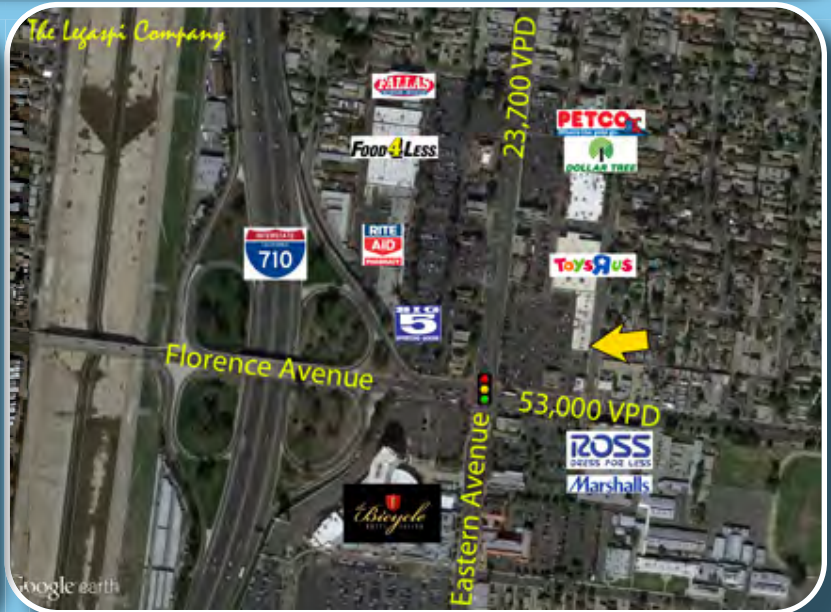
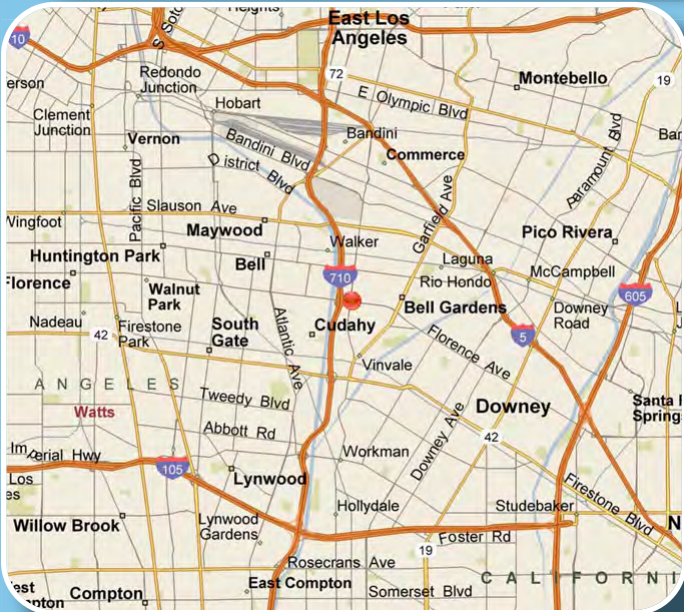


FOR LEASE

**The Legaspi Company**  
Marketing/Realty Services

**BELL GARDENS PLAZA - FLORENCE & EASTERN**

7126 EASTERN AVE, BELL GARDENS, CA 90201



**±1,425 SQ FT INLINE SHOP SPACE - LAST REMAINING SPACE -**

**PROPERTY HIGHLIGHTS**

- Main on Main Retail Intersection
- Tremendous Visibility
- Highly Accessible
- Over 76,700 vehicles per day (TrafficMetrix via Costar)

STEPHEN LEGASPI (323) 728-8455 \*208 STEPHEN@THELEGASPI.COM License No. 01296476  
DANIEL LEGASPI (323) 728-8455 \*203 DANIEL2@THELEGASPI.COM License No. 01452494



/THELEGASPICO

| 2017 ESTIMATE* | 1 MILE   | 2 MILES  | 3 MILES  |
|----------------|----------|----------|----------|
| Population     | 53,322   | 140,060  | 298,157  |
| Hispanic %     | 96.56%   | 92.88%   | 91.28%   |
| Household Size | 4.24     | 3.97     | 3.88     |
| Median Income  | \$39,412 | \$42,419 | \$46,704 |
| Median Age     | 29.5     | 30.9     | 31.9     |

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