



Pad Endcap For Lease

6379 Atlantic Ave Bell, CA, 90201

Property Highlights

- Great freestanding building opportunity located at a major signalized intersection (Atlantic Ave & Gage Ave)
- Located right across the street from a soon to come In-N-Out and a future development.
- Strong retail corridor with many regional & national brands (See page 3)
- Shared parking with larger Bell Palm Plaza Shopping Center
- Strong three-mile demographics with over 298,000 residents and 78,000 households, a daytime population of 113,000, and an average household income over \$72,000

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Available:
±1,425 SF

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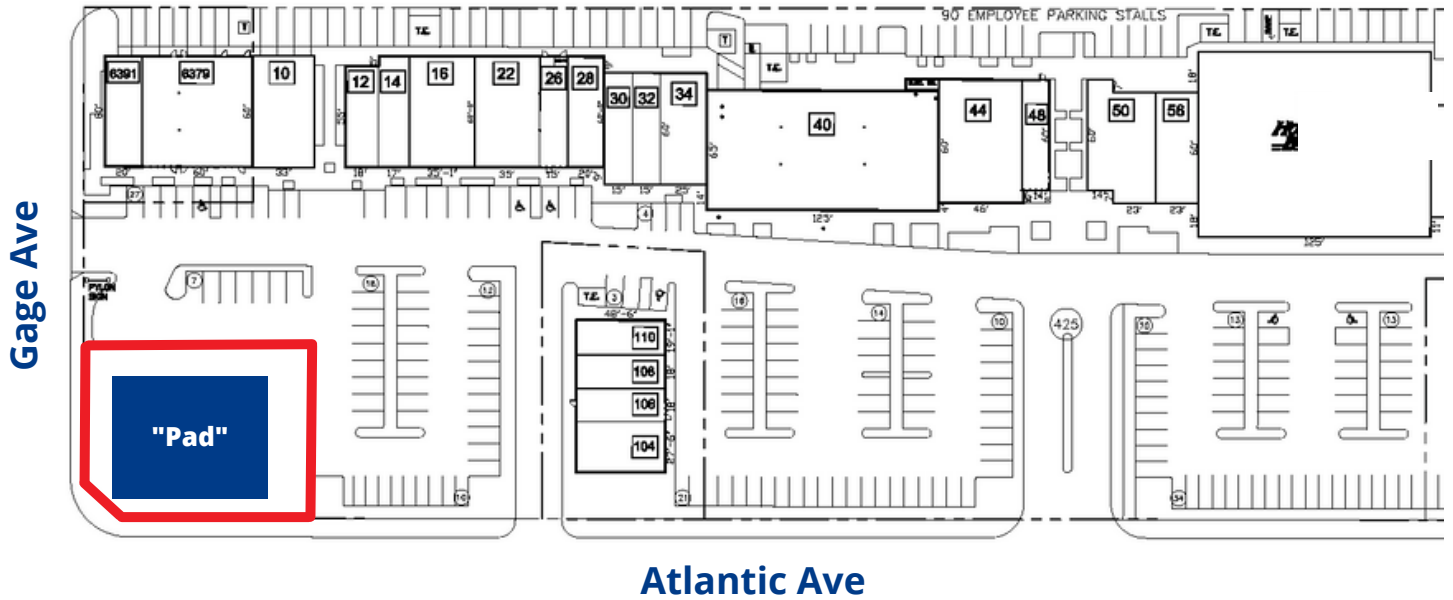
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Plans



"Pad" Plan

Property Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	63,215	298,069	914,251
Total Households	17,014	78,885	240,008
Total Family Households	14,647	67,954	201,145
Average Household Size	3.70	3.76	3.77
Median Age	29.4	29.9	29.9
Population Age 25+	36,887	176,338	540,503
2010-2020 Population: Annual Growth Rate	-0.57%	-0.47%	-0.19%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.50%	-0.57%	-0.52%
Households	-0.41%	-0.48%	-0.40%
Families	-0.39%	-0.47%	-0.43%
Median Household Income	3.20%	3.50%	3.91%
Current Year Population by Sex			
Male Population	32,027	149,335	455,944
% Male	50.7%	50.1%	49.9%
Female Population	31,188	148,733	458,307
% Female	49.3%	49.9%	50.1%
Current Year Race and Ethnicity			
Total	63,215	298,068	914,251
White Alone	15.7%	14.5%	14.2%
Black Alone	0.6%	0.8%	5.1%
American Indian Alone	2.8%	3.1%	3.0%
Asian Alone	0.7%	0.8%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	58.9%	59.5%	56.5%
Two or More Races	21.3%	21.1%	19.2%
Hispanic Origin	95.1%	95.7%	89.1%
Diversity Index	62.2	61.3	69.4
Current Year Educational Attainment			
Total	36,887	176,341	540,504
Less than 9th Grade	27.0%	26.9%	24.5%
9th - 12th Grade, No Diploma	16.3%	16.2%	15.7%
High School Graduate	28.9%	26.6%	25.7%
GED/Alternative Credential	1.8%	1.8%	2.1%
Some College, No Degree	12.7%	14.1%	15.0%
Associate Degree	4.8%	4.9%	5.4%
Bachelor's Degree	7.2%	7.5%	8.9%
Graduate/Professional Degree	1.5%	1.9%	2.8%
Current Year Income and Households Summary			
Median Household Income	\$53,309	\$55,115	\$55,484
Average Household Income	\$70,337	\$72,649	\$75,187
Per Capita Income	\$18,936	\$19,232	\$19,798
Current Year Summary Business Data			
Total Businesses	1,241	10,045	27,907
Total Daytime Population	47,315	286,729	838,013
Daytime Population: Workers	11,260	113,975	297,755
Daytime Population: Residents	36,055	172,754	540,258

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