

FOR LEASE

FLORENCE AVENUE

3601 EAST FLORENCE AVENUE | BELL, CA 90201

FLORENCE AVENUE

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LEASING

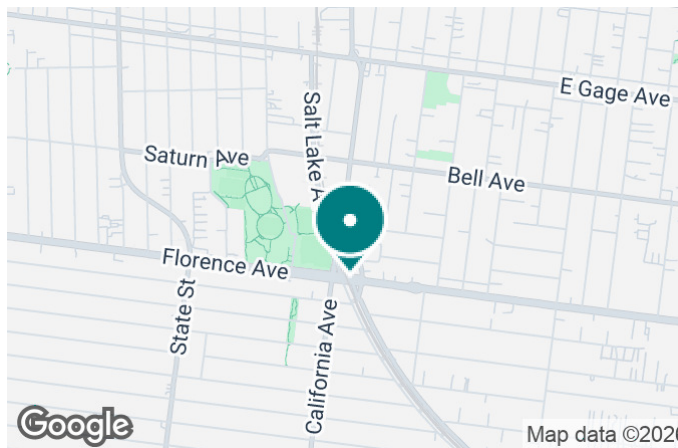
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

FLORENCE AVENUE | 3601 EAST FLORENCE AVENUE, BELL, CA 90201

BROCHURE | PAGE 2



FEATURES & AMENITIES

- Onsite parking
- Great visibility
- 2 curve cuts
- Former discount retail store
- Signalized Intersection
- Great Signage Opportunity
- Near 110 and 710 Freeways

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,022	91,687	255,878
Total Population	56,882	354,215	984,898
Average HH Income	\$77,061	\$75,712	\$79,260

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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BROCHURE | PAGE 3



PROPERTY HIGHLIGHTS

- Onsite parking
- Great visibility
- 2 curve cuts
- Former discount retail store
- Signalized Intersection
- Great Signage Opportunity
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OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Available SF:	6,040 SF
Lot Size:	32,281 SF
Building Size:	9,534 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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ADDITIONAL PHOTOS

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BROCHURE | PAGE 4



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LOCATION MAP

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BROCHURE | PAGE 5



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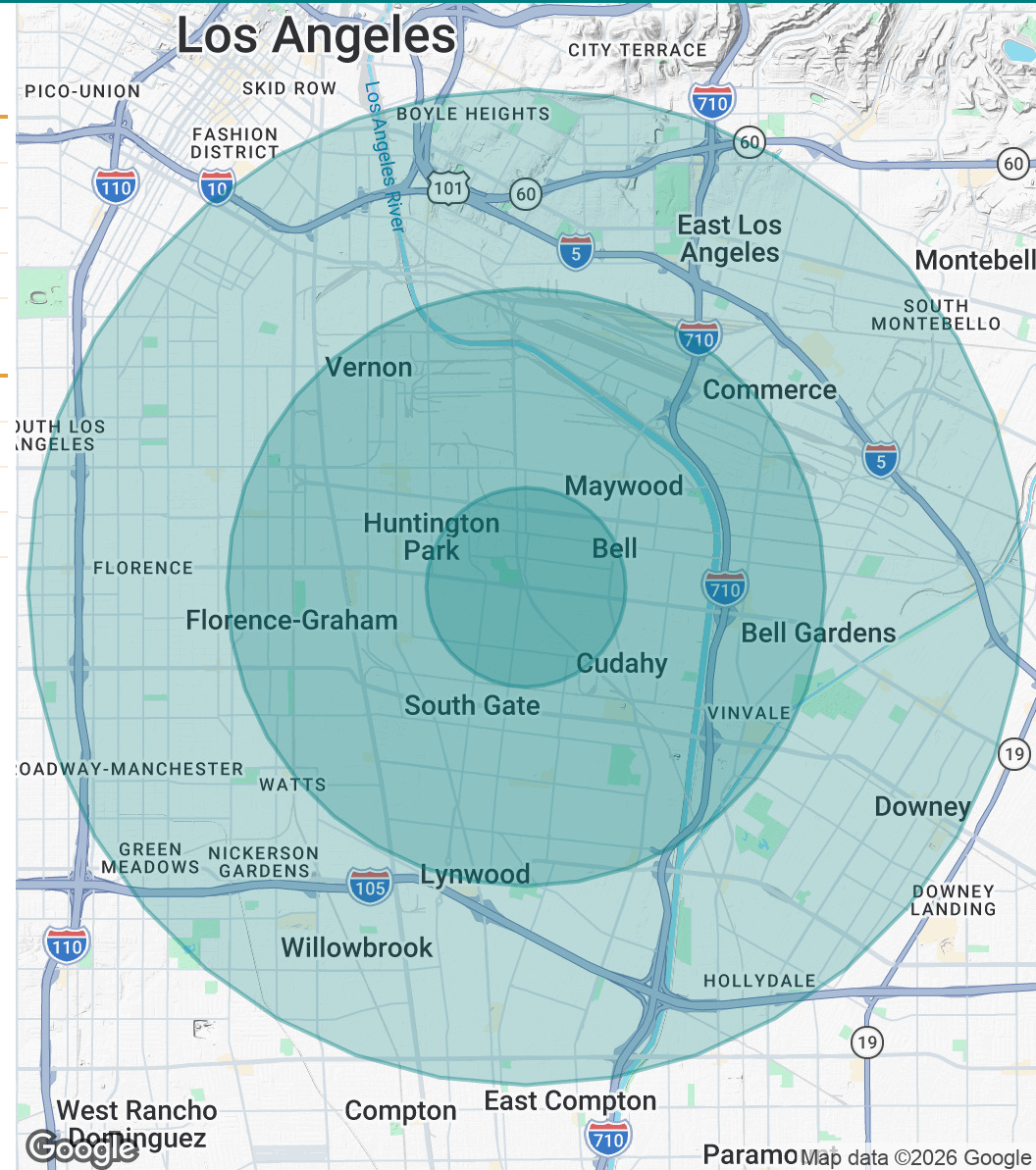
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,882	354,215	984,898
Average Age	34.0	33.4	33.1
Average Age (Male)	32.5	32.2	32.1
Average Age (Female)	36.0	34.7	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,022	91,687	255,878
# of Persons per HH	3.8	3.9	3.8
Average HH Income	\$77,061	\$75,712	\$79,260
Average House Value	\$544,717	\$555,964	\$587,503

2023 American Community Survey (ACS)



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