

**7625 EASTERN AVENUE**

**BELL GARDENS, CA**



**LOCATION**

7625 Eastern Avenue,  
Bell Gardens, CA 90201

**SIZE**

12,894 SQ.FT.

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
<u>Population</u>	48,442	312,173	874,572
<u>Households</u>	11,117	78,914	217,151
<u>Avg. HH Income (\$)</u>	55,640	69,877	67,957

**MAJOR TENANTS**

7-Eleven, Ross, Marshalls,  
Bicycle Hotel and Casino,  
Target, Home Depot, Walmart

**LEASING CONTACT**

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**MORE INFO**

<https://sedghgroup.com/properties/7625-2/>



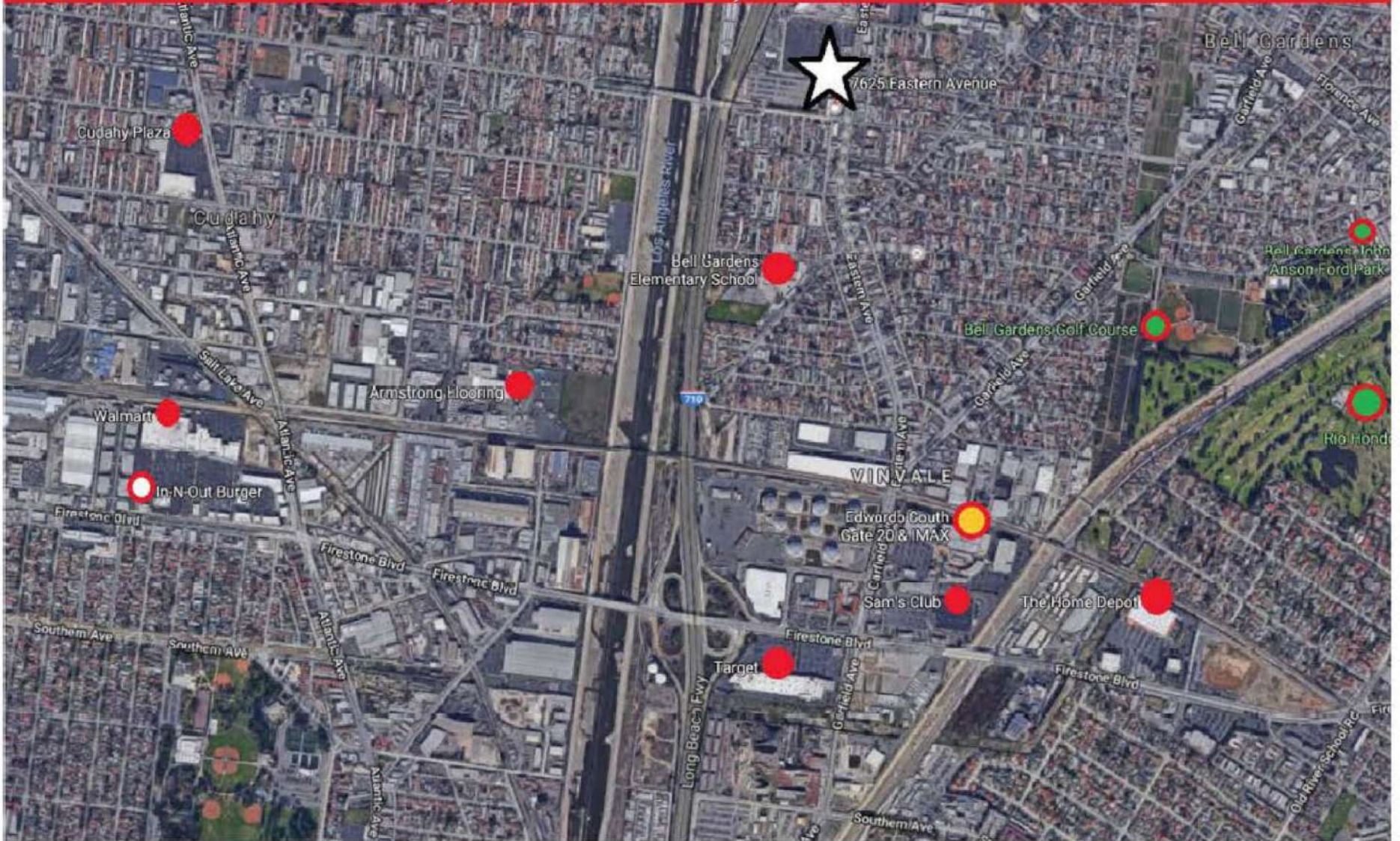
**PROPERTY HIGHLIGHTS**

- One block away from Bicycle Hotel & Casino  
Big 5 Sporting Goods, Food for Less, Ross Dress for Less, Bobs Discount Furniture and Marshalls are less than a mile away
- Anchored by 7-Eleven
- Population within a mile exceeds 48,000
- Target, Home Depot, and Walmart are all within 2 miles

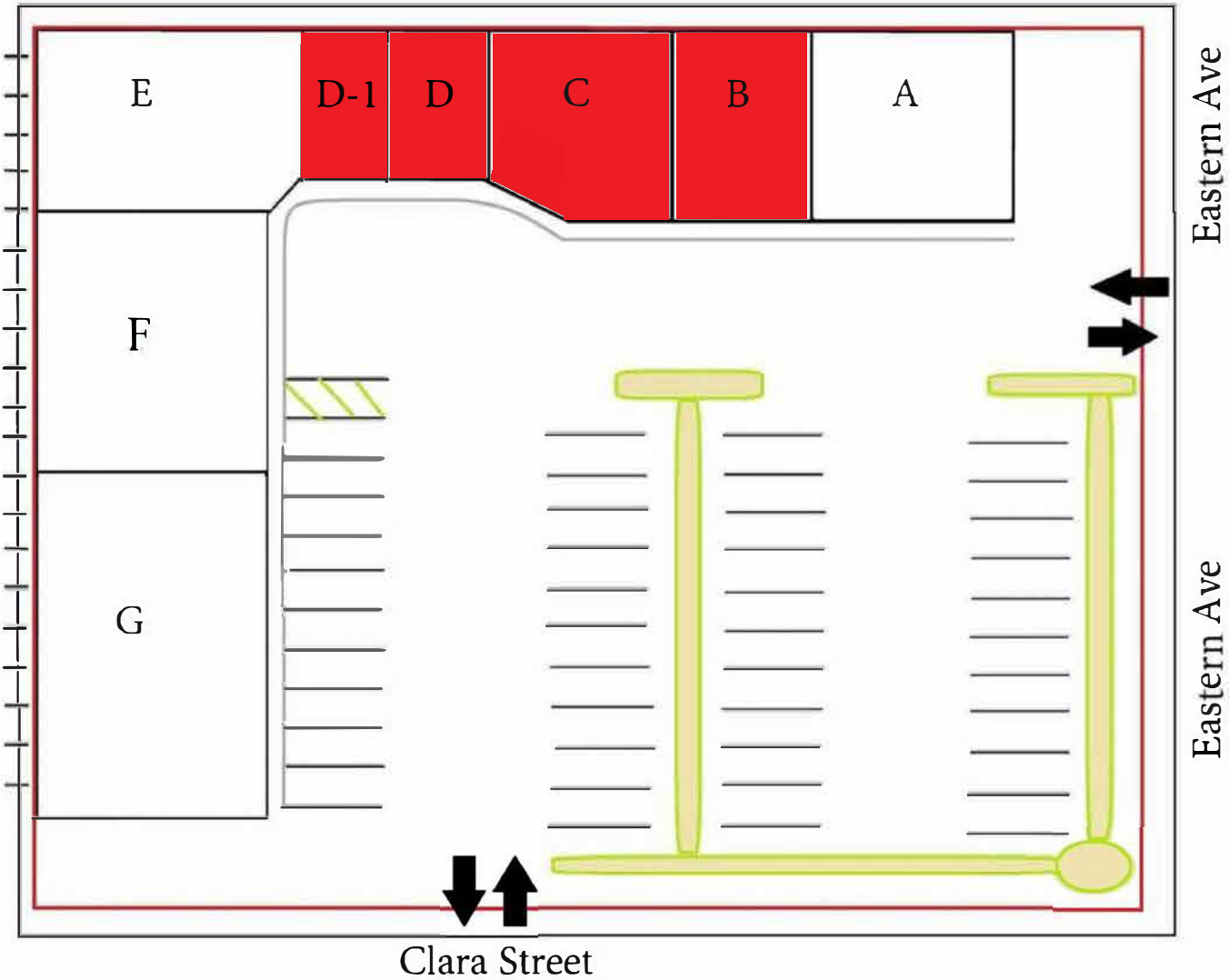




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STE#	SPACE	SQ.FT.
A	Super Pizza Velos Corp	1,485
B	Oriental Spa (Available Soon)	1,485
C	Wellness Pharmacy (Available Soon)	1,600
D	Beauty Salon (Available Soon)	870
D-1	VACANT	870
E	Pharmacy Rx	2,100
F	Vape Shop (Tobacco & More)	1,102
G	7-Eleven	3,382
<b>Total: SQ.FT.:</b>		<b>12,894</b>

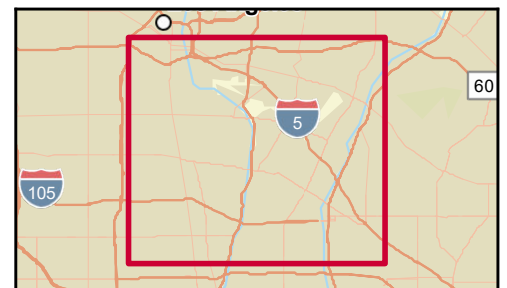
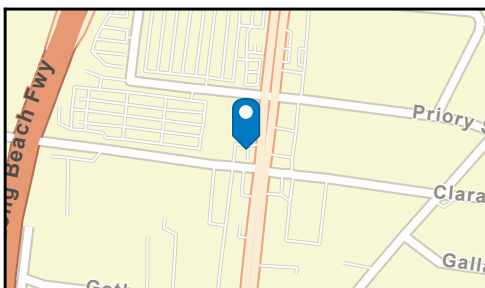
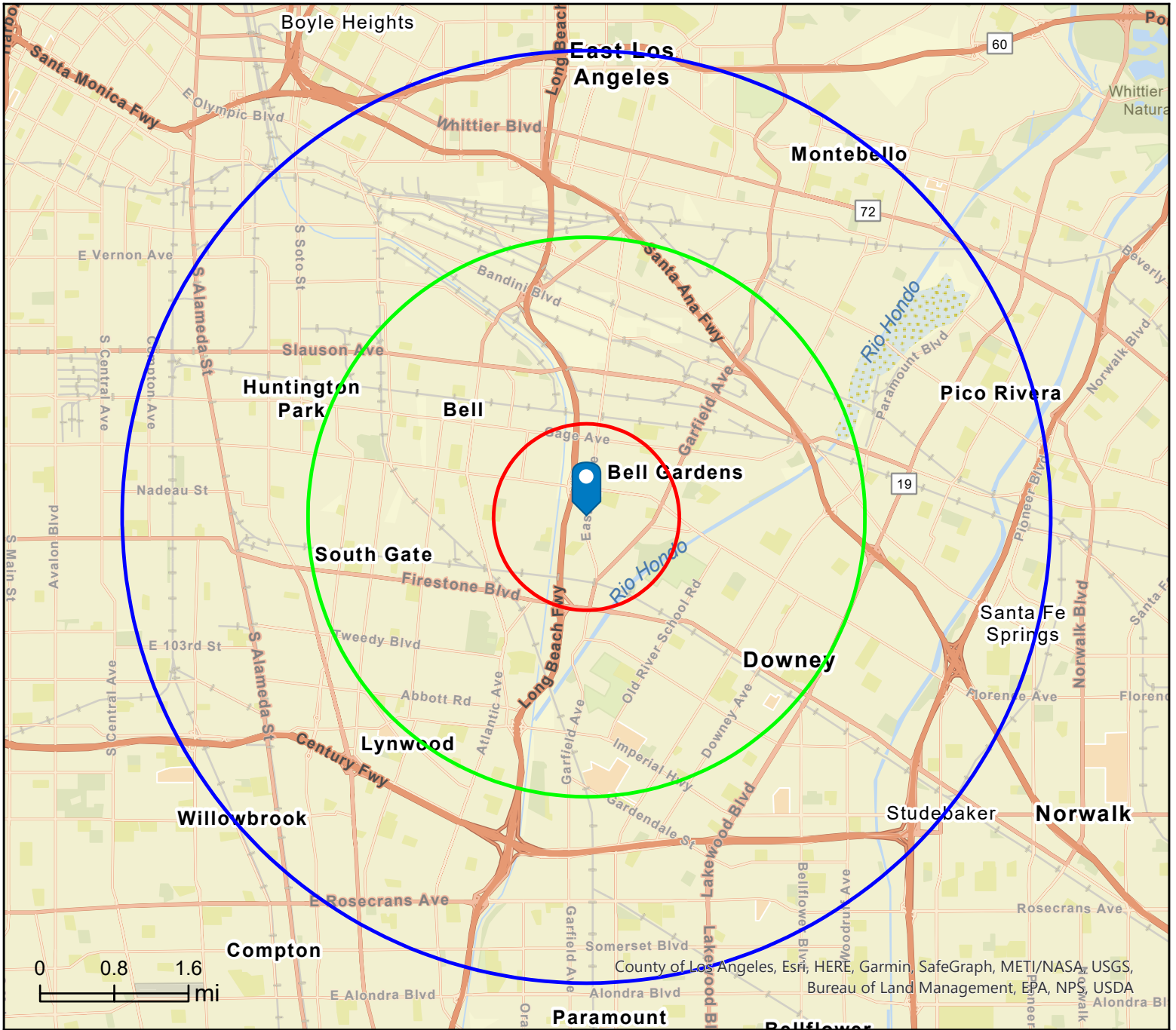




# Site Map

7625 Eastern Ave LLC  
7625 Eastern Avenue Bell Gardens CA 90201  
Ring: 1 mile radius

Latitude: 33.9635  
Longitude: -118.1657



April 21, 2021



# Executive Summary

7625 Eastern Ave LLC  
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 Rings: 1, 3, 5 mile radii

Latitude: 33.9635  
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	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	50,056	311,259	854,730
2010 Population	47,944	307,689	858,272
2020 Population	48,443	312,173	874,572
2025 Population	48,455	312,601	876,843
2000-2010 Annual Rate	-0.43%	-0.12%	0.04%
2010-2020 Annual Rate	0.10%	0.14%	0.18%
2020-2025 Annual Rate	0.00%	0.03%	0.05%
2020 Male Population	50.0%	49.7%	49.5%
2020 Female Population	50.0%	50.3%	50.5%
2020 Median Age	28.1	30.9	30.4

In the identified area, the current year population is 874,572. In 2010, the Census count in the area was 858,272. The rate of change since 2010 was 0.18% annually. The five-year projection for the population in the area is 876,843 representing a change of 0.05% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 28.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	48.6%	52.1%	48.4%
2020 Black Alone	1.0%	1.5%	4.4%
2020 American Indian/Alaska Native Alone	1.0%	0.8%	0.9%
2020 Asian Alone	0.6%	2.1%	2.3%
2020 Pacific Islander Alone	0.1%	0.1%	0.2%
2020 Other Race	45.6%	39.4%	40.0%
2020 Two or More Races	3.3%	3.9%	3.8%
2020 Hispanic Origin (Any Race)	96.6%	90.6%	88.5%

Persons of Hispanic origin represent 88.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.1 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	35	55	53
2000 Households	10,880	78,004	212,294
2010 Households	11,058	78,418	214,980
2020 Total Households	11,117	78,914	217,151
2025 Total Households	11,069	78,627	216,618
2000-2010 Annual Rate	0.16%	0.05%	0.13%
2010-2020 Annual Rate	0.05%	0.06%	0.10%
2020-2025 Annual Rate	-0.09%	-0.07%	-0.05%
2020 Average Household Size	4.33	3.93	3.99

The household count in this area has changed from 214,980 in 2010 to 217,151 in the current year, a change of 0.10% annually. The five-year projection of households is 216,618, a change of -0.05% annually from the current year total. Average household size is currently 3.99, compared to 3.96 in the year 2010. The number of families in the current year is 182,749 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	44.3%	36.6%	36.0%
<b>Median Household Income</b>			
2020 Median Household Income	\$42,925	\$54,109	\$52,489
2025 Median Household Income	\$45,098	\$57,542	\$55,743
2020-2025 Annual Rate	0.99%	1.24%	1.21%
<b>Average Household Income</b>			
2020 Average Household Income	\$55,640	\$69,877	\$67,957
2025 Average Household Income	\$59,922	\$77,161	\$75,039
2020-2025 Annual Rate	1.49%	2.00%	2.00%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$12,892	\$17,652	\$16,891
2025 Per Capita Income	\$13,819	\$19,393	\$18,556
2020-2025 Annual Rate	1.40%	1.90%	1.90%

### Households by Income

Current median household income is \$52,489 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,743 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,957 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,039 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$16,891 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$18,556 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	52	63	65
2000 Total Housing Units	11,223	80,556	220,363
2000 Owner Occupied Housing Units	2,309	31,573	90,887
2000 Renter Occupied Housing Units	8,572	46,431	121,407
2000 Vacant Housing Units	342	2,552	8,069
2010 Total Housing Units	11,453	81,426	224,232
2010 Owner Occupied Housing Units	2,278	31,139	90,478
2010 Renter Occupied Housing Units	8,780	47,279	124,502
2010 Vacant Housing Units	395	3,008	9,252
2020 Total Housing Units	11,663	82,881	228,608
2020 Owner Occupied Housing Units	2,032	29,306	85,653
2020 Renter Occupied Housing Units	9,084	49,608	131,497
2020 Vacant Housing Units	546	3,967	11,457
2025 Total Housing Units	11,711	83,203	229,598
2025 Owner Occupied Housing Units	2,090	29,918	87,461
2025 Renter Occupied Housing Units	8,980	48,710	129,157
2025 Vacant Housing Units	642	4,576	12,980

Currently, 37.5% of the 228,608 housing units in the area are owner occupied; 57.5%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 224,232 housing units in the area - 40.4% owner occupied, 55.5% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 0.86%. Median home value in the area is \$452,031, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.67% annually to \$515,767.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.