



\*Source: Greatschools.org



Contact: Daniel Legaspi License 01452494  
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### Property Highlights

#### AVAILABLE:

± 2,352 Sq Ft Office Space  
± 1,141 Sq Ft

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

The Legaspi Company

Marketing/Realty Services



Florence Ave.

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



LA ROSCA MEAT MARKET



Crafton Ave.

P.O. Box 3173, Montebello, CA 90640 | T: (323) 728-8455 | License No. 00972408 | [www.thelegaspi.com](http://www.thelegaspi.com)

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Bell Shopping Cener

Busy Intersection | Proximity to 710 FWY

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



Site plan not to scale

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