 1.2%          | 0.9%           | 1.0%           |
| Other                           | 48.1%         | 41.9%          | 42.4%          |