

High Traffic & Population | Office & New Retail

5130 - 5150 E Florence Ave., Bell, CA 90201









*Source: Greatschools.org

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Property Highlights

AVAILABLE: ± 1,426 SF built as office LEASED

NEW CONSTRUCTION:

± 600 SF

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

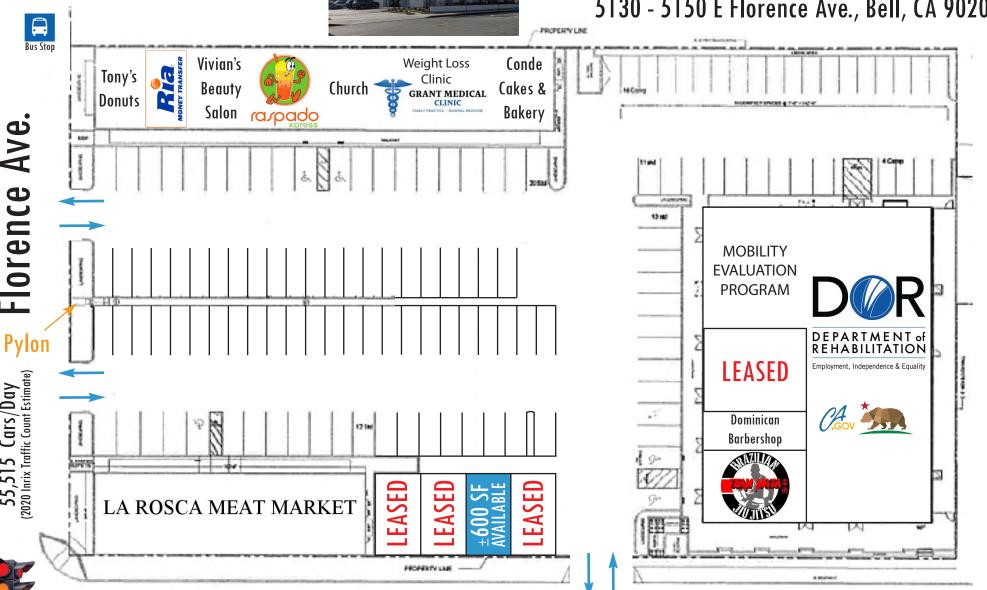
*2020 Florence Ave. Inrix Traffic Count Estimate

2024 Est.	1 Mile	2 Mile	3 Mile
Population	52,718	146,010	290,743
Family Households	12,063	33,734	67,501
Households	13,736	38,810	79,371
Avg. HH Income	\$69,103	\$73,397	\$81,661
Avg. HH Size	3.82	3.75	3.65

Bell Shopping Cener



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Crafton Ave.

The Legaspi Company

Florence Ave.

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

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