



Fast Food Lease/Ground Lease

6824 Atlantic Ave,
Bell, CA, 90201

Property Specifications

- Lot Size: ±27,441 SF
- Building Size: ±3,032 - 4,834 SF

Property Highlights

- Potential drive-thru opportunity at a signalized intersection on a major north-south thoroughfare
- Across from Northgate Gonzalez Market
- Traffic Counts: ±28,316 CPD (Atlantic Ave)
- Excellent opportunity to penetrate a high density Hispanic trade area with over 329,000 residents within 3 miles and over 95,000 in daytime population.

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Lot Size:
±27,441 SF

Contact us:

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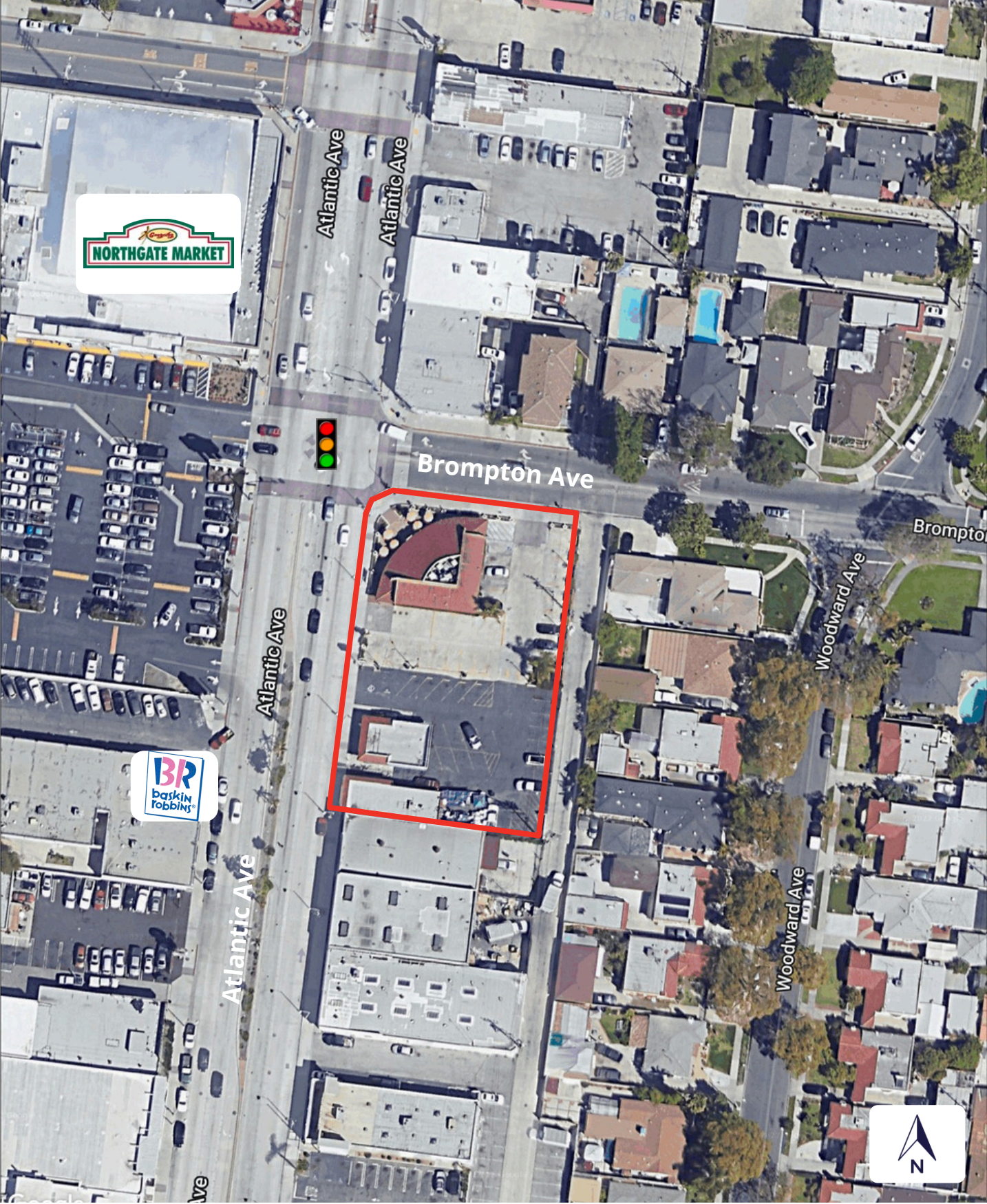
michael.bohorquez@colliers.com



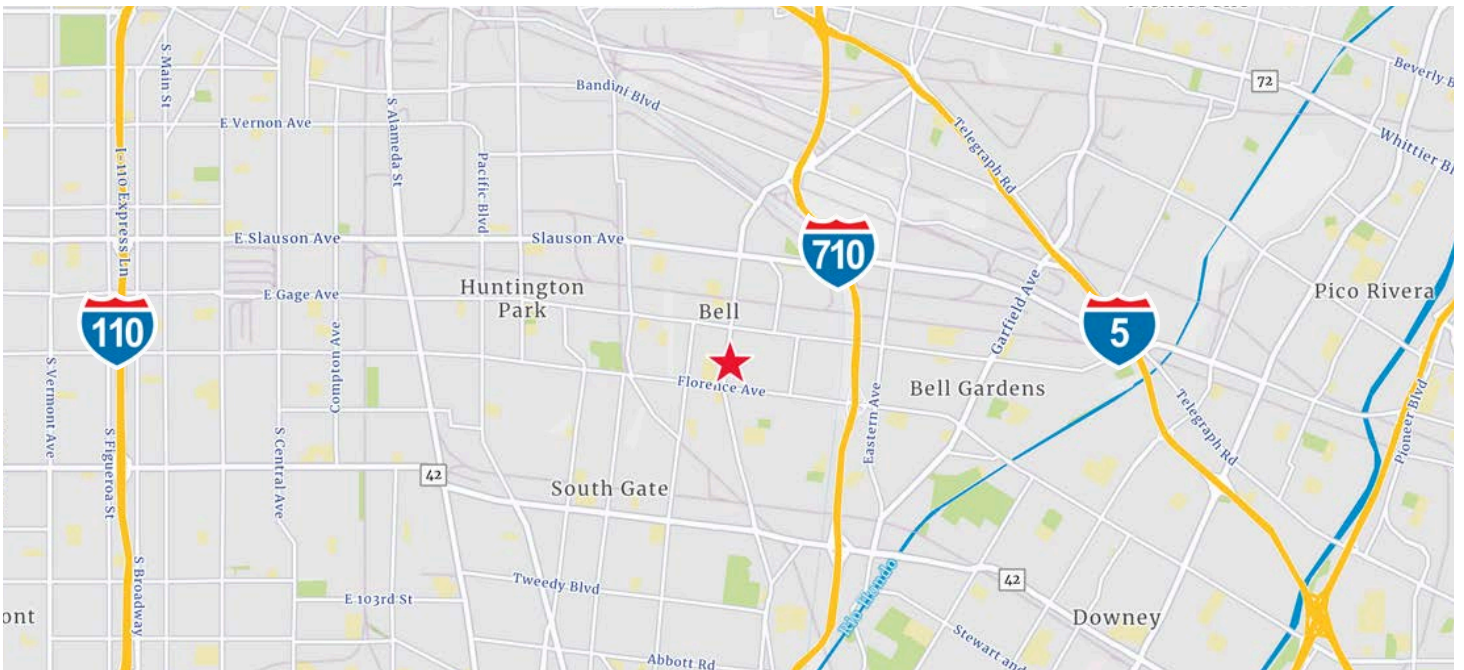
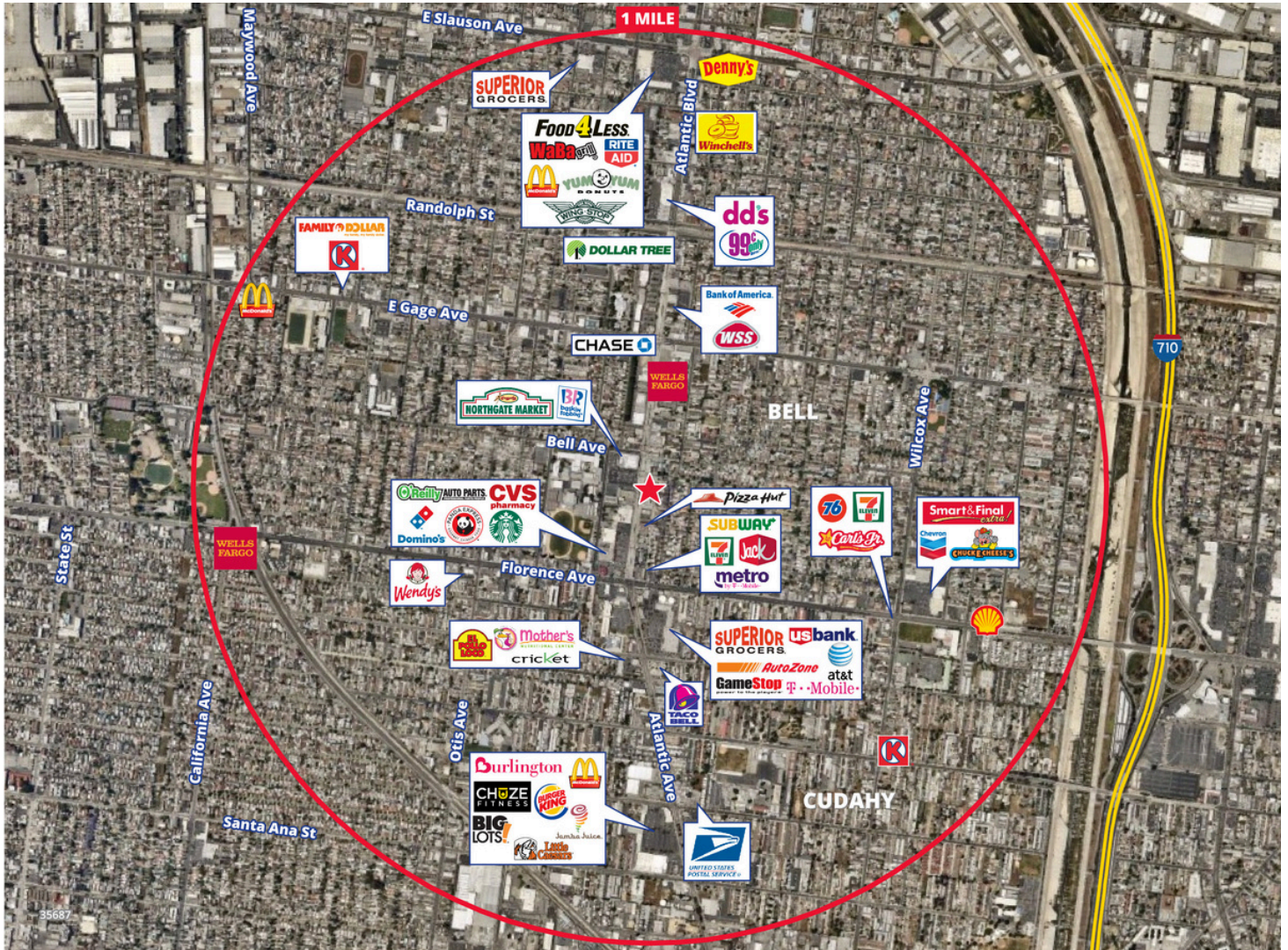
Colliers International
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Accelerating success.

Aerial



Location Maps



Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	66,998	329,418	949,760
Total Households	16,462	80,203	229,627
Total Family Households	14,273	69,279	193,863
Average Household Size	4.05	4.09	4.10
Median Age	29.4	29.9	29.7
Population Age 25+	39,085	195,299	559,661
2010-2021 Population: Annual Growth Rate (CAGR)	-0.07%	0.01%	0.14%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.10%	-0.05%	0.06%
Households	-0.16%	-0.11%	0.02%
Families	-0.13%	-0.08%	0.01%
Median Household Income	2.03%	1.79%	1.95%
Current Year Population by Sex			
Male Population	33,691	164,808	471,363
% Male	50.3%	50.0%	49.6%
Female Population	33,307	164,609	478,397
% Female	49.7%	50.0%	50.4%
Current Year Race and Ethnicity			
Total	66,998	329,417	949,759
White Alone	52.1%	51.1%	45.2%
Black Alone	0.8%	1.1%	6.2%
American Indian Alone	0.8%	1.0%	0.9%
Asian Alone	0.6%	0.8%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	41.4%	42.2%	42.4%
Two or More Races	4.3%	3.8%	3.8%
Hispanic Origin	95.5%	95.6%	89.1%
Diversity Index	75.2	76.1	83.2
Current Year Educational Attainment			
Total	39,090	195,299	559,658
Less than 9th Grade	29.9%	28.8%	26.5%
9th - 12th Grade, No Diploma	16.6%	16.8%	16.3%
High School Graduate	26.1%	25.1%	24.5%
GED/Alternative Credential	1.7%	1.8%	2.0%
Some College, No Degree	13.6%	14.7%	15.8%
Associate Degree	4.4%	4.4%	4.7%
Bachelor's Degree	6.3%	6.8%	7.7%
Graduate/Professional Degree	1.4%	1.8%	2.5%
Current Year Income and Households Summary			
Median Household Income	\$48,024	\$50,685	\$50,929
Average Household Income	\$60,217	\$63,276	\$65,086
Per Capita Income	\$14,827	\$15,416	\$15,759
Current Year Summary Business Data			
Total Businesses	1,081	9,046	25,659
Total Daytime Population	51,935	294,620	866,249
Daytime Population: Workers	11,544	95,398	281,338
Daytime Population: Residents	40,391	199,222	584,911

Contact

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