



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

\*Source: Greatschools.org

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



Bus Stop

Florence Ave.

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

Pylon



Crafton Ave.

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

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

Information contained herein must be confirmed by any party and is not represented to be accurate or true by principal, nor any of its agents.

