

# Former Freestanding Medical Clinic for Lease

6300-6320 E. Florence Ave., Bell Gardens, CA 90201



**JOSEPH GOBERT (818) 514-3494**

jgobert@illicre.com · DRE#01900768

**JASON BRIGGS (818) 697-9365**

jbriggs@illicre.com · DRE#02204046

**TODD NATHANSON (818) 514-2204**

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

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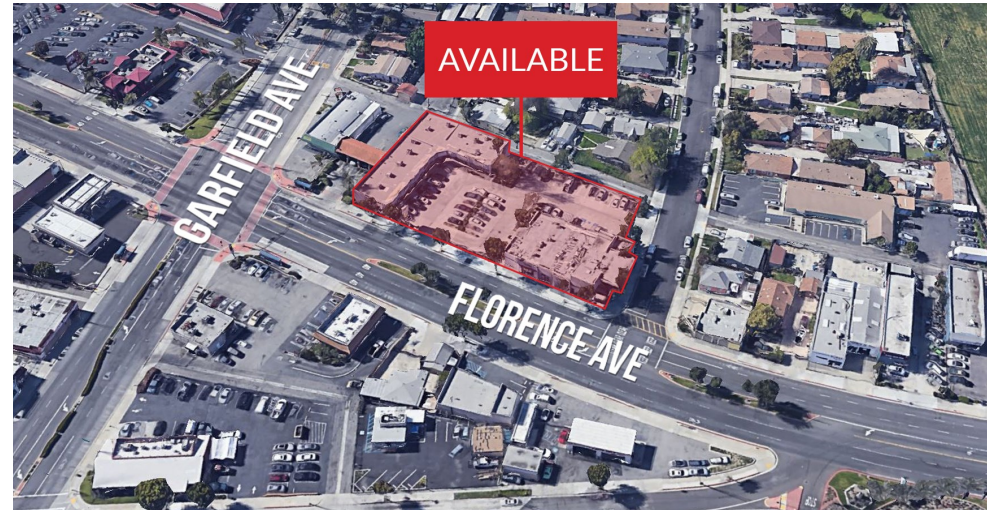
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## PROPERTY FEATURES

- ±3,750 SF former medical clinic (divisible) and ±756 SF inline space available
- High visibility and clean window line
- Excellent monument signage opportunity
- Co-tenancy includes: Jenny's Beauty Supply, Pupuseria Comalapa, Zacatecas Family Dental, Cell Phone Repair, Active Fit Nutrition, Golden Auto Insurance, Nail Salon, and Sparklean Laundromat

## AREA AMENITIES

- Located in the heart of Bell Gardens
- Heavily trafficked with over ±44,000 cars per day
- Neighboring tenants include: Jack in the Box, Niky's Sports, and Winchell's Donuts
- Minutes from the 710 Freeway and Bicycle Hotel & Casino



DEMOS	1 MILE	3 MILE	5 MILE
Population	40,989	253,335	793,044
Avg. HH Income	\$58,656	\$77,765	\$75,824
Daytime Pop	31,968	200,207	626,760
Traffic Count	±44,705 cars per day		



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**Unit 6300** | ±3,750 SF

FORMER MEDICAL CLINIC (DIVISIBLE)

- 2-story unit
- 4 private offices
- 2 reception areas (1st floor/2nd floor)
- Partially built out
- 4 restrooms (men/women)



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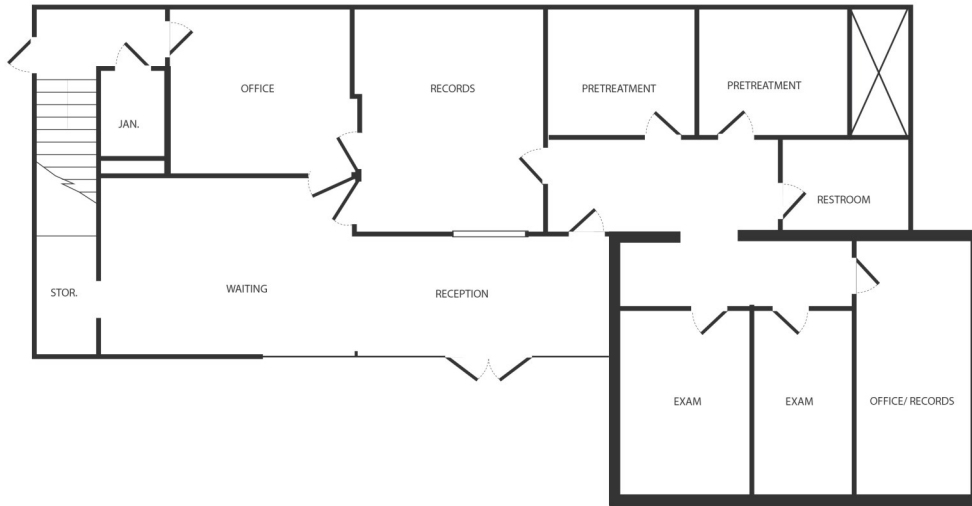
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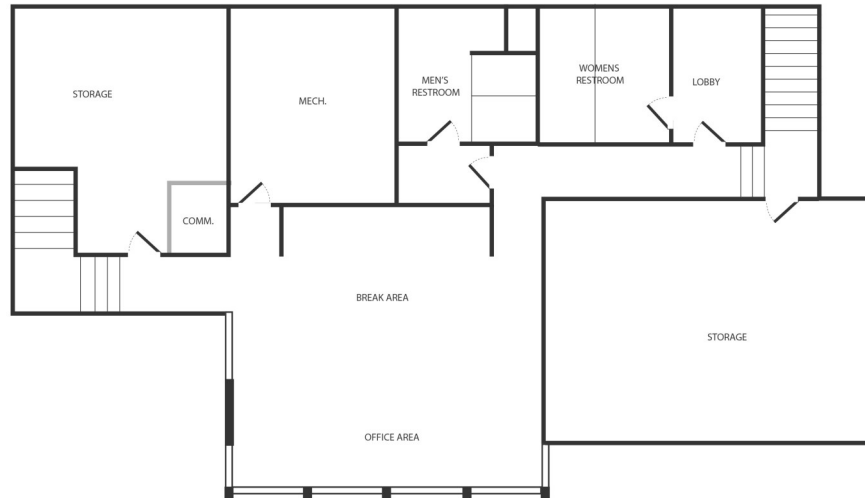
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FLOOR PLANS



Unit 6300 | 1st Floor



Unit 6300 | 2nd Floor



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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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