



\*Source: Greatschools.org

**Contact: Daniel Legaspi** License 01452494  
**(323) 728-8455 X 203**  
**daniel2@thelegaspi.com**

### Property Highlights

#### AVAILABLE:

± 5,000 Sq Ft

WAREHOUSE and OFFICES. Space may be demised.

**Across from Elementary School, Popeye's Chicken**

Access on Florence Ave. and Crafton Ave. **55,515 Cars/Day\***

Close proximity to the Florence Ave. On/Off Ramp of 710 Fwy

**Pylon Sign**

\*2020 Florence Ave. Inrix Traffic Count Estimate

2025 Est.*	1 Mile	2 Mile	3 Mile
Population	51,913	144,714	287,777
Family Households	11,463	32,250	65,062
Households	13,580	38,640	78,901
Avg. HH Income	\$72,119	\$75,735	\$85,220
Avg. HH Size	3.80	3.73	3.63

\*Source: Claritas



**Bell Shopping Center**  
**Busy Intersection | Proximity to 710 FWY**  
**5130 - 5150 E Florence Ave., Bell, CA 90201**

**Florence Ave.**

**Pylon**

**55,515 Cars/Day**  
(2020 Inrix Traffic Count Estimate)



**Crafton Ave.**



Space may be demised separating the warehouse from the offices.

**AVAILABLE ±5,000 Sq Ft**

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P.O. Box 4660, Montebello, CA 90640 | T: (323) 728-8455 | License No. 00972408 | www.thelegaspi.com

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