



*Source: Greatschools.org

JOIN MIX OF LONG-STANDING & NEW RETAILERS:

+100 Locations NASDAQ: DLTR +30 Years

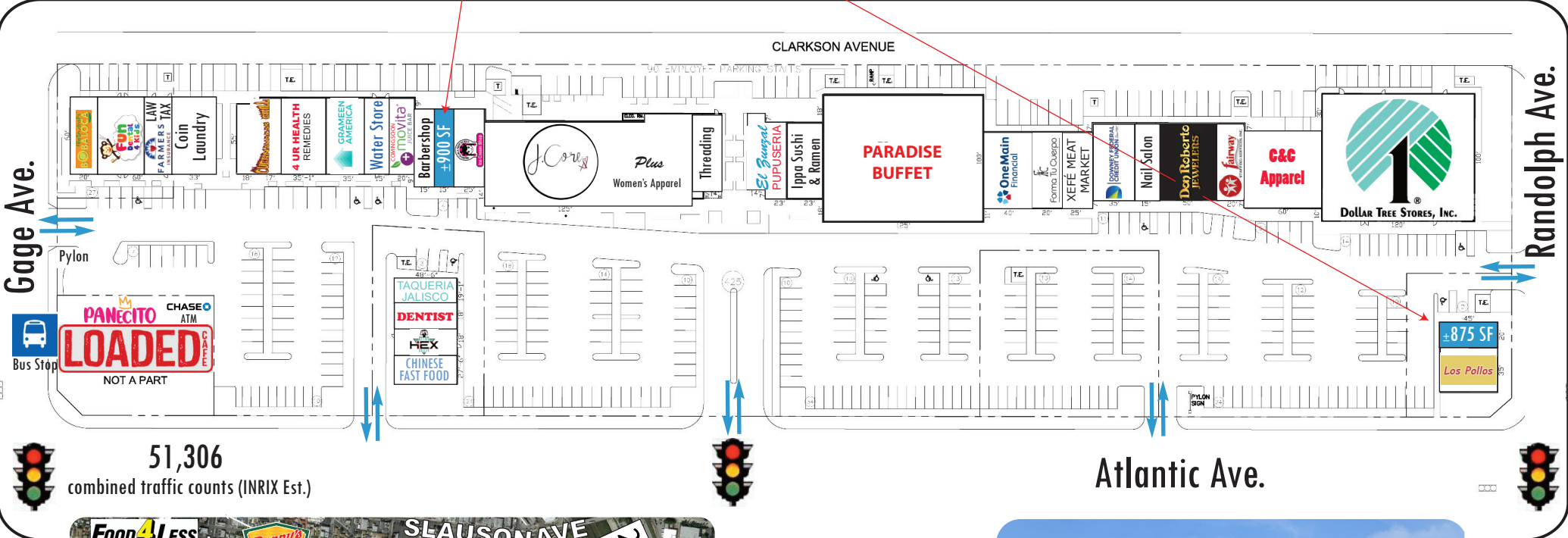
Property Highlights

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



51,306
combined traffic counts (INRIX Est.)



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.



±875 SF

AVAILABLE



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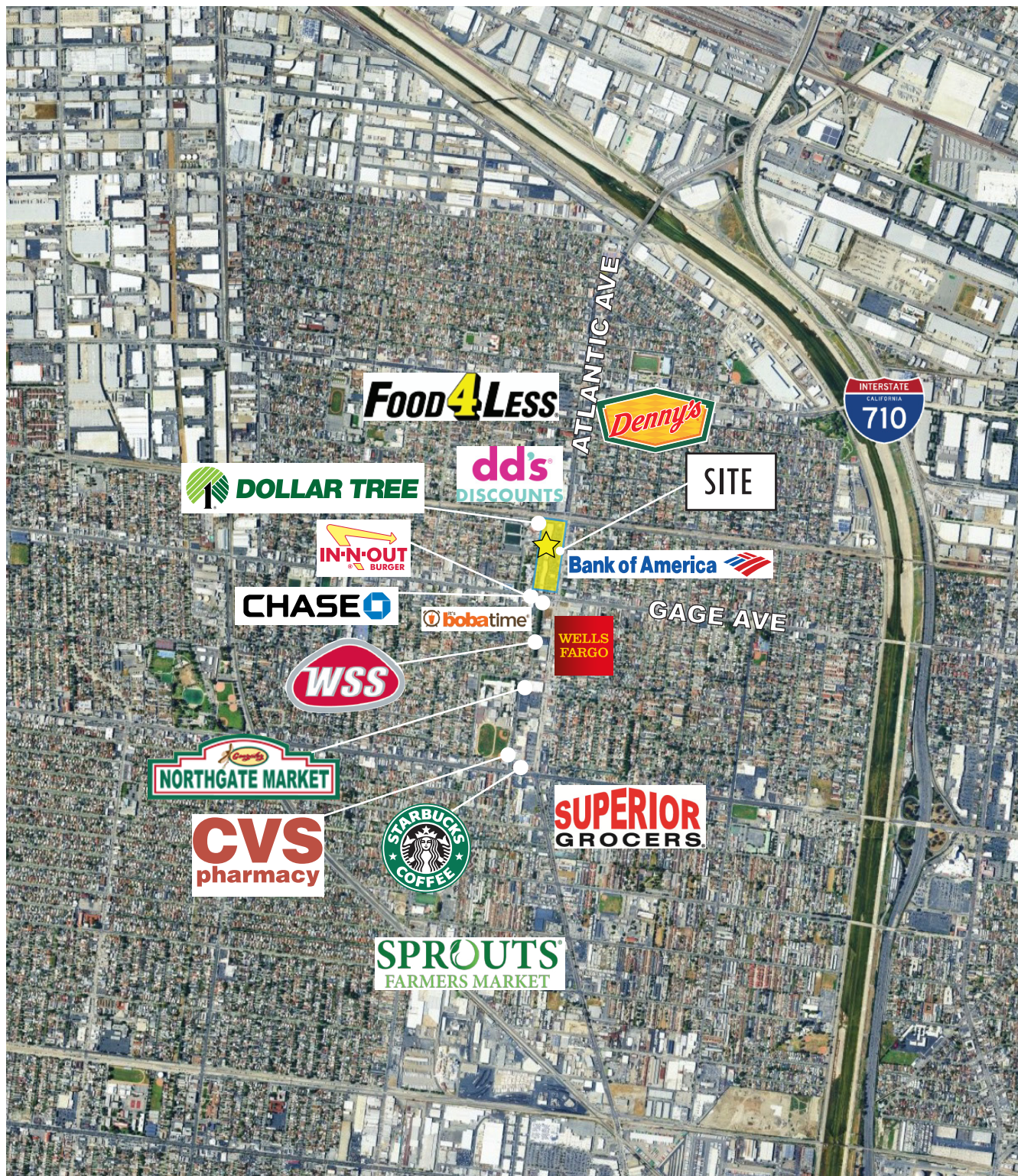


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