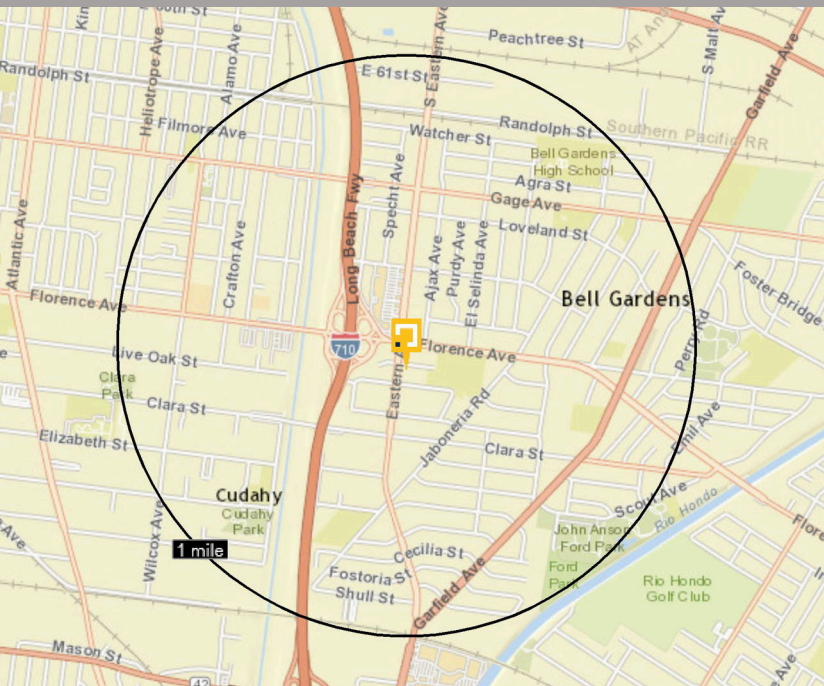


# VILLAGE SQUARE

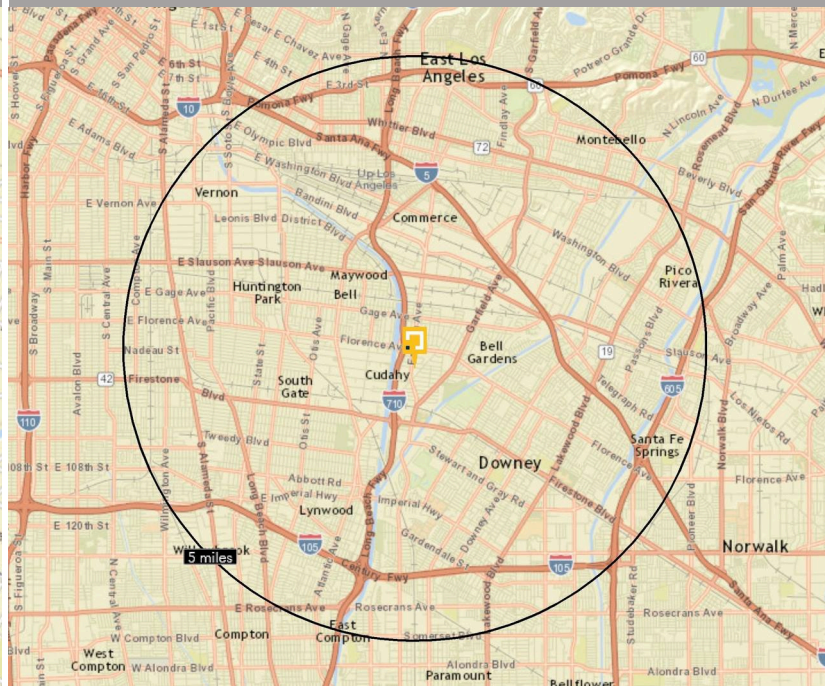
Bell Gardens, CA



1 MILE RADIUS



5 MILE RADIUS



Village Square is located in the heart of the City of Bell Gardens and across the street from Bicycle Casino, Los Angeles County's finest casino. The property has excellent visibility with direct access from both Florence and Eastern Avenue and is anchored by Ross and Marshalls.

## VILLAGE SQUARE

5706 Florence Avenue  
Bell Gardens, CA 90201



**GLA**  
81,000 SF

**ACREAGE**  
7

**COUNTY**  
Los Angeles

**TYPE**  
Neighborhood

**PARKING SPACES**  
362

## DEMOGRAPHICS

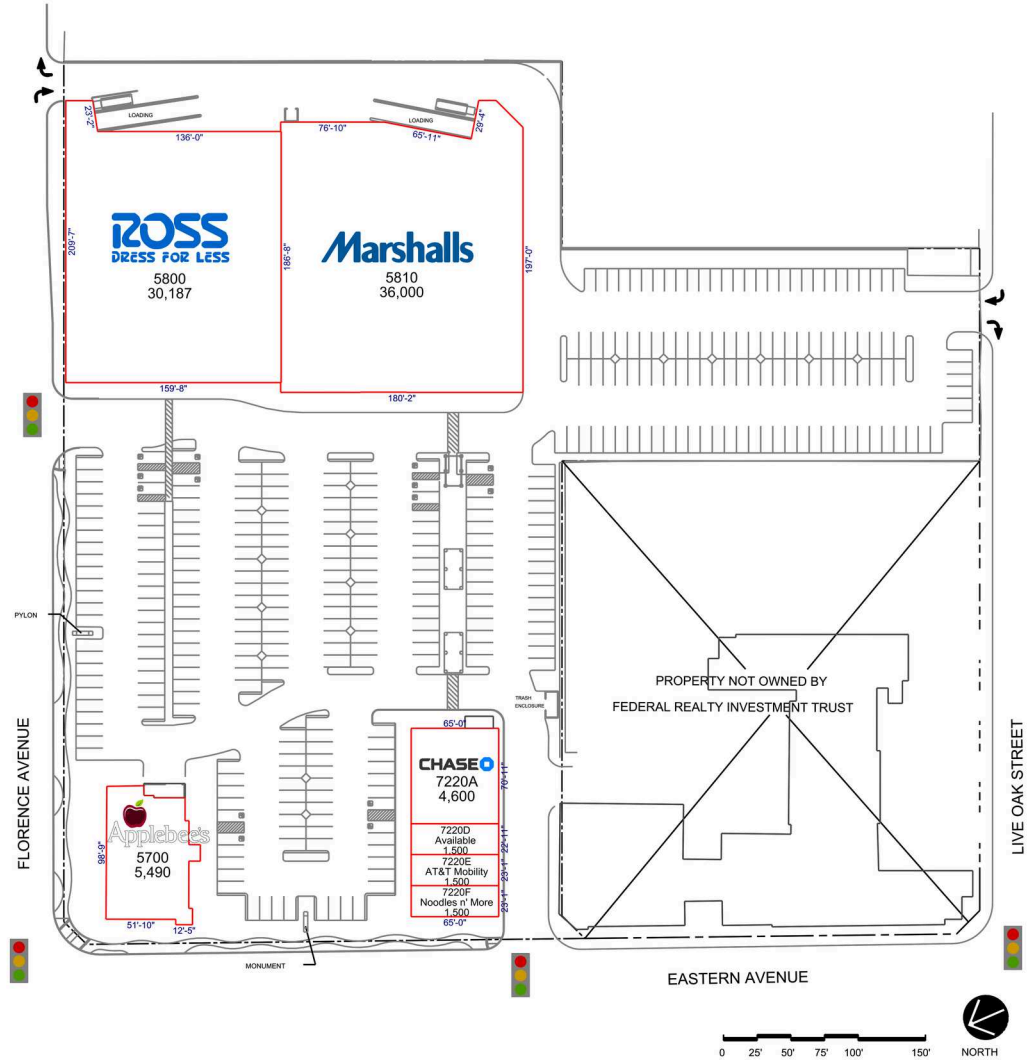
	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	53,182	39,999	12,212	\$41,533	\$53,326	28	6%
3 MILE	296,859	302,062	75,061	\$51,707	\$66,306	31	12%
5 MILE	876,197	839,573	218,593	\$50,676	\$65,177	31	11%

### LEASING CONTACT:

**Rosa DeLuna**  
 rosa@primestor.com  
 (213) 223-5512

# VILLAGE SQUARE

Bell Gardens, CA



**LEASING CONTACT:**

Rosa DeLuna | 📧 [rosa@primestor.com](mailto:rosa@primestor.com) | 📞 (213) 223-5512

[www.federalrealty.com/villagesquare](http://www.federalrealty.com/villagesquare)

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.