



PROPERTY DETAIL

Address	4738 Florence Ave., Bell, CA 90201
Current Use	Vacant
Zoning	Commercial (C-3R)
Ownership	Successor Agency of the City of Bell
County	Los Angeles County
Parcel No.	6226-002-900
Land Area	29,405 SF
Building Area	2,316 SF
Listing Price	Contact Agent

SITE HIGHLIGHTS

- Commercial/Residential lot with great redevelopment potential in the heart of the City of Bell
- Property is improved with a ~2,316 SF structure
- Zoning allows for commercial and/or high-density multi-family uses
- Close to additional commercial, retail, and restaurant uses (i.e. Superior Grocers, Applebees, Village Square Center)
- Convenient access to multi modes of transportation (Bus, Metro Rail, and three major freeways (105, 710 & 91))
- Estimated Average Daily Traffic: +/-~55,000
- Average Household Incomes (\$80k – 94k) within 5-mile radius of property
- Walking distance to Escalante Elementary School, Bell High School and Bell Community Adult School

CONTACT



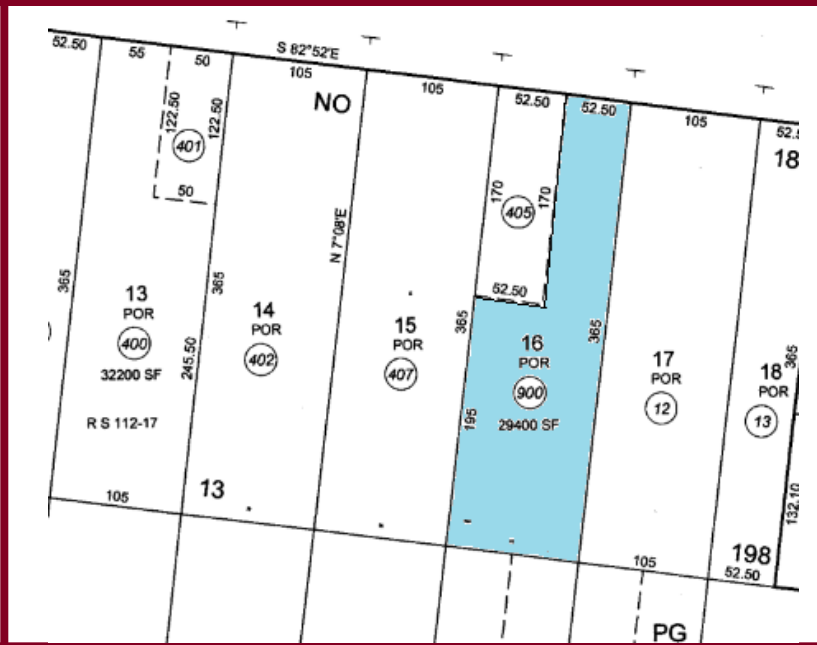
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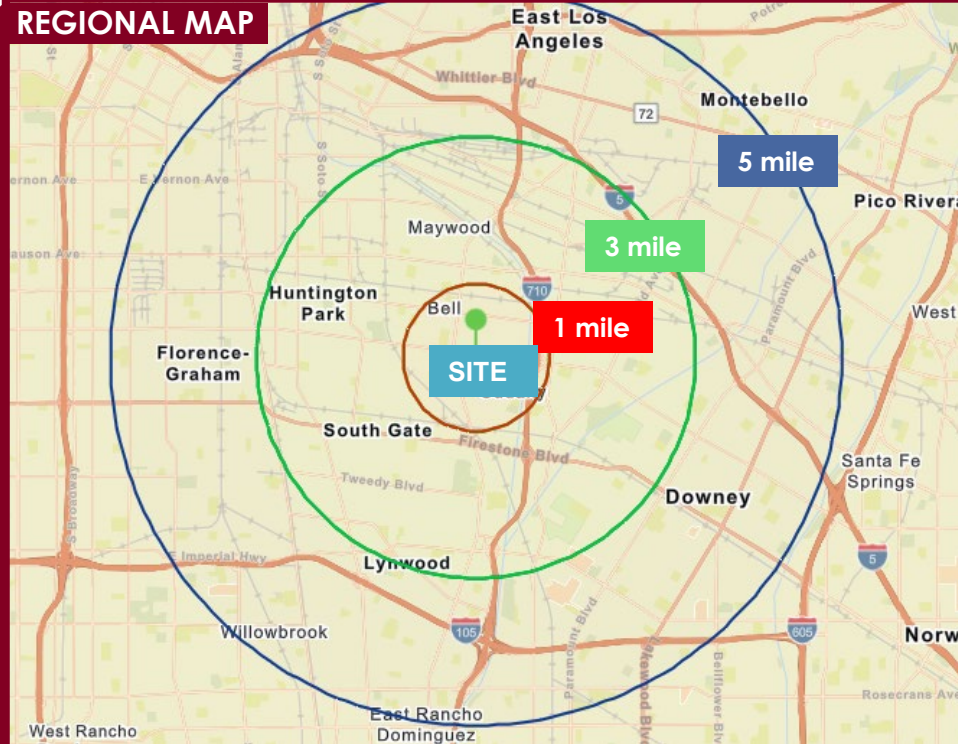


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DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
POPULATION	52,421	268,644	570,729
HOUSEHOLDS	13,944	71,970	148,539
MEDIAN AGE	29.2	30.8	30
INCOME & HOME VALUES			
Avg. HH Income	\$ 80,964	\$ 92,765	\$ 94,503
Med. Home Value	\$532,799	\$605,351	\$604,153

REGIONAL MAP



Kosmont Real Estate Services
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DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if, in its respective sole determination, is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to City/Public Agency approval.