



*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

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

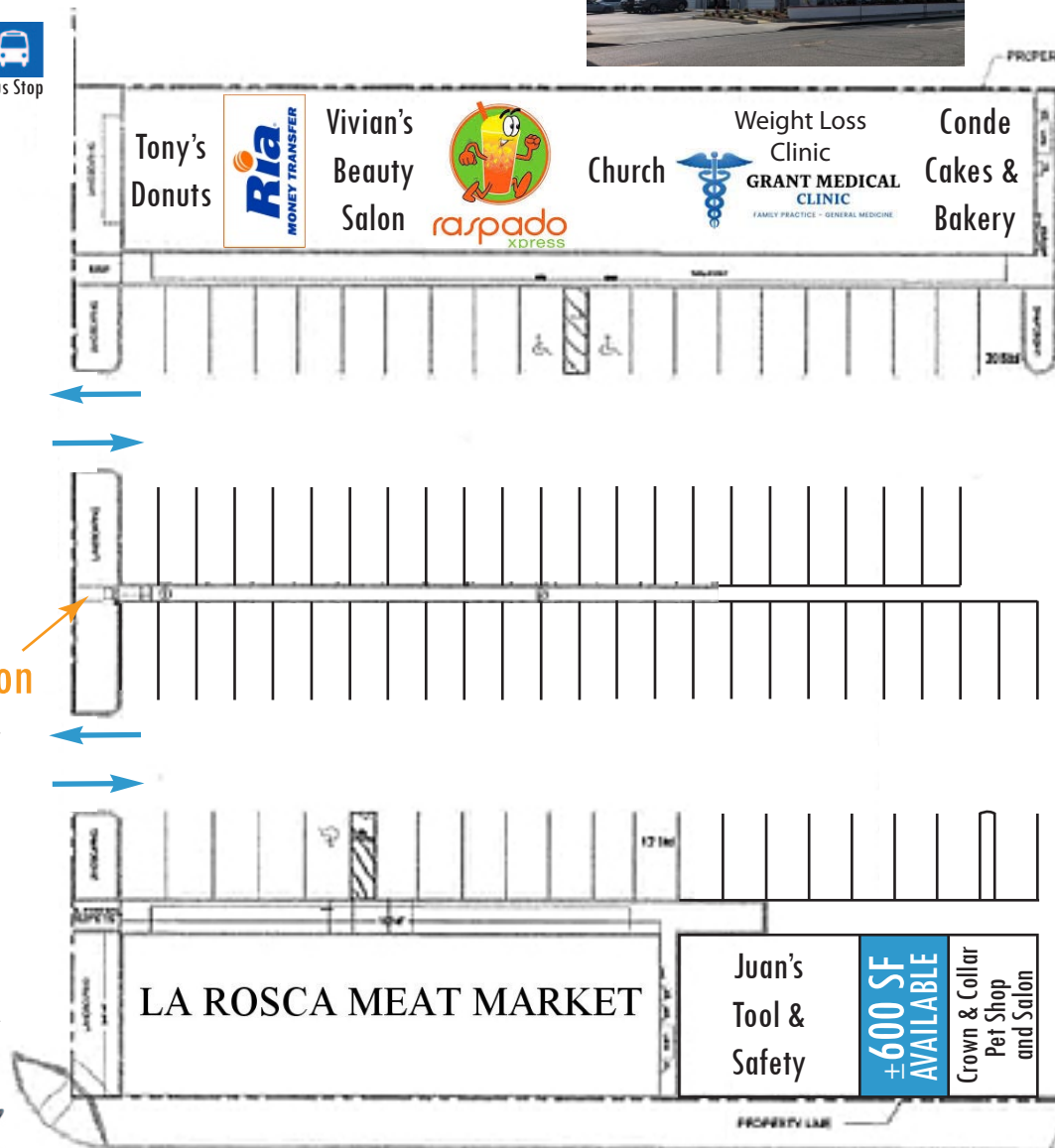


Bell Shopping Center
Busy Intersection | Longstanding Co-Tenancy
5130 - 5150 E Florence Ave., Bell, CA 90201

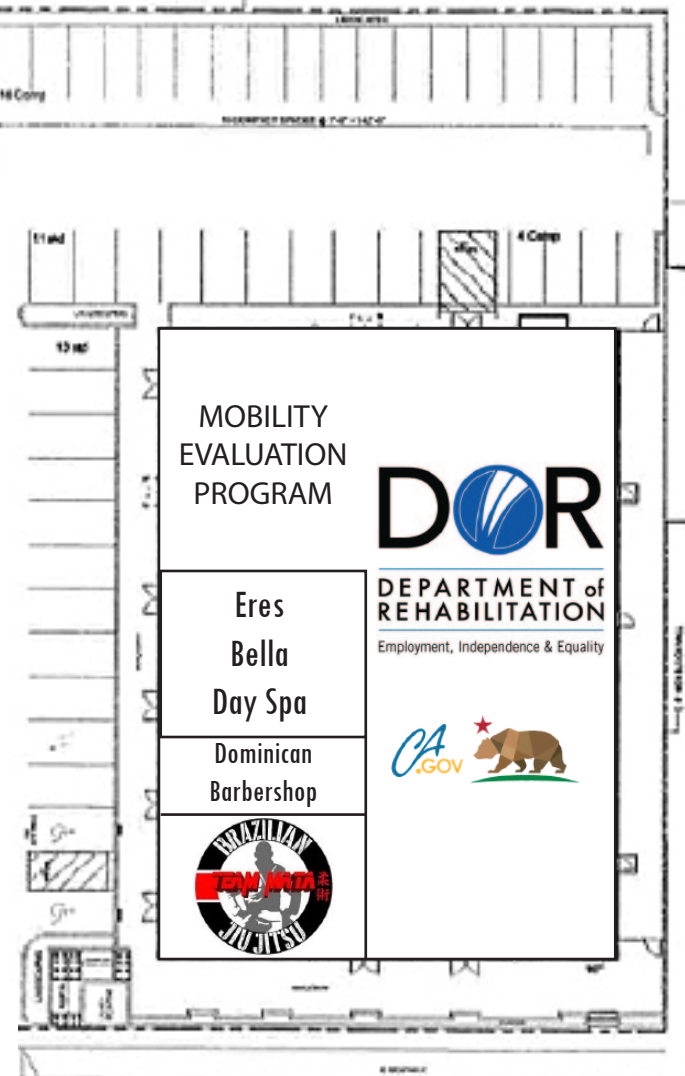
Florence Ave.

Pylon

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



Crafton Ave.



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