

Storefront Retail/Office

4357 Florence Ave
Bell CA 90201



HIGHLIGHTS:

- » Lease Rate \$2.05 + 0.45 NNN Total \$4,000/Month
- » Open Floor Plan 1,600 SF
- » Traffic Flow 37,000 Florence Ave.
- » High-traffic corridor, easy access to the 710 freeway
- » Nearby Landmark Bell Gardens High School
- » Zoning: C-3R



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	60,186	312,587	904,439
2025 Average HH Income	\$76,904	\$84,206	\$87,760

Exclusively Marketed by:

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