

CHARTER SCHOOL SUBLEASE OPPORTUNITY



4210 E Gage Avenue, Bell, CA 90201

15,142± SF Building on 50,820± SF of Land



4210 E GAGE AVENUE
BELL, CA 90201

Property Details

Building Area 15,142± SF

Land Area 50,820± SF

Year Built 1953

Construction Reinforced Concrete

Parking 38 Surface Stalls

Zoning BLC3R & BLR3

APN 6325-009-002,003,004,005,006,007

Frontage 158' on Gage Ave
149' on Gage Ave
156' on Fishburn Ave

Property Highlights

- 2-story charter school for sublease
- CUP for 9-12 public school
- 12 classrooms (including one science lab)
4 offices
1 multi-purpose room
Front office area
Girls and boys multi-stall restrooms
2 single stall restrooms
Janitor's closet on each floor with mop sink
- Located on the south side of Gage Avenue between Otis Avenue and Fishburn Avenue
- Located 1-12 miles west of the 710 Freeway
- Adjacent to Huntington Park, Maywood and Cudahy
- Available August 1, 2024 (may be available as early as July 15, 2024 — call broker)

SUBLEASE:

8/1/2024-7/31//2025: \$34,084.91 per month

8/1/2025-7/31//2026: \$35,107.46 per month

(Rent increases by 3% each year)

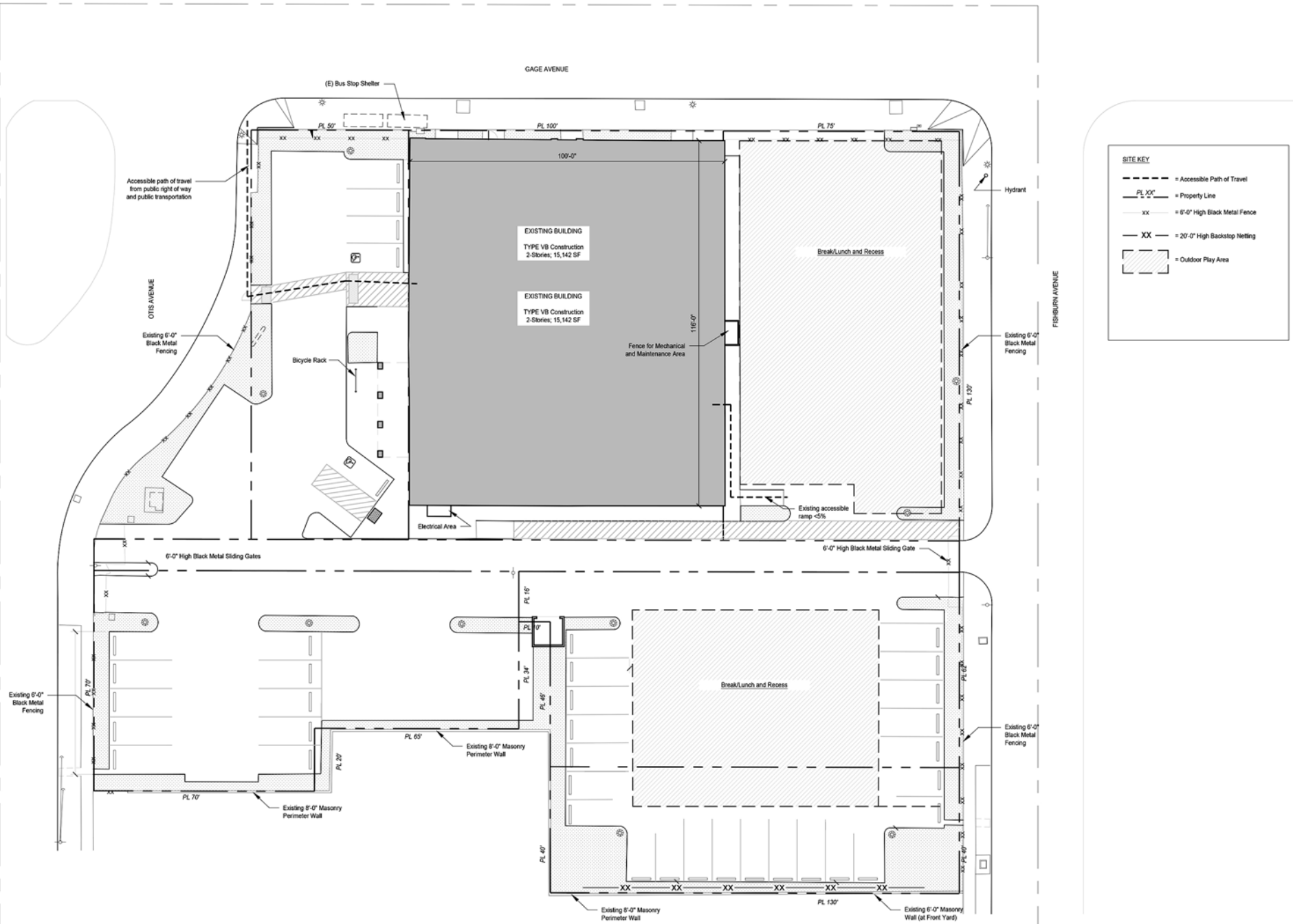
Longer term possible for well qualified tenant. For a long term tenant, the landlord may be willing to allow for further development on site.







Site Plan



SITE KEY

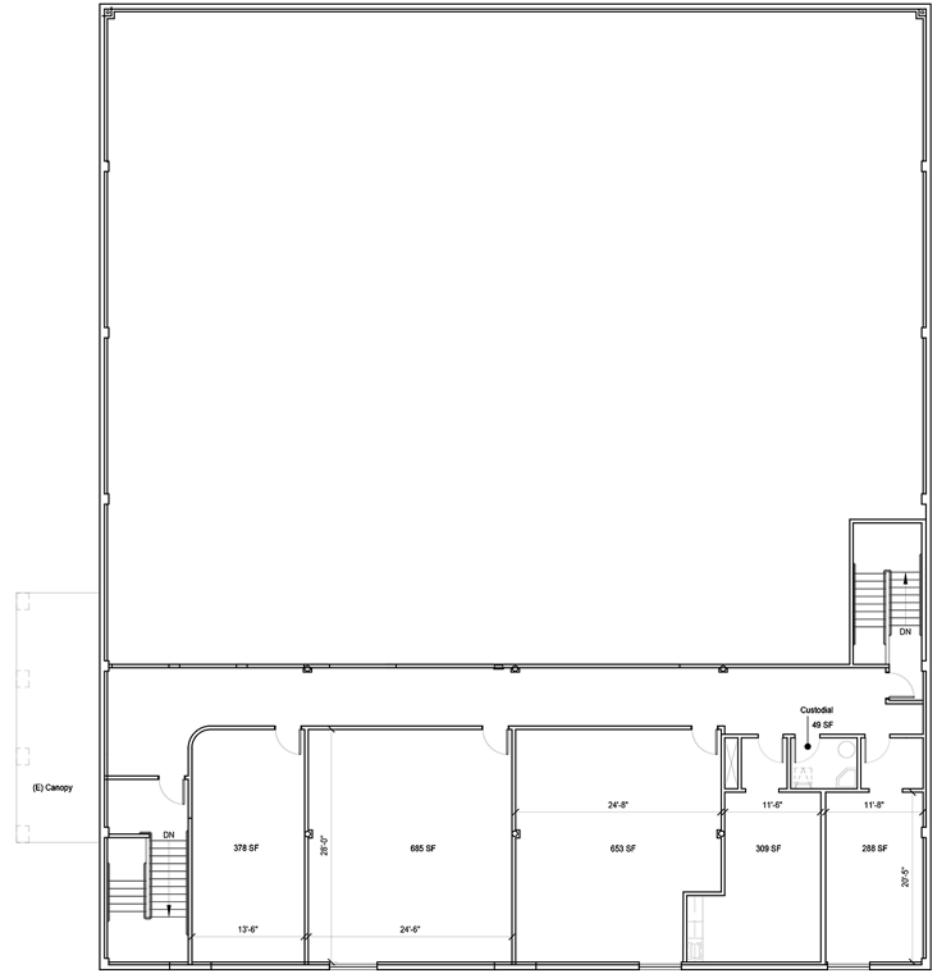
- = Accessible Path of Travel
- = Property Line
- = 6'-0" High Black Metal Fence
- = 20'-0" High Backstop Netting
- = Outdoor Play Area



Site Plan

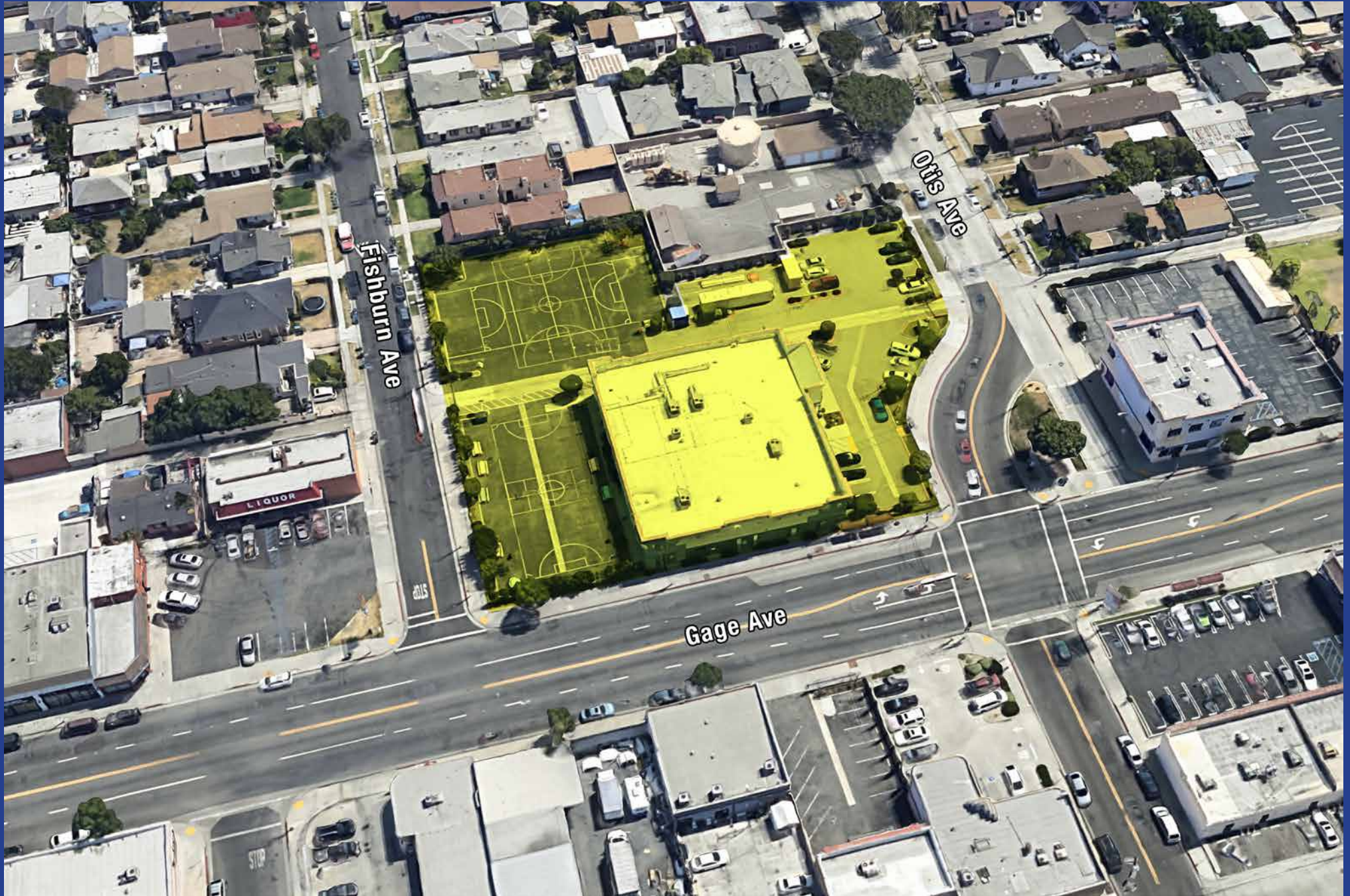


01 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

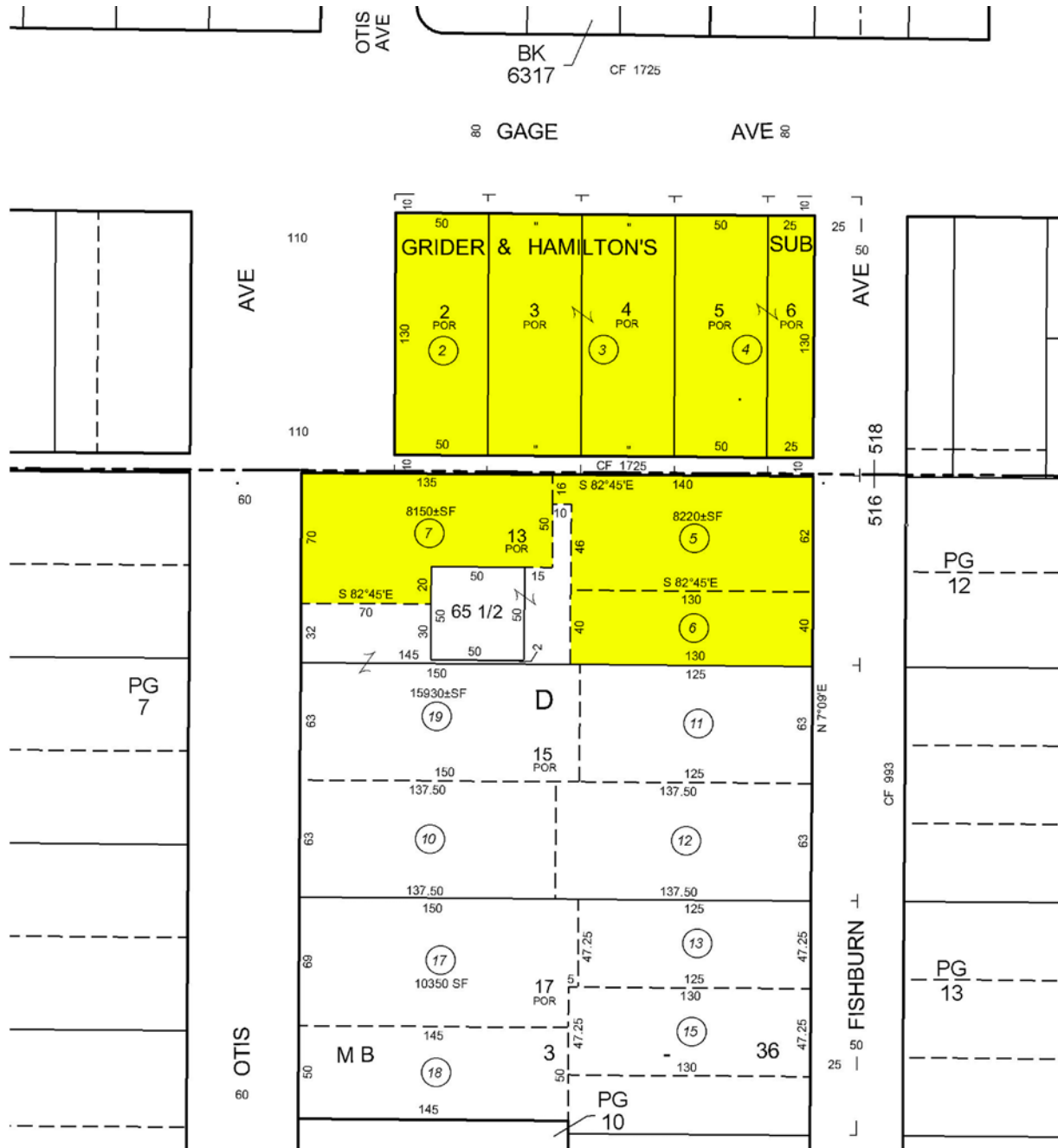


02 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

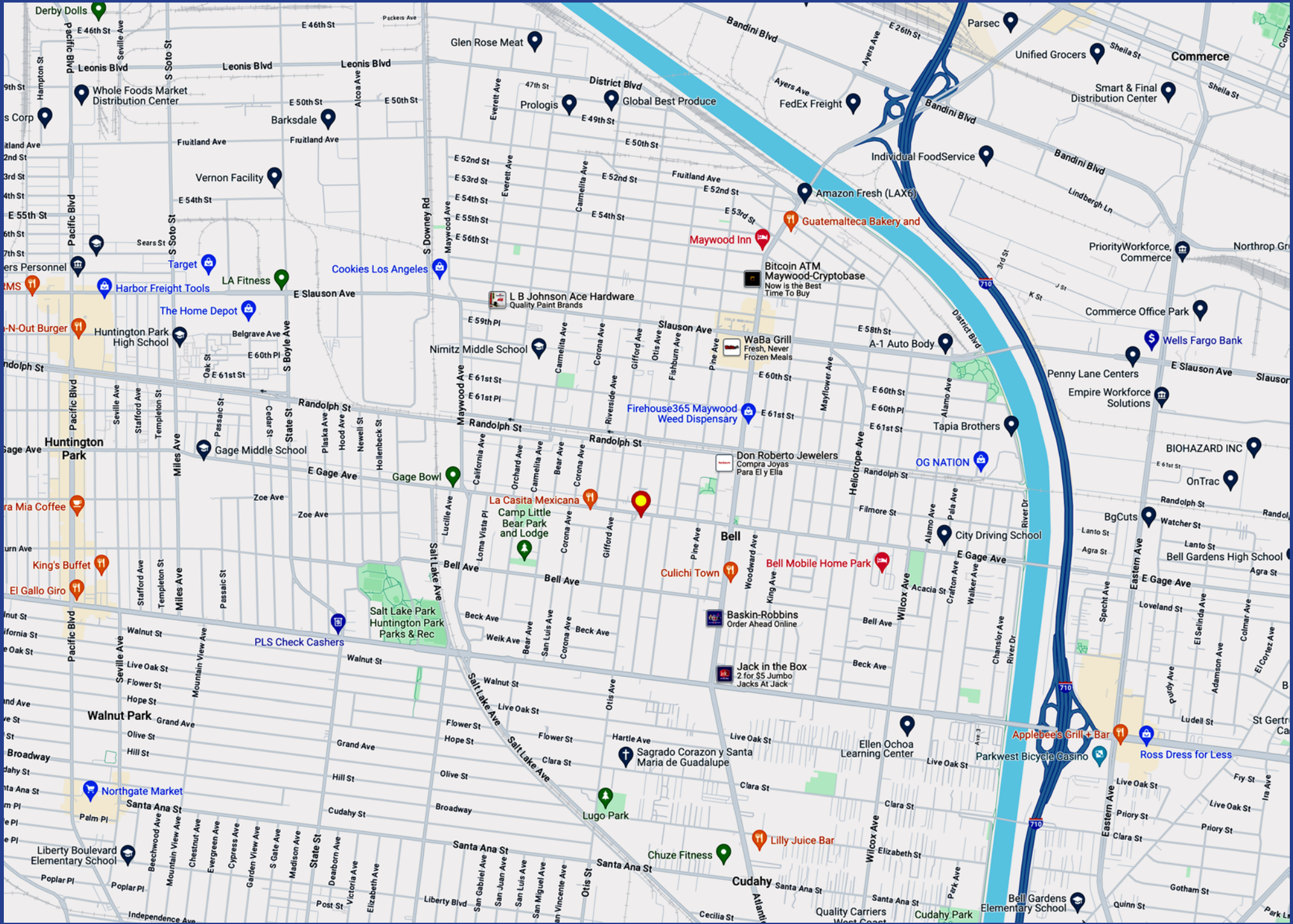
Aerial Photo



Plat Map

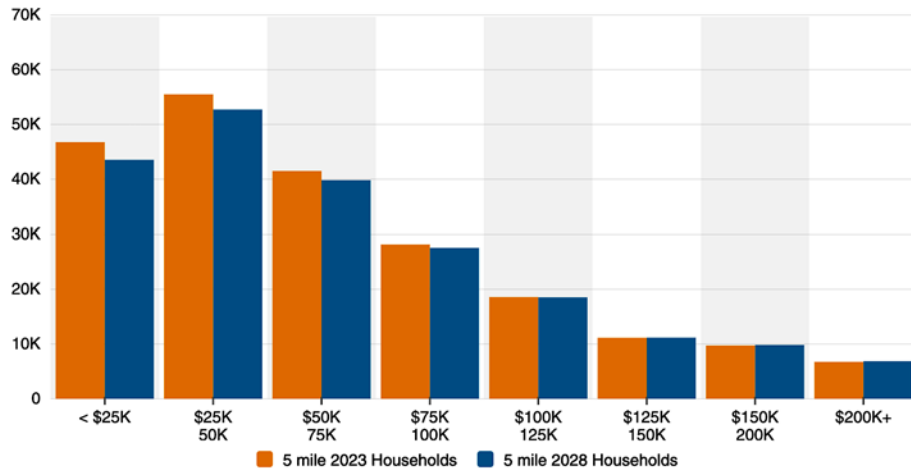


Area Map

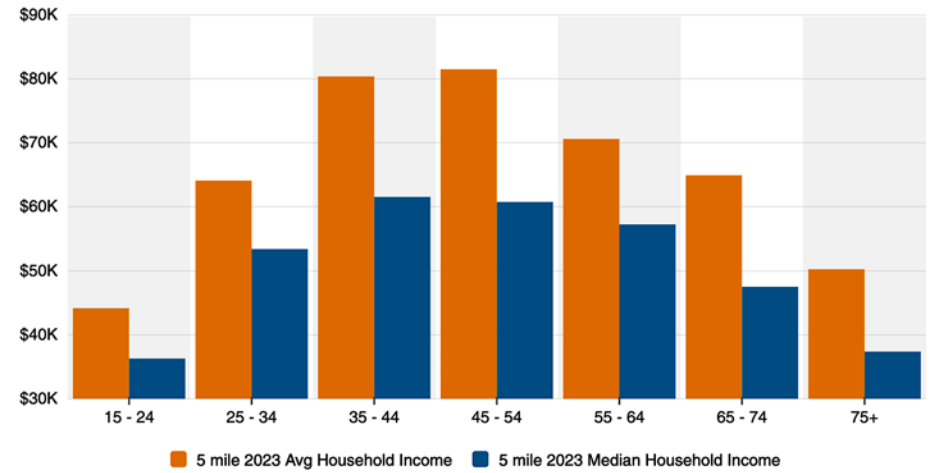


Area Demographics

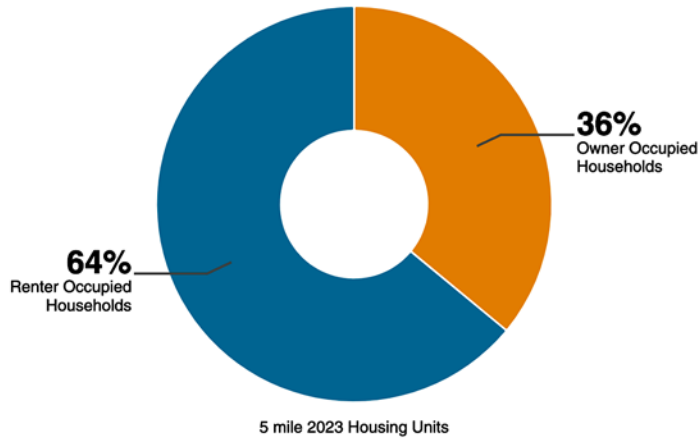
Household Income



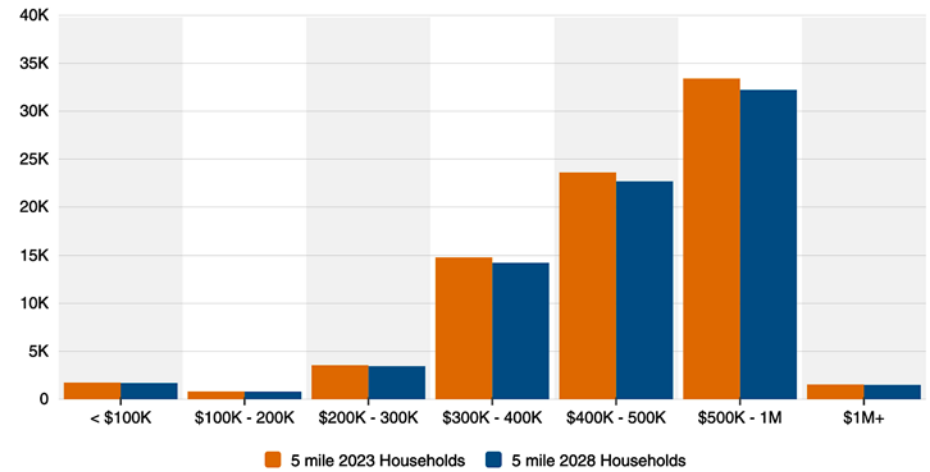
Household Income By Age



Housing Occupancy



Home Values



4210 E Gage Avenue
Bell, CA 90201

15,142± Sq.Ft. Building
50,820± Sq.Ft. of Land

Charter School
Sublease Opportunity



Exclusively offered by

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