

High Traffic & Population | Office & Warehouse

5140 E Florence Ave., Bell, CA 90201





*Source: Greatschools.org

Celinic

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GERANT

Molity Evaluation Program

DEPT. REHABILITATION

THAN JIU JITSU UTS

Contact: Daniel Legaspi License 01452494

ROSCA

MEAT MARKET

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

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AVAILABLE:

 \pm 5,000 Sq Ft

Property Highlights

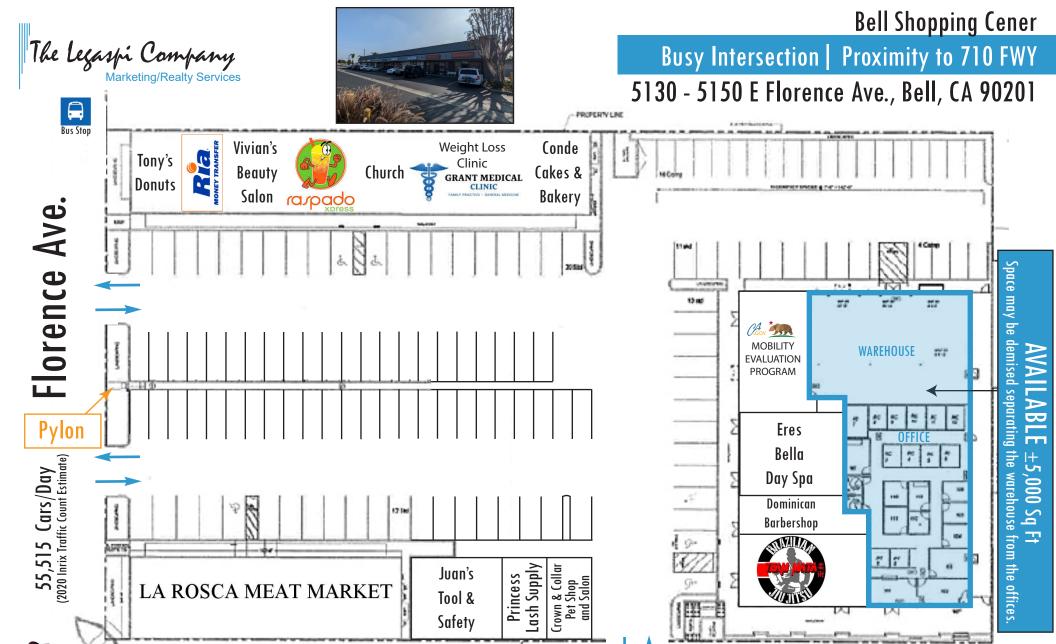
WAREHOUSE and OFFICES. Space may be demised.

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



Crafton Ave.

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PROPERTY LASE