



FOR LEASE

OFFICE/MEDICAL SPACES AVAILABLE ON FLORENCE AVENUE IN PRIME BELL
5101 E. FLORENCE AVENUE | BELL, CA 90201

MATT SAKER

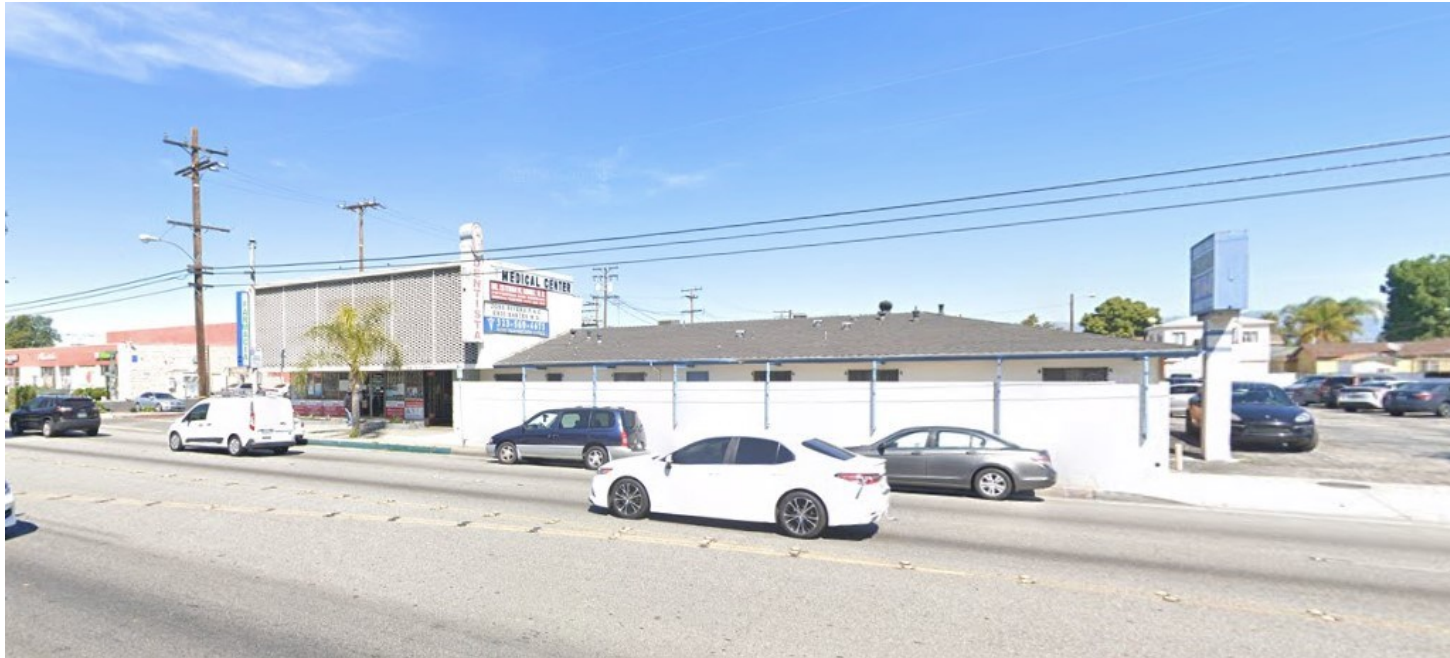
CA REAL ESTATE LIC #02016706
310.492.7237
MSAKER@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025
CBM1.COM



OFFICE/MEDICAL SPACES AVAILABLE ON FLORENCE AVENUE IN PRIME BELL

5101 E. FLORENCE AVENUE | BELL, CA 90201



FEATURES + AMENITIES

- APPROX. 1,500 & 2,000 SQFT MEDICAL/OFFICES UNITS AVAILABLE FOR LEASE
- HEAVY TRAFFIC—APPROX. 54,000 CPD
- HIGH STREET EXPOSURE FROM FLORENCE AVENUE
- DENSE POPULATION DEMOGRAPHICS—APPROX. 320,000 RESIDENTS IN A 3-MILE RADIUS
- CLOSE PROXIMITY TO THE 710 FREEWAY



EXCLUSIVELY REPRESENTED BY

MATT SAKER

CA REAL ESTATE LIC #02016706

310.492.7237

MSAKER@CBM1.COM

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	60,074	326,536	913,386
AVG HH INCOME	\$50,249	\$60,224	\$60,755

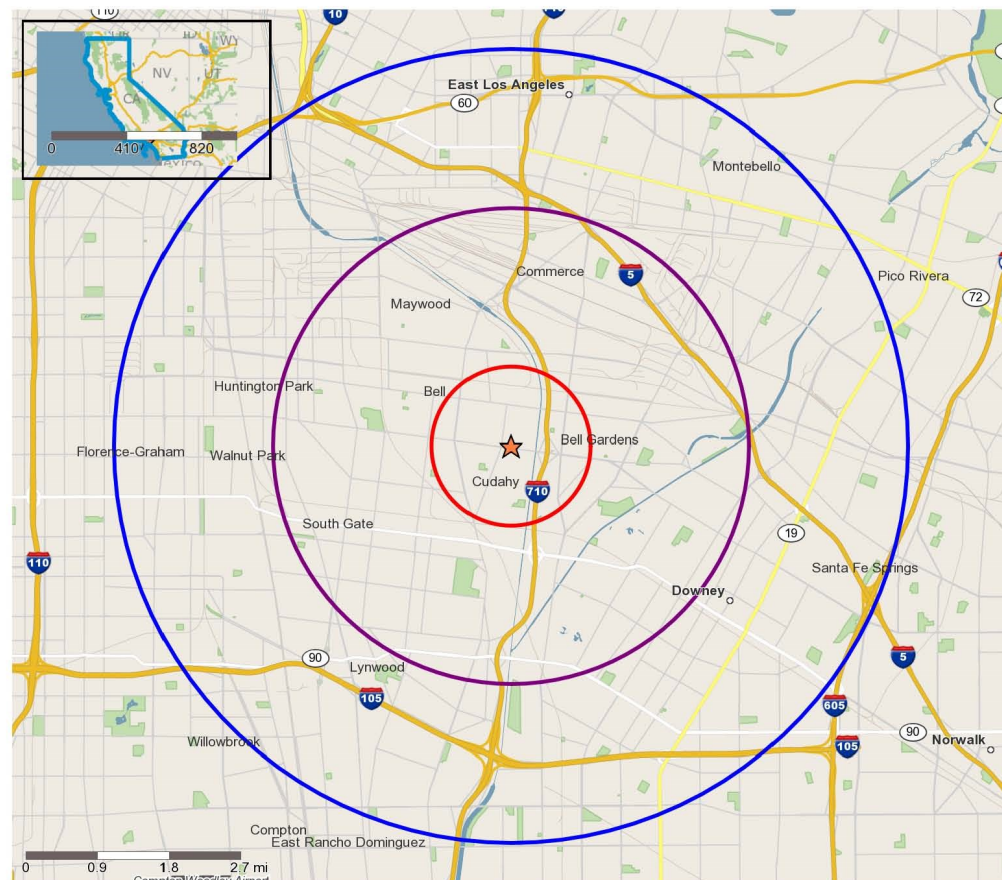
1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

DEMOGRAPHICS

5101 E. FLORENCE AVENUE | BELL, CA 90201

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	60,074	326,536	913,386
Female Population	49.97%	50.29%	50.67%
Male Population	50.03%	49.71%	49.33%
Population Density	19,119	11,547	11,628
Population Median Age	29.1	30.9	30.5
Employed Civilian Population 16+	23,887	136,068	372,830
% White Collar	29.1%	39.3%	40.8%
% Blue Collar	70.9%	60.7%	59.2%
Total Q1 2019 Employees	10,531	100,632	273,627
Total Q1 2019 Establishments*	851	7,939	21,833
Population Growth 2000-2010	-2.11%	-1.86%	0.86%
Population Growth 2018A-2023	-1.15%	-1.99%	-1.26%
Income: 2018A			
Average Household Income	\$50,249	\$60,224	\$60,755
Median Household Income	\$39,778	\$45,480	\$45,161
Per Capita Income	\$12,245	\$15,288	\$15,276
Avg Income Growth 2000-2010	29.92%	29.94%	31.27%
Avg Income Growth 2018A-2023	13.96%	14.55%	15.10%
Households: 2018A			
Households	14,496	82,367	227,565
Average Household Size	4.10	3.92	3.93
Hhld Growth 2000-2010	1.99%	0.87%	1.57%
Hhld Growth 2018A-2023	1.25%	0.52%	1.13%
Housing Units: 2018A			
Occupied Units	14,496	82,367	227,565
% Occupied Units	98.42%	98.46%	97.72%
% Vacant Housing Units	1.58%	1.54%	2.28%
Owner Occ Housing Growth 2000-2010	-2.79%	-1.35%	-0.41%
Owner Occ Housing Growth 2000-2023	-9.35%	-5.74%	-2.24%
Owner Occ Housing Growth 2018A-2023	0.05%	-0.17%	0.56%
Occ Housing Growth 2000-2010	1.99%	0.87%	1.57%
Occ Housing Growth 2010-2023	3.68%	3.33%	4.39%
Occ Housing Growth 2018A-2023	1.25%	0.52%	1.13%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.95%	0.97%	0.96%
% Asian Population	0.77%	1.41%	1.87%
% Black Population	1.02%	1.28%	5.14%
% Hawaiian or Pacific Islander Population	0.06%	0.10%	0.15%
% Multirace Population	4.24%	3.94%	3.81%
% Other Race Population	43.41%	41.08%	41.38%
% White Population	49.56%	51.22%	46.70%
% Hispanic Population	95.52%	93.18%	89.15%
% Non Hispanic Population	4.48%	6.82%	10.85%



Copyright 2006-2018 TomTom. All rights reserved. This material is proprietary and the subject of copyright protection, database right protection and other intellectual property rights owned by TomTom or its suppliers. The use of this material is subject to the terms of a license agreement. Any unauthorized copying or disclosure of this material will lead to criminal and civil liabilities.

- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5