

FOR LEASE

SMART & FINAL ANCHORED CENTER
5089 EAST FLORENCE AVENUE | BELL, CA 90201



JASON EHRENPREIS

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CBM1

LEASING

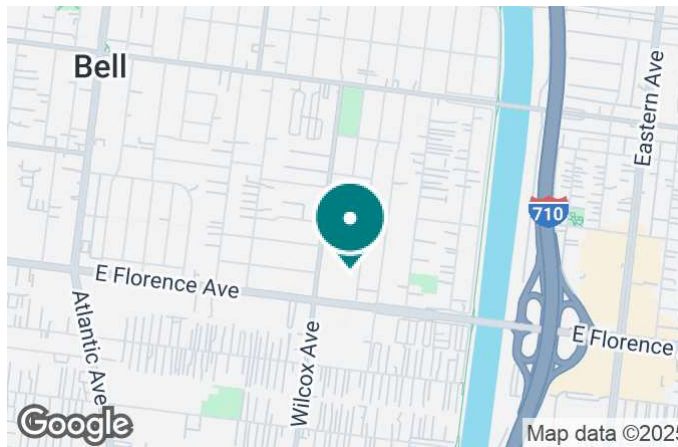
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 1,741 SF End-Cap Space
- Former Dry Cleaners
- Join Smart & Final, Chuck E Cheese's + Bargain World
- High Street Visibility
- Ample Parking in Onsite Lot
- Immediately Off The 710 Freeway
- Situated on High-Traffic Intersection -- 72K CPD
- Surrounded by Numerous A+ National Tenants

NEIGHBORING RETAILERS

Smart & Final
extra!



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,611	76,971	218,192
Total Population	52,173	284,643	818,312
Average HH Income	\$69,588	\$80,196	\$83,822

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

End-cap retail shop space in Smart & Final, Chuck E Cheese's + Bargain World community shopping center. 1,471 SF unit available January 1, 2026. The heavily trafficked center features exceptional street visibility, ample parking in a sizable onsite lot, and multiple national tenants. Situated on a busy signalized intersection with soaring traffic counts -- 72,000+ cars per day. Freeway closed, immediately off the 710 freeway.

LOCATION DESCRIPTION

Multi-anchor retail shopping center superbly located at the signalized intersection of Florence Avenue and Wilcox Avenue in prime Bell, CA. High-visibility property is situated along a bustling commercial corridor just minutes from downtown Los Angeles. Surrounding area features densely populated residential neighborhoods, amid a high-traffic trade area with strong demographics and a diverse mix of national and local retailers. Other local amenities include convenient access to major thoroughfares and public transit, ensuring steady consumer traffic and ready access from surrounding communities.

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	1,471 SF
Building Size:	26,899 SF

SPACES	LEASE RATE	SPACE SIZE
A101	\$3.50 SF/month	1,471 SF

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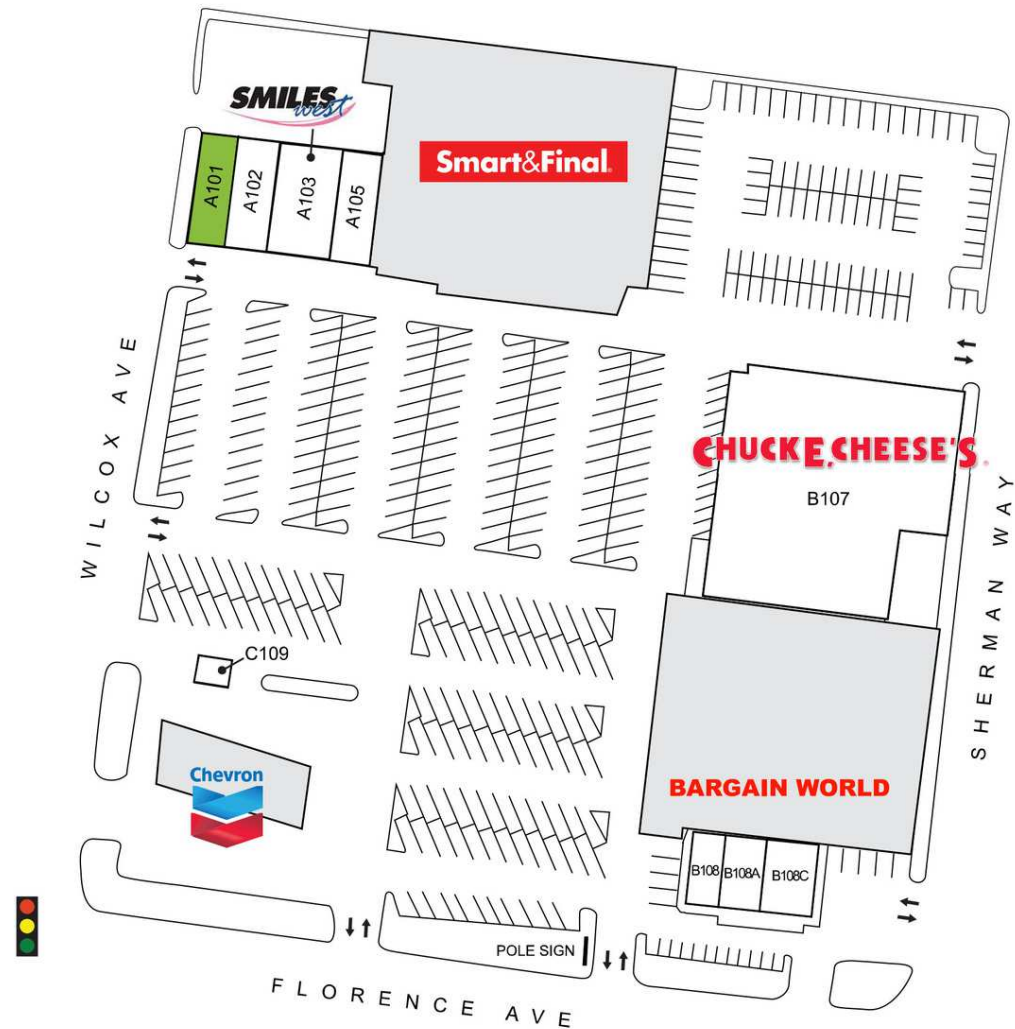
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SITE PLANS

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Suite	Tenant	GLA SF
A101	Star Cleaners	1,471
A102	Laundromat	1,765
A103	Smiles West	2,030
A105	Birrieria Esquivel	1,383
B107	Chuck E. Cheese's	16,550
B108	Pure Cellular	929
B108A	Prince Nails	1,158
B108C	Threading Salon	1,513
C109	Wells Lock & Key	100



Available

Future Availability

Leased

NAP (not a part)



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ANCHOR TENANTS + MONUMENT SIGNAGE

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SITE OVERVIEW

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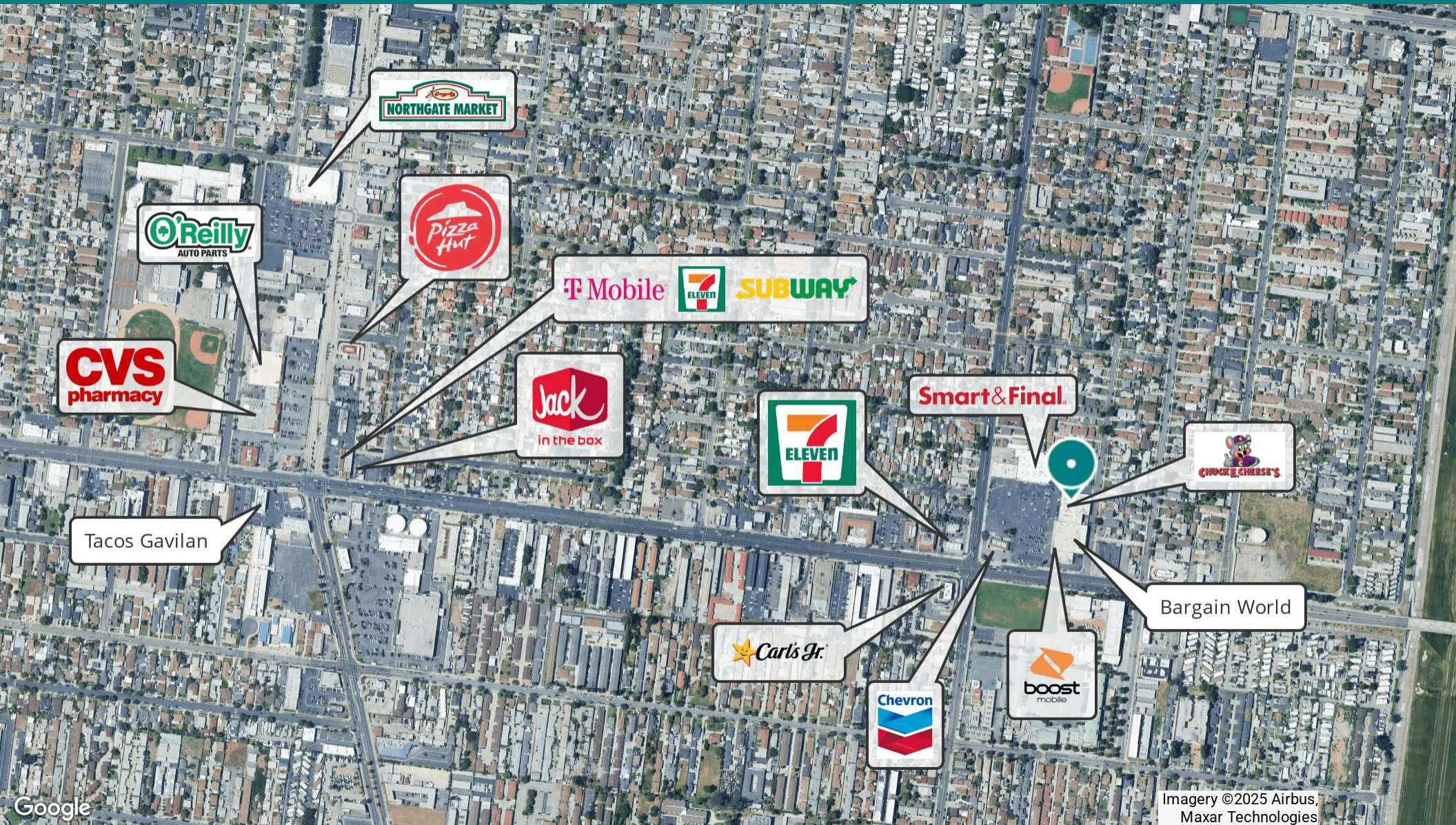
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RETAILER MAP

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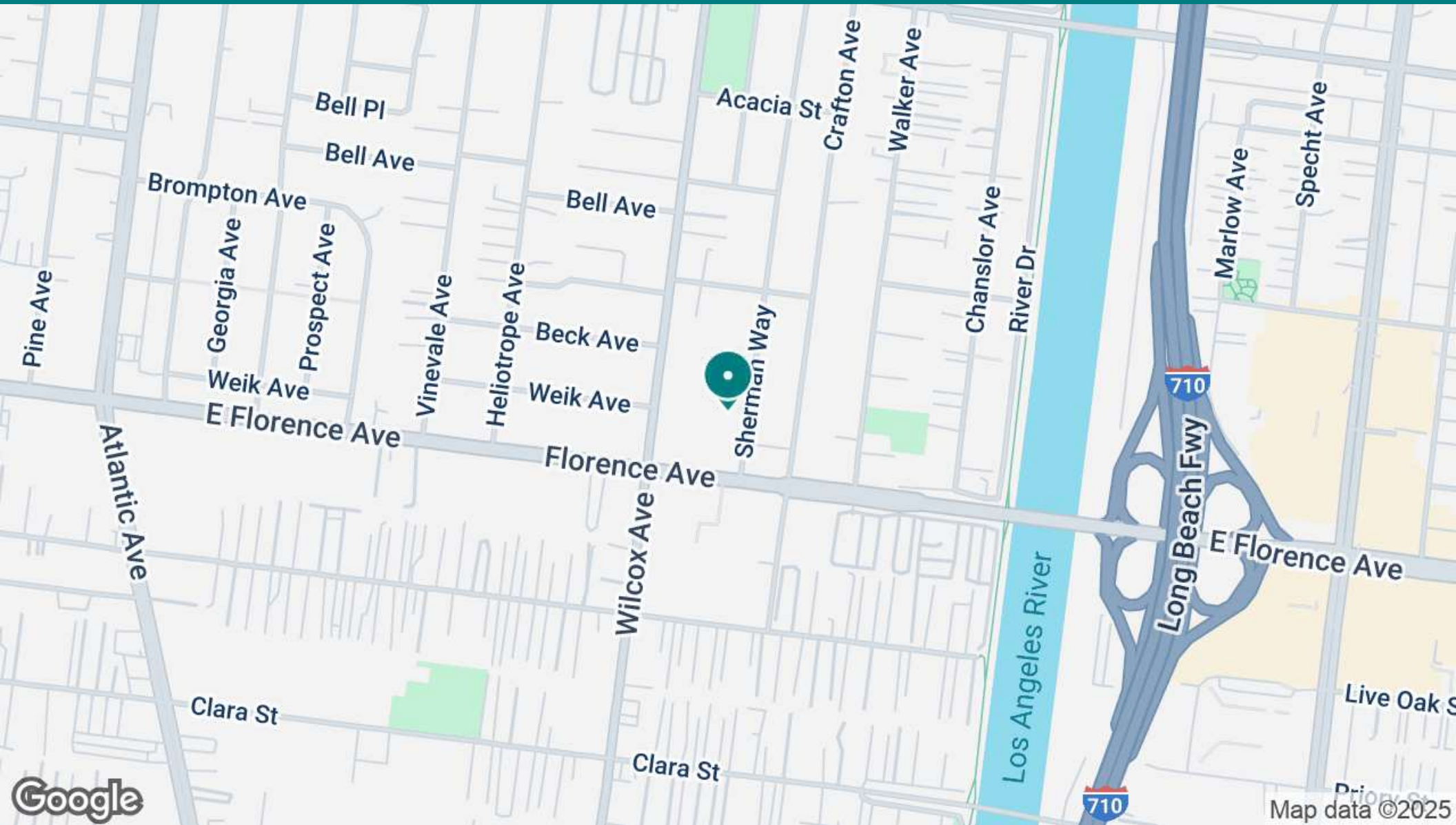
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	52,173	284,643	818,312
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,611	76,971	218,192
# of Persons per HH	3.8	3.7	3.8
Average HH Income	\$69,588	\$80,196	\$83,822
Average House Value	\$599,231	\$669,209	\$678,436
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	95.8%	94.5%	89.6%
RACE	1 MILE	3 MILES	5 MILES
% White	15.6%	15.2%	15.0%
% Black	0.6%	1.2%	4.6%
% Asian	0.8%	1.1%	2.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.0%	3.1%	2.8%
% Other	60.3%	57.9%	55.4%

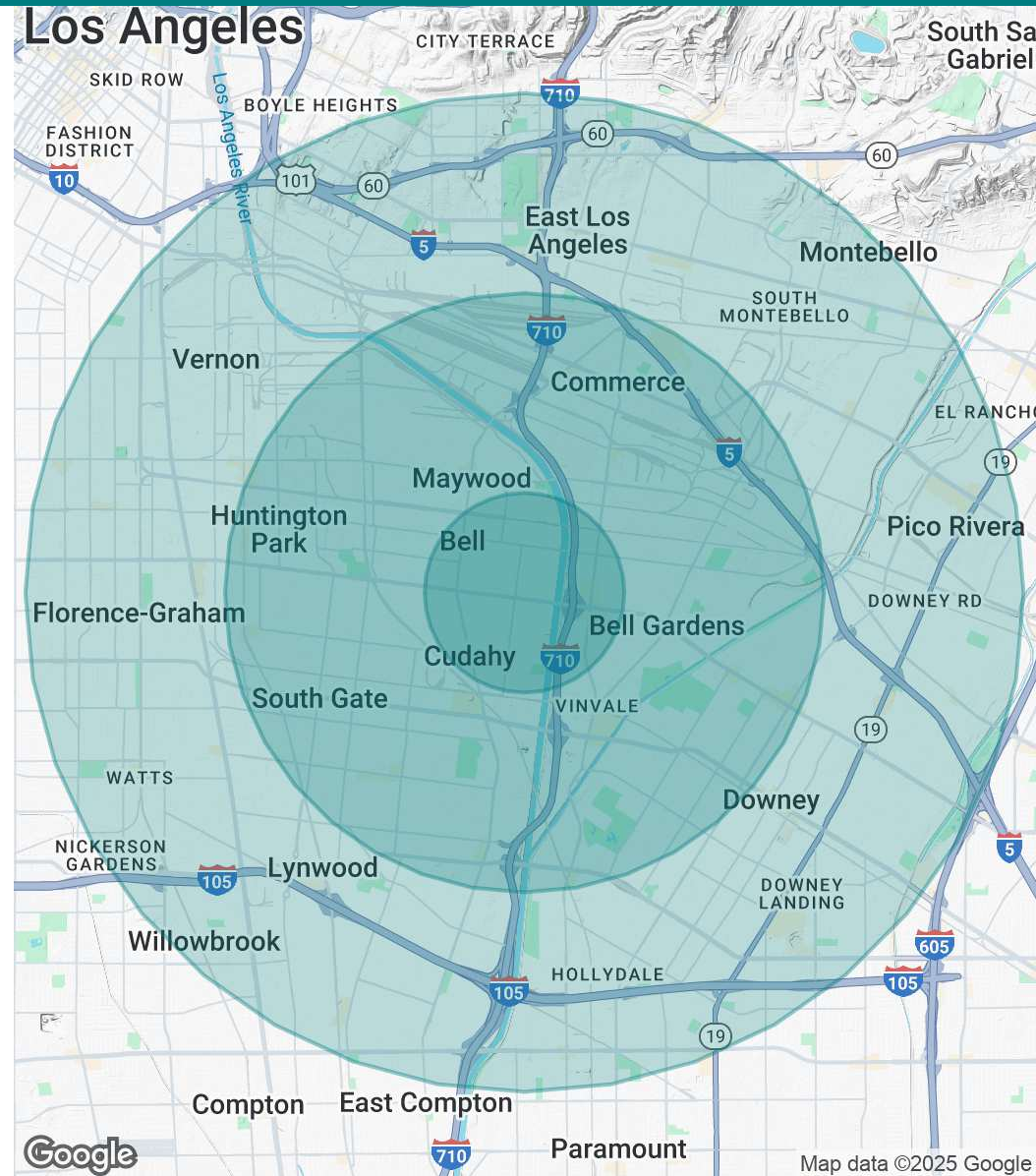
Demographics data derived from AlphaMap

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