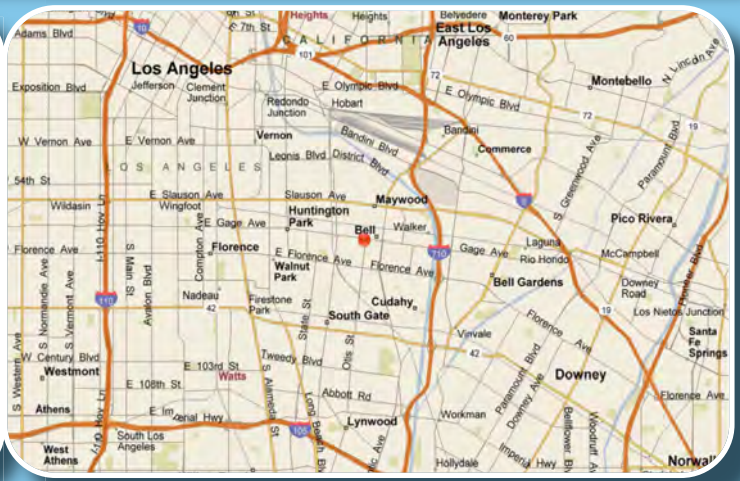
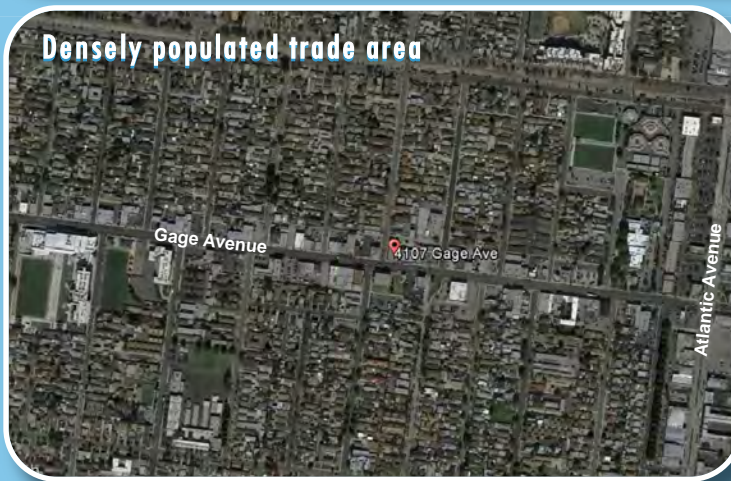


SIGNALIZED HARD CORNER RETAIL SPACE

4107 GAGE AVENUE, BELL, CA 90201



±5,580 SQ FT HARD CORNER STREET FRONT - FOR LEASE -

PROPERTY HIGHLIGHTS

- Parking Lot in Rear
- Signage on Two Sides of the Building
- Signalized Intersection
- Over 27,000 Vehicles Per Day (2015)

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/THELEGASPICO

2017 ESTIMATE*	1 MILE	3 MILES	5 MILES
Population	66,970	336,646	1,023,302
Hispanic %	95.28%	96.20%	89.58%
Households	16,579	81,804	249,266
Median Income	\$39,898	\$40,103	\$39,617
Median Age	31.0	30.8	30.6

Information contained herein has been gathered from multiple third party sources that we deem reliable. The Legaspi Company does not represent this information to be true or accurate and should be confirmed by any party involved in any transaction concerning the property or the information stated herein.

*Source: Nielsen