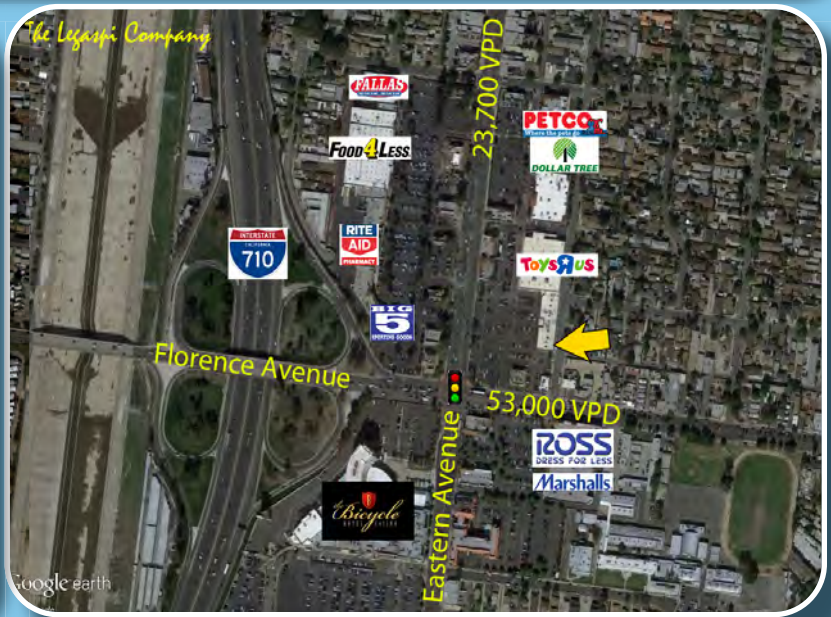
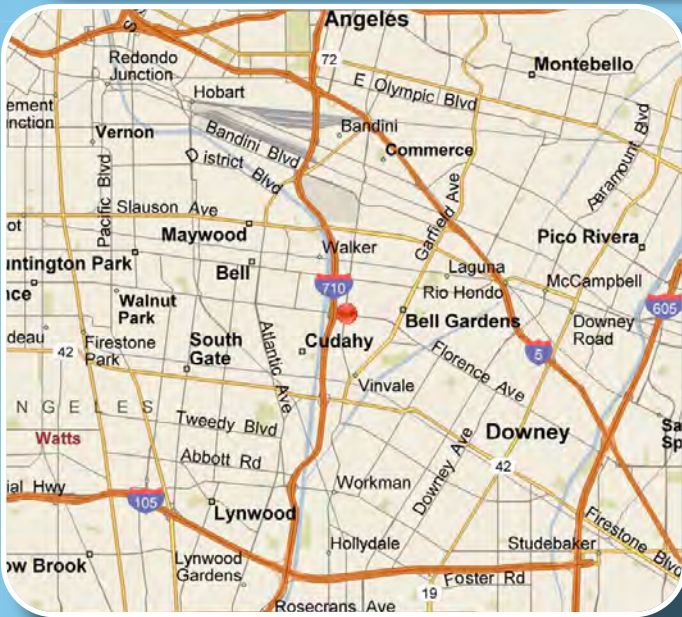


BELL GARDENS PLAZA - FLORENCE & EASTERN

7126 EASTERN AVE, BELL GARDENS, CA 90201



±4,276 SQ FT END-CAP SHOP SPACE - DIVISIBLE -

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

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



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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