



*Source: Greatschools.org

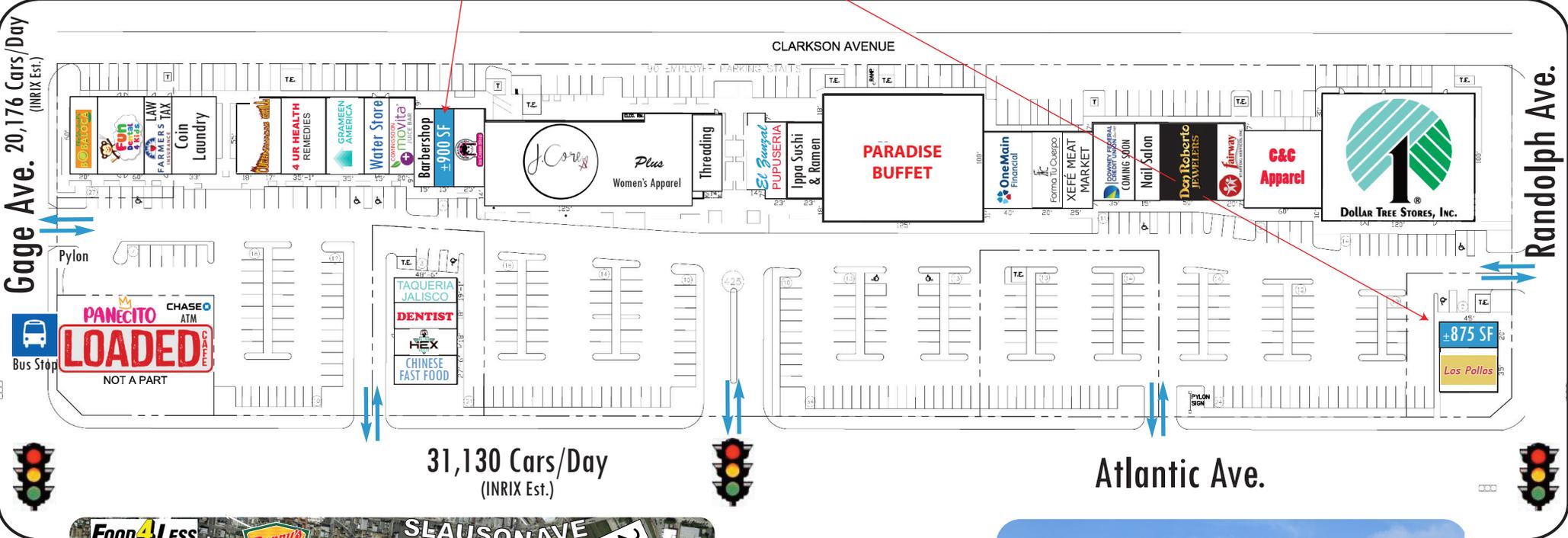
JOIN MIX OF LONG-STANDING & NEW RETAILERS:

Property Highlights

AVAILABLE:
± 875 Sq Ft End-Cap | ±900 Sq Ft
Adjacent to Elementary School, Soccer Complex, Police & Fire Departments, City Hall, and 2 High Schools within 1/2 mile
Excellent Access: 5 points of ingress/egress; block-to-block
Central Location on Heavy Shopping/Commuter thoroughfare

| | 2025 Est. | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|----------|----------|----------|
| Population | | 56,599 | 280,220 | 882,216 |
| Family Households | | 12,626 | 62,398 | 190,426 |
| Households | | 15,358 | 75,391 | 235,169 |
| Avg. HH Income | | \$76,019 | \$77,805 | \$83,972 |
| Avg. HH Size | | 3.67 | 3.70 | 3.70 |

Bell Palm Plaza
BLOCK SPANNING | LONGSTANDING CO-TENANCY
6201-6391 Atlantic Ave., Bell, CA 90201



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

P.O. Box 3173, 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.

6205 Atlantic Ave.



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The City of Bell is an L.A. County Gateway City. The Gateway Cities combine the ports of Long Beach with Los Angeles. Located within close proximity is the City of Vernon, major economic contributor with a daytime population of approximately 55,000. Vernon is an industrial city and houses the Burlington Northern Santa Fe Railway Intermodal Facility moving shipping containers between modes of transport.

