

Storefront Retail/Office

4357 Florence Ave, Bell CA 90201

FOR LEASE
909-548-1027

AFFILIATED TEMPORARY HELP

FOR LEASE



THE SPACE

| | |
|-------------|-------------------------------------|
| Location | 4357 Florence Ave Bell, CA 90201 |
| County | Los Angeles |
| APN | 6325-025-001 |
| Square Feet | 1,600 |
| Rent PSF | \$2.25 |
| Lease Type | NNN |

HIGHLIGHTS

- Former Staffing Agency
- Break Room Kitchenette
- 2 Bathrooms
- Flexible Open Floor Plan
- Corner next to Bell Gardens High School
- Great Traffic Flow 37,000 Florence Ave
- Great Traffic Flow 28,000 Atlantic Ave
- Regional & National Tenant Area
- Negotiable Lease Term



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 60,186 | 312,587 | 904,439 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$76,904 | \$84,206 | \$87,760 |

NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 16,691 | 85,957 | 244,340 |

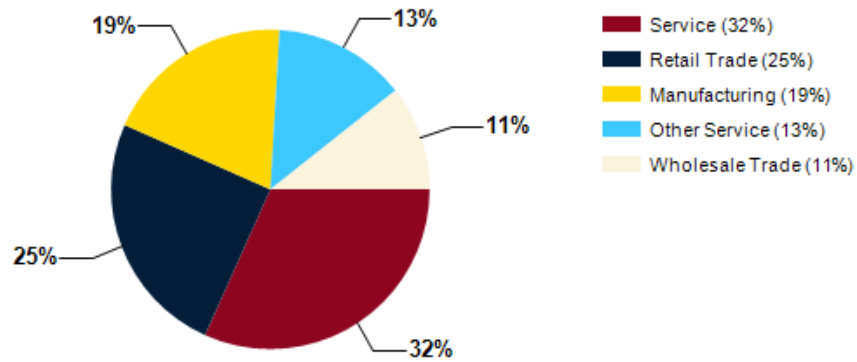
| PROPERTY FEATURES | |
|-------------------|-------|
| BUILDING SF | 1,600 |
| YEAR BUILT | 1949 |
| ZONING TYPE | C-3R |
| BUILDING CLASS | C |
| NUMBER OF STORIES | 1 |

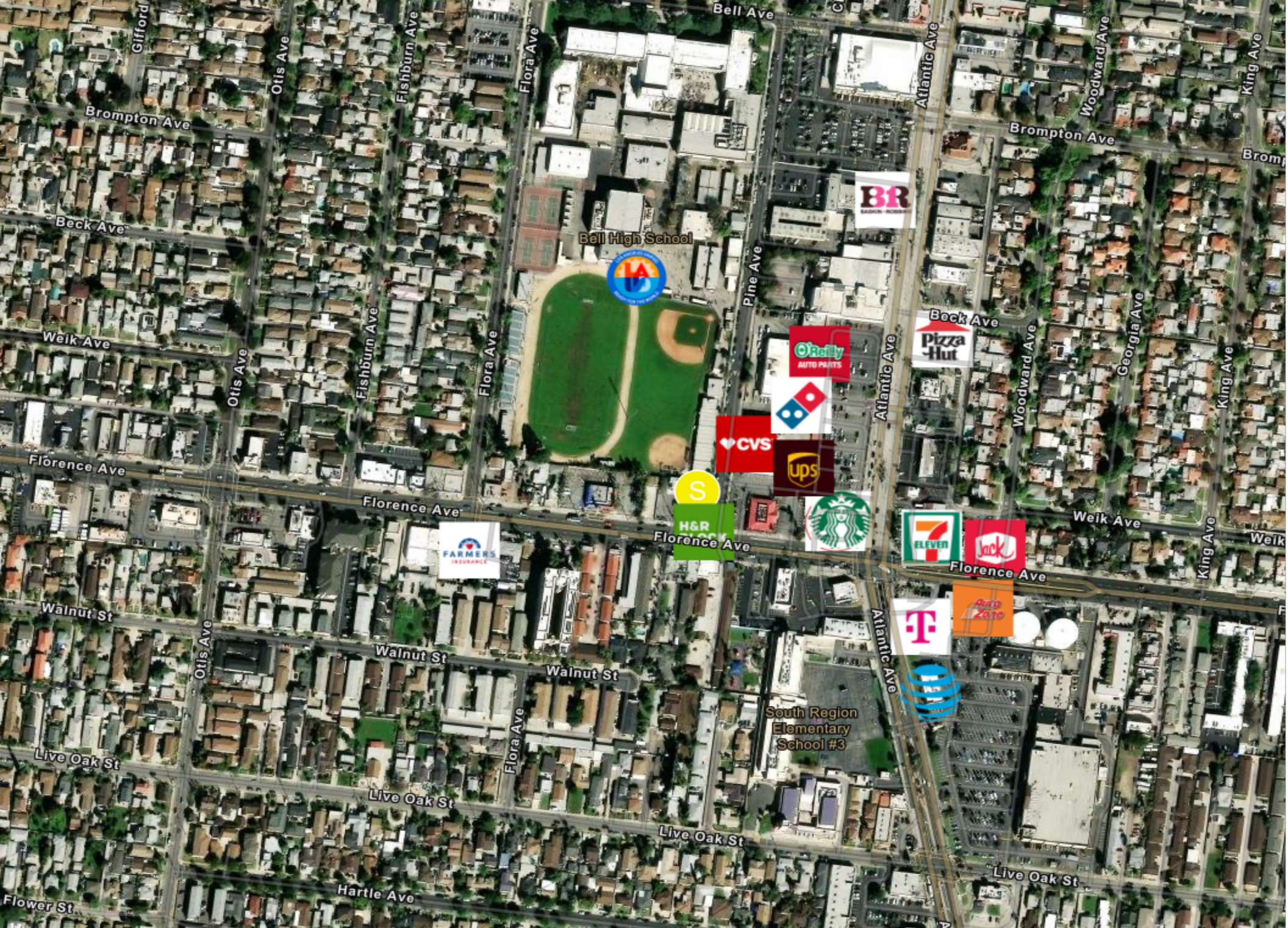


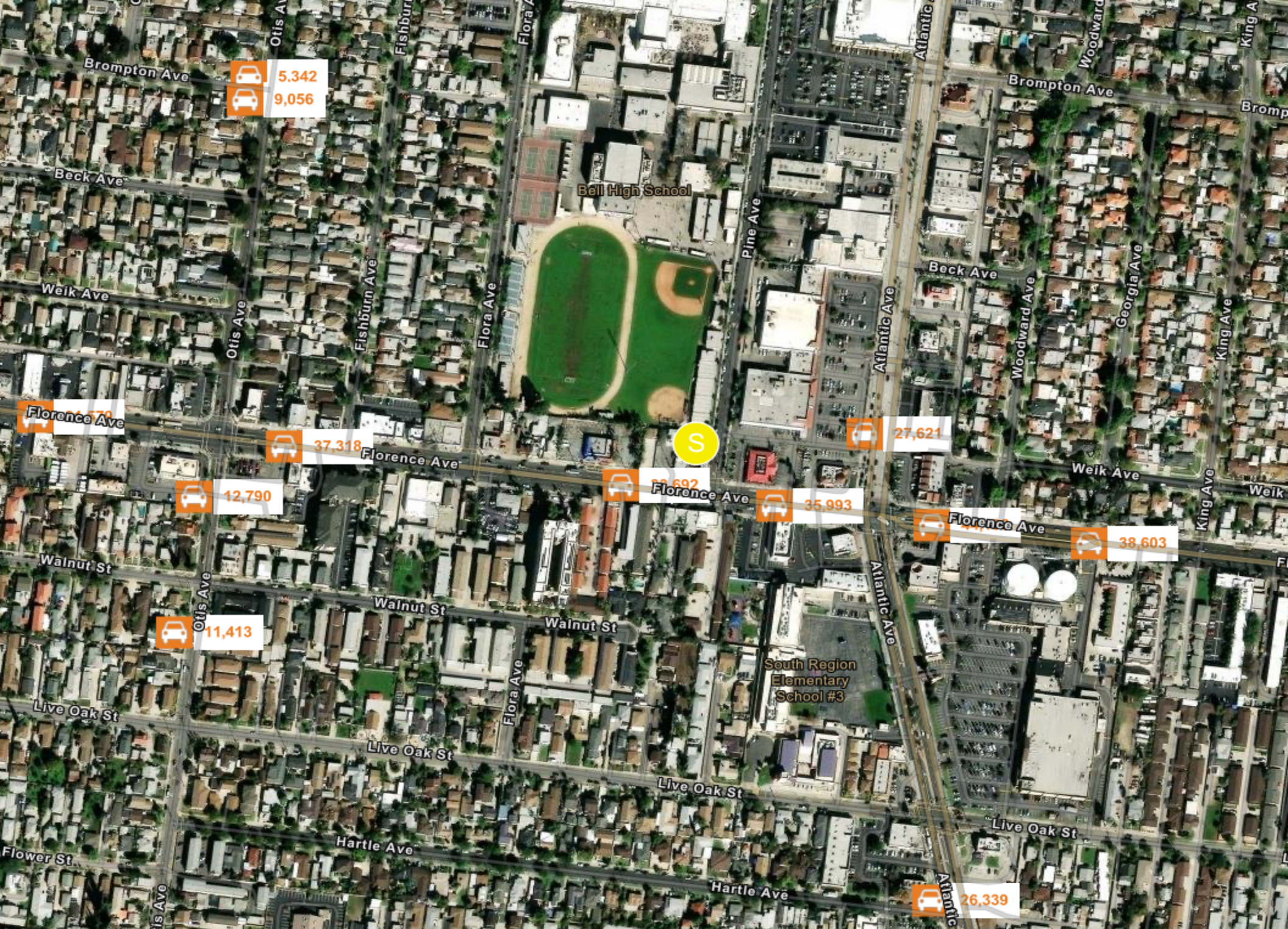
4359 FLORENCE AVE LEASE LISTING

- Zoning: C-3R (commercial) — ideal for retail, office, or mixed-use
Neighborhood Character: Dense, urban community with a mix of commercial storefronts and residential areas.
- Access & Visibility: Located on Florence Avenue, a high-traffic corridor, with strong frontage and easy access to the 710 Freeway.
Nearby Landmark / School: Just a short distance from Bell Senior High School (Bell High School), located at 4328 Bell Ave, Bell, CA 90201.
- Demographics & Market: High visibility and foot traffic make the location attractive to both business operators and investors. Proximity to Bell High School strengthens community ties and increases potential for steady local customer base or tenant draw.

Major Industries by Employee Count

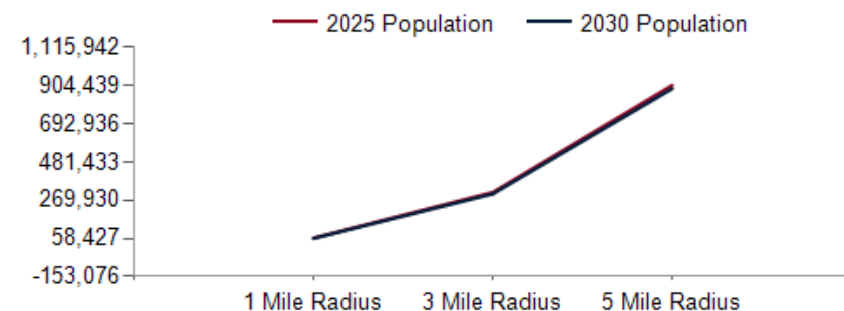




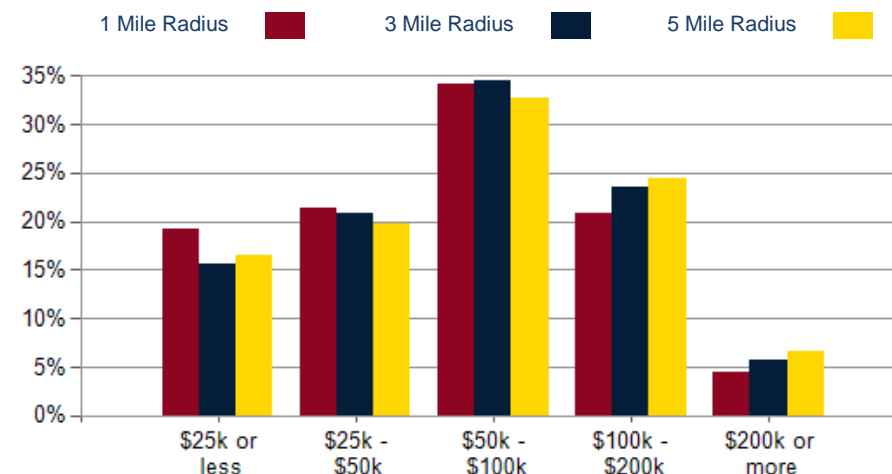


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 68,206 | 352,375 | 941,046 |
| 2010 Population | 66,489 | 343,146 | 958,746 |
| 2025 Population | 60,186 | 312,587 | 904,439 |
| 2030 Population | 58,427 | 304,439 | 886,602 |
| 2025 African American | 385 | 4,722 | 55,051 |
| 2025 American Indian | 1,698 | 9,520 | 25,850 |
| 2025 Asian | 466 | 2,542 | 13,426 |
| 2025 Hispanic | 57,323 | 297,103 | 804,679 |
| 2025 Other Race | 35,268 | 185,612 | 514,215 |
| 2025 White | 9,852 | 45,382 | 124,924 |
| 2025 Multiracial | 12,448 | 64,568 | 169,842 |
| 2025-2030: Population: Growth Rate | -2.95% | -2.65% | -2.00% |

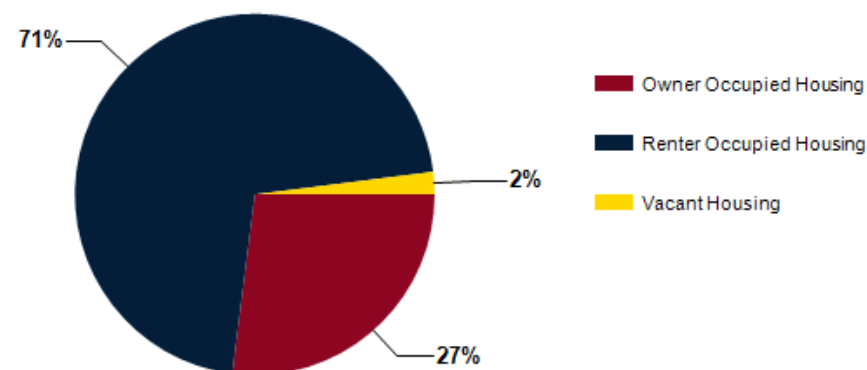
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 1,720 | 7,240 | 23,038 |
| \$15,000-\$24,999 | 1,494 | 6,201 | 17,271 |
| \$25,000-\$34,999 | 1,630 | 7,802 | 20,186 |
| \$35,000-\$49,999 | 1,936 | 10,068 | 27,880 |
| \$50,000-\$74,999 | 3,499 | 17,042 | 45,156 |
| \$75,000-\$99,999 | 2,191 | 12,599 | 34,879 |
| \$100,000-\$149,999 | 2,453 | 13,824 | 39,651 |
| \$150,000-\$199,999 | 1,018 | 6,338 | 20,192 |
| \$200,000 or greater | 751 | 4,844 | 16,087 |
| Median HH Income | \$60,518 | \$66,280 | \$67,890 |
| Average HH Income | \$76,904 | \$84,206 | \$87,760 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

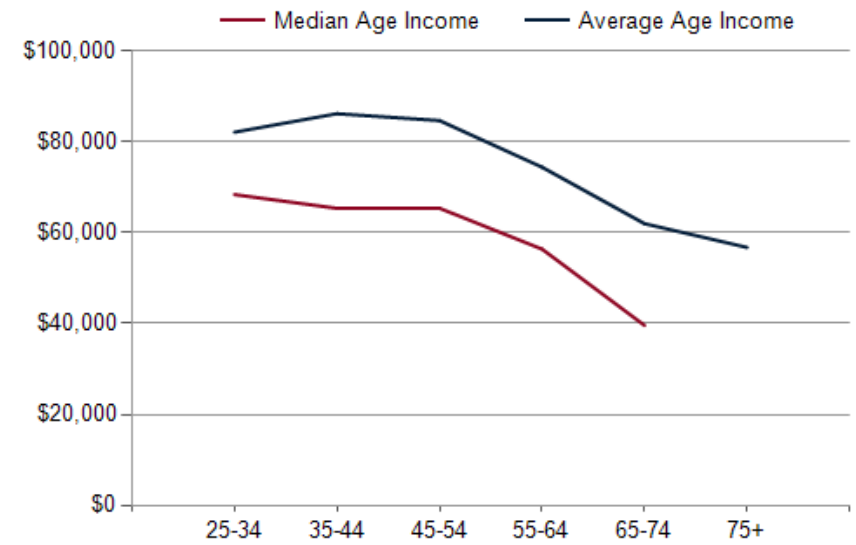
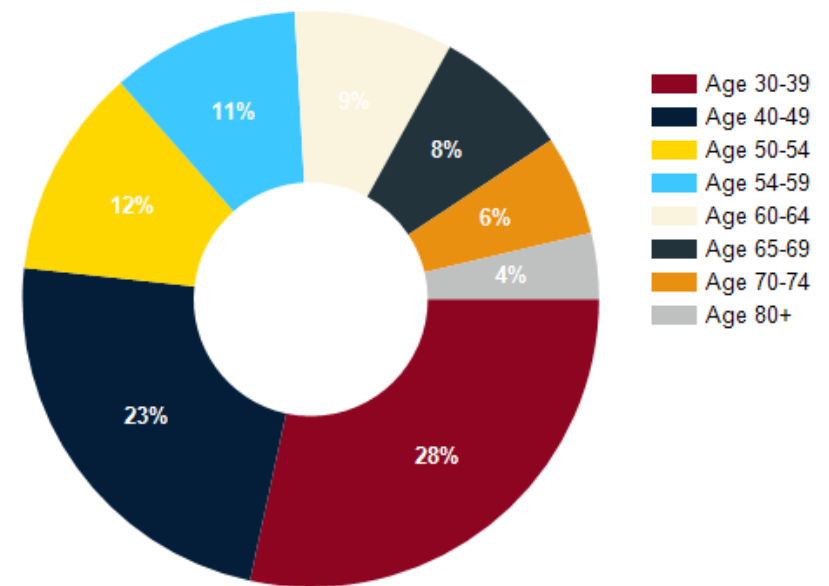


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 5,138 | 26,565 | 76,532 |
| 2025 Population Age 35-39 | 3,983 | 21,376 | 62,927 |
| 2025 Population Age 40-44 | 3,794 | 19,904 | 58,147 |
| 2025 Population Age 45-49 | 3,707 | 19,383 | 55,937 |
| 2025 Population Age 50-54 | 3,791 | 19,746 | 55,422 |
| 2025 Population Age 55-59 | 3,396 | 17,989 | 50,440 |
| 2025 Population Age 60-64 | 2,865 | 15,209 | 43,147 |
| 2025 Population Age 65-69 | 2,460 | 12,759 | 36,361 |
| 2025 Population Age 70-74 | 1,805 | 9,915 | 28,026 |
| 2025 Population Age 75-79 | 1,190 | 6,716 | 18,167 |
| 2025 Population Age 80-84 | 701 | 3,744 | 10,610 |
| 2025 Population Age 85+ | 583 | 3,049 | 8,960 |
| 2025 Population Age 18+ | 45,937 | 239,096 | 685,556 |
| 2025 Median Age | 33 | 34 | 33 |
| 2030 Median Age | 35 | 35 | 35 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$68,403 | \$74,088 | \$76,022 |
| Average Household Income 25-34 | \$82,147 | \$87,364 | \$90,501 |
| Median Household Income 35-44 | \$65,371 | \$71,583 | \$74,498 |
| Average Household Income 35-44 | \$86,230 | \$93,572 | \$97,582 |
| Median Household Income 45-54 | \$65,402 | \$74,498 | \$76,774 |
| Average Household Income 45-54 | \$84,709 | \$92,652 | \$97,331 |
| Median Household Income 55-64 | \$56,395 | \$64,386 | \$65,989 |
| Average Household Income 55-64 | \$74,443 | \$84,286 | \$87,870 |
| Median Household Income 65-74 | \$39,598 | \$49,344 | \$51,367 |
| Average Household Income 65-74 | \$62,005 | \$71,853 | \$74,867 |
| Average Household Income 75+ | \$56,762 | \$58,625 | \$62,119 |

Population By Age



| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 62 | 61 | 68 |
| Diversity Index (current year) | 62 | 62 | 69 |
| Diversity Index (2020) | 63 | 63 | 70 |
| Diversity Index (2010) | 60 | 61 | 70 |

POPULATION BY RACE



1 MILE



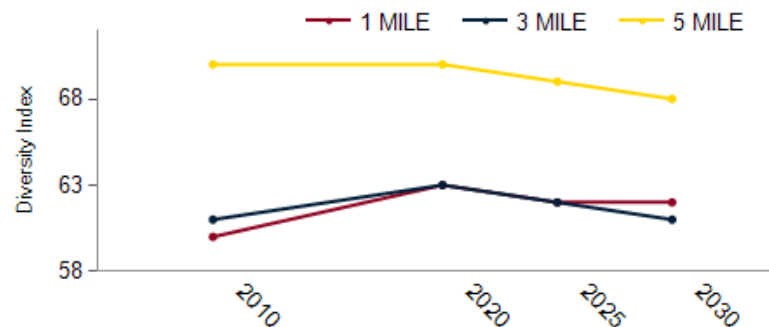
3 MILE



5 MILE

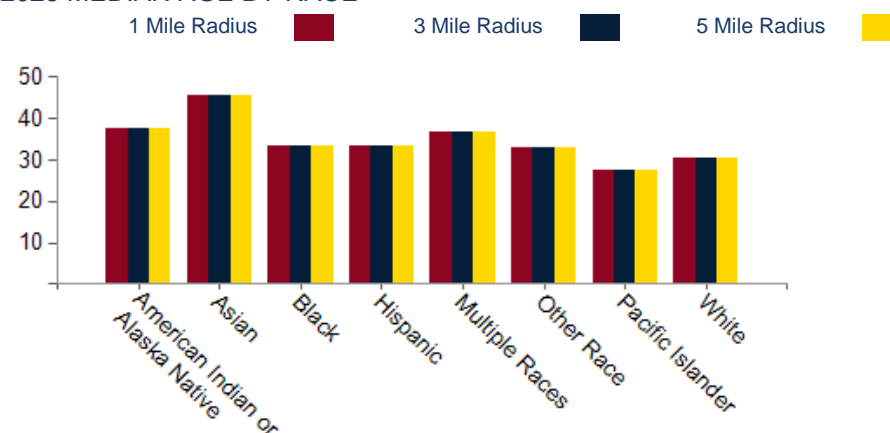
| 2025 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 0% | 1% | 3% |
| American Indian | 1% | 2% | 2% |
| Asian | 0% | 0% | 1% |
| Hispanic | 49% | 49% | 47% |
| Multiracial | 11% | 11% | 10% |
| Other Race | 30% | 30% | 30% |
| White | 8% | 7% | 7% |

POPULATION DIVERSITY



| 2025 MEDIAN AGE BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 37 | 36 | 35 |
| Median Asian Age | 45 | 46 | 46 |
| Median Black Age | 33 | 36 | 37 |
| Median Hispanic Age | 33 | 34 | 33 |
| Median Multiple Races Age | 37 | 36 | 36 |
| Median Other Race Age | 33 | 33 | 32 |
| Median Pacific Islander Age | 28 | 37 | 34 |
| Median White Age | 31 | 33 | 33 |

2025 MEDIAN AGE BY RACE



Storefront Retail/Office



Exclusively Marketed by:

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