



*Source: Greatschools.org

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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

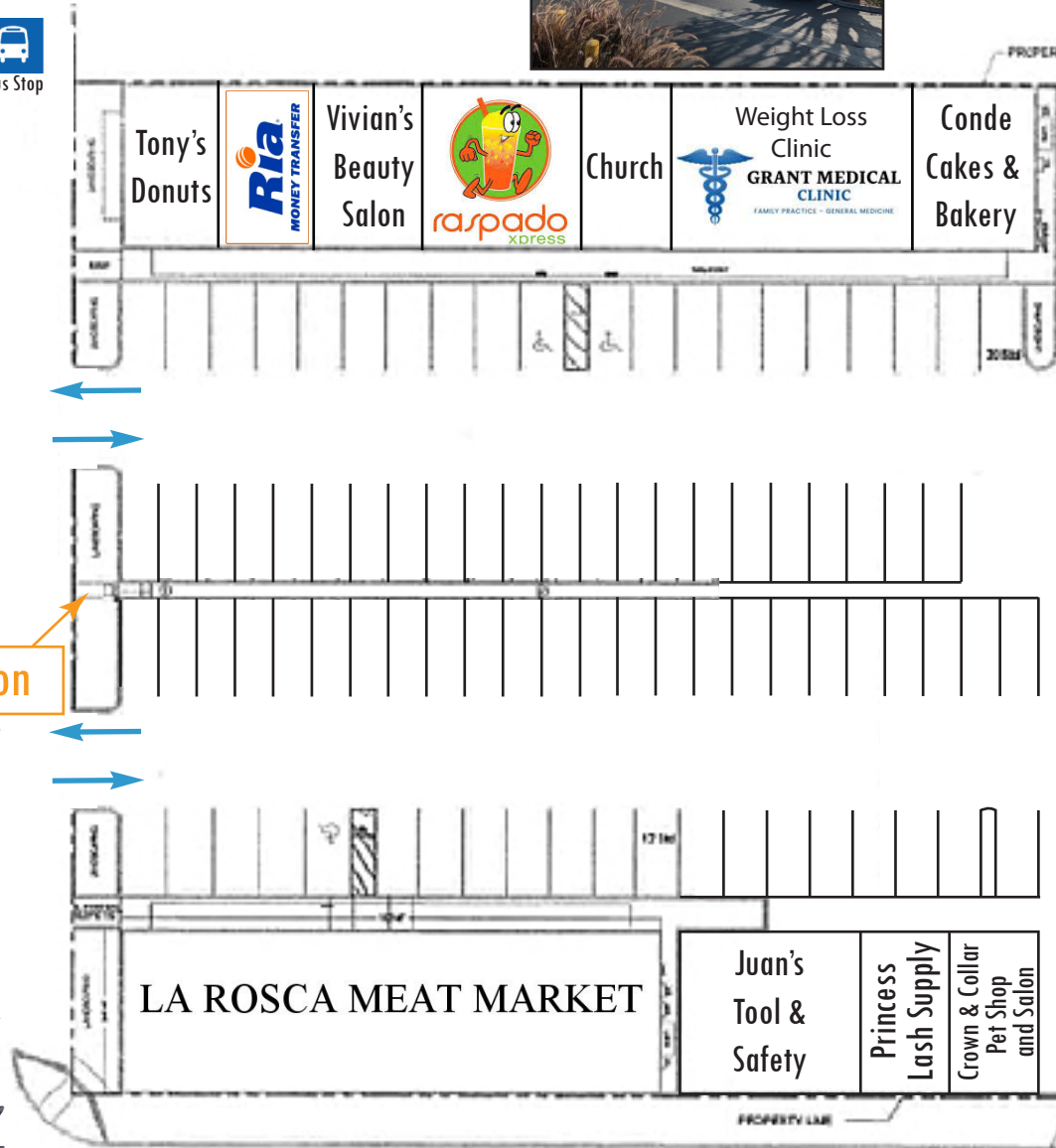


Bell Shopping Center
Busy Intersection | Proximity to 710 FWY
5130 - 5150 E Florence Ave., Bell, CA 90201

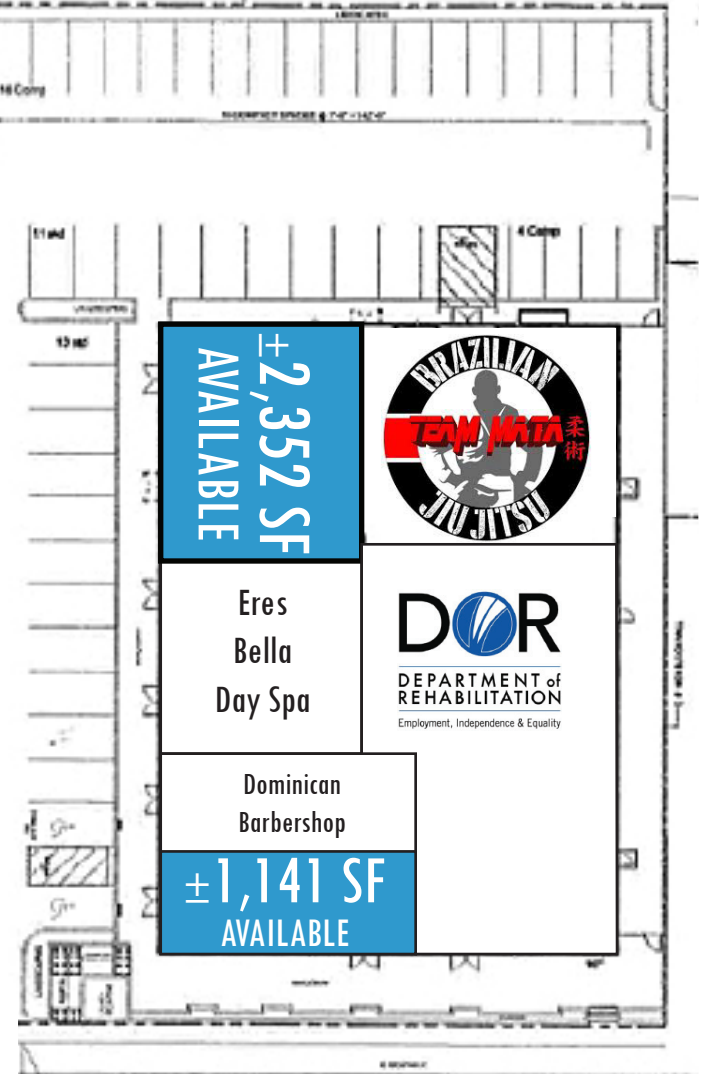
Florence Ave.

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

Pylon



Crafton Ave.



Site plan not to scale

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