

FOR LEASE

BELL SHOPPING CENTER

5130-5150 EAST FLORENCE AVENUE | BELL, CA 90201



DANIEL BARRIGA
CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO
CalDRE #01924254
714.769.6117
Aaron@cbm1.com

CBM1.COM

CBM1

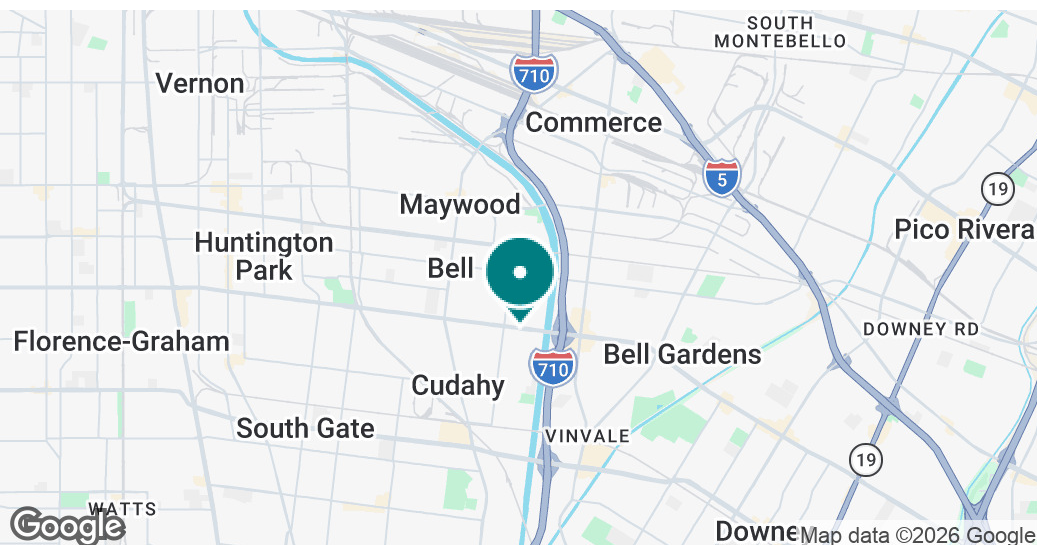
LEASING
BROKERAGE
INVESTMENTS

PROPERTY HIGHLIGHTS

BELL SHOPPING CENTER

BROCHURE | PAGE 2

**2,352 SF
AVAILABLE**



PROPERTY HIGHLIGHTS

- High-visibility neighborhood shopping center at the signalized intersection of Florence Avenue and Crafton Avenue
- Excellent exposure along Florence Avenue with approximately 55,515 vehicles per day
- Convenient access to the I-710 Freeway via nearby on- and off-ramps
- Last remaining availability: ±2,352 SF flex space with high ceilings, roll-up door, partial office buildout and warehouse area
- Versatile layout suitable for office, warehouse, retail and fitness uses, subject to tenant verification and applicable approvals
- Strong mix of established neighborhood-serving tenants generating consistent daily customer traffic
- Prominent pylon signage available for added visibility
- Ample on-site parking with convenient customer access
- Situated directly across from Crafton Avenue Elementary School and adjacent to Pritchard Field Park, dog park and walking trails
- Dense infill trade area with more than 287,000 residents within a three-mile radius
- Average household incomes exceeding \$85,000 within three miles

DANIEL BARRIGA

CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com

PROPERTY SUMMARY

BELL SHOPPING CENTER

BROCHURE | PAGE 3

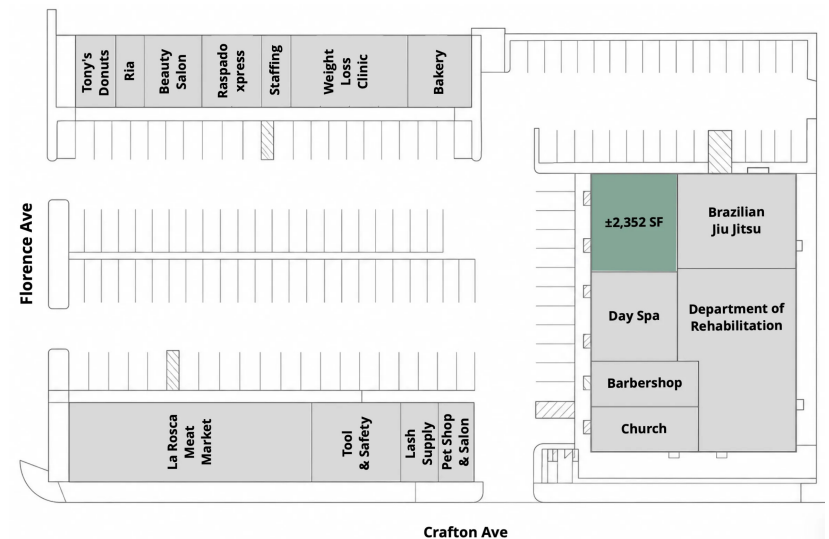
PROPERTY DESCRIPTION

Bell Shopping Center is a well-maintained neighborhood retail center offering a variety of leasing opportunities in one of Southeast Los Angeles County's most established commercial corridors. Located at the signalized intersection of Florence Avenue and Crafton Avenue, the property provides exceptional visibility, convenient access and strong daily traffic generated by surrounding residential neighborhoods, schools, parks and regional commuter routes.

Current availabilities range from approximately 690 square feet to 2,352 square feet, including a flexible office, warehouse and retail opportunity with existing offices, meeting space and warehouse improvements. The center is anchored by a diverse mix of long-standing neighborhood businesses that generate consistent customer activity throughout the day.

With excellent street frontage, abundant parking, prominent pylon signage and immediate access to the I-710 Freeway, Bell Shopping Center is well positioned for retailers, medical users, professional offices and service-oriented businesses seeking a highly visible location within a dense, underserved trade area.

SPACES	LEASE RATE	SPACE SIZE
Office / Warehouse / Flex Space	Negotiable	2,352 SF



DANIEL BARRIGA

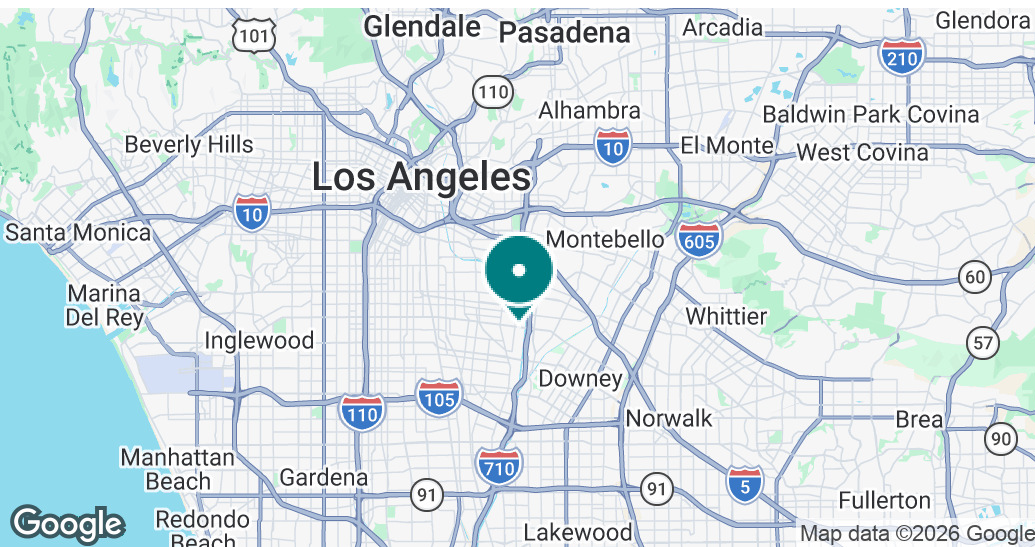
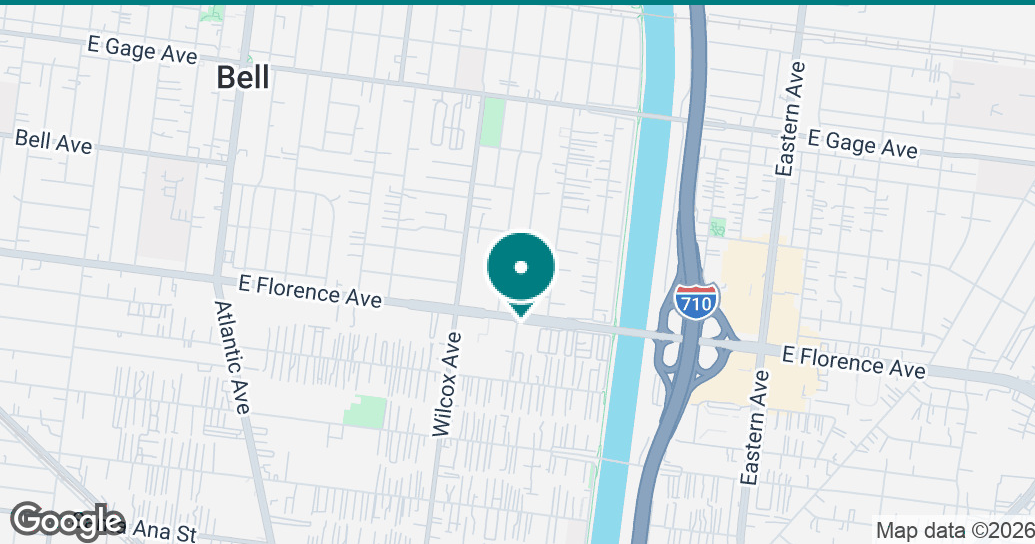
CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com

LOCATION SUMMARY

BELL SHOPPING CENTER



LOCATION DESCRIPTION

Located in the City of Bell, Bell Shopping Center occupies a highly visible position along Florence Avenue, one of the area's primary east-west commercial corridors. The property benefits from immediate proximity to the Interstate 710 Freeway, providing convenient regional access throughout Southeast Los Angeles County, Downtown Los Angeles and the surrounding communities.

The center serves a dense residential population and is surrounded by established neighborhoods, schools, parks and complementary retail destinations. Crafton Avenue Elementary School, Pritchard Field Park, Smart & Final, Popeyes and numerous neighborhood businesses generate consistent daily traffic while Florence Avenue carries more than 55,000 vehicles per day.

Its combination of excellent accessibility, strong demographics, abundant visibility and established retail environment makes Bell Shopping Center an ideal destination for businesses seeking long-term success in a mature infill market.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,350	81,748	228,776
Total Population	50,931	301,484	853,159
Average HH Income	\$68,786	\$81,842	\$85,750

DANIEL BARRIGA

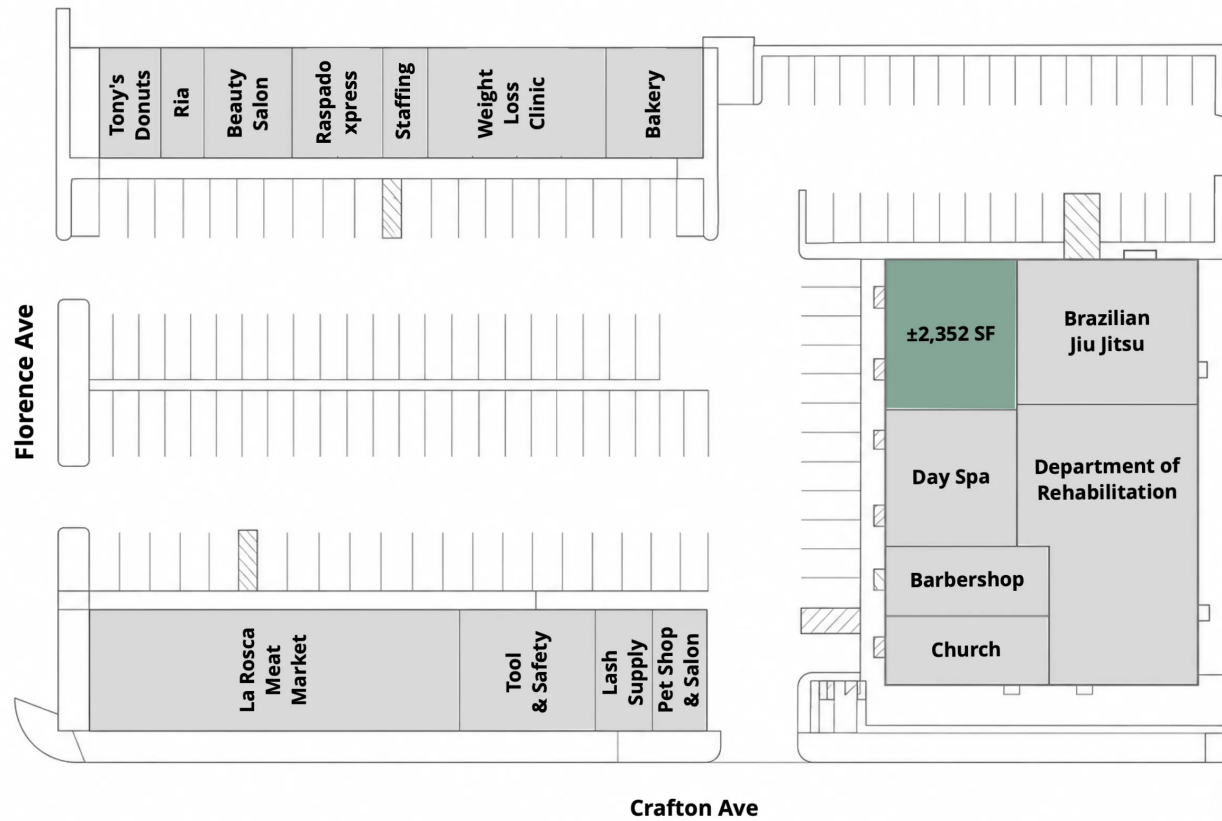
CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com

LEASE SPACES

BELL SHOPPING CENTER



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Office / Warehouse / Flex Space	Available	2,352 SF	\$0.75/sf/mo	Negotiable	Retail/Office/Warehouse	-

DANIEL BARRIGA

CalDRE #02031360
949.608.4886
daniel@cbm1.com

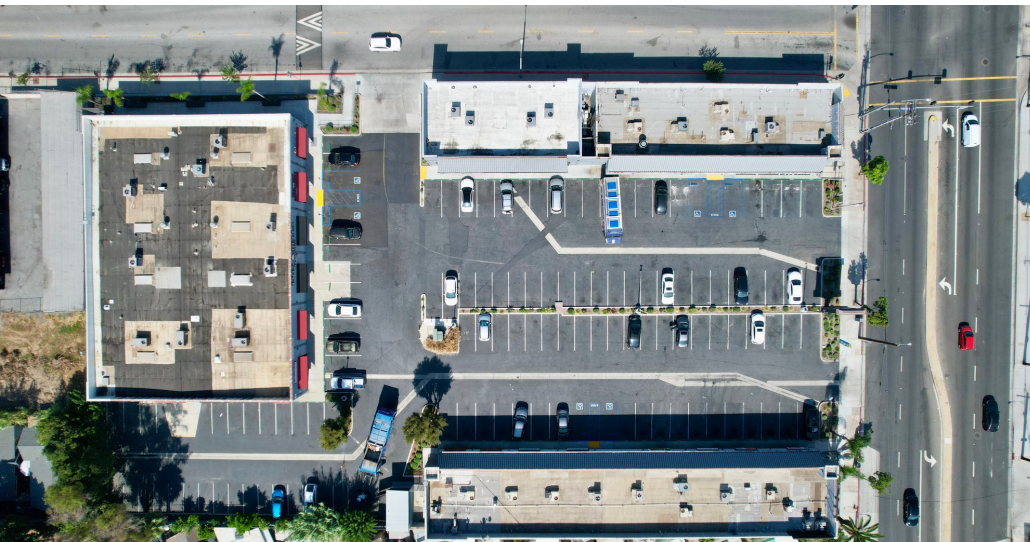
AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com

ADDITIONAL PHOTOS

BELL SHOPPING CENTER

BROCHURE | PAGE 7



DANIEL BARRIGA

CalDRE #02031360

949.608.4886

daniel@cbm1.com

AARON GUIDO

CalDRE #01924254

714.769.6117

Aaron@cbm1.com

DEMOGRAPHICS MAP & REPORT

BELL SHOPPING CENTER

BROCHURE | PAGE 8

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	50,931	301,484	853,159
Average Age	32.2	34.6	34.4
Average Age (Male)	32.3	33.4	33.4
Average Age (Female)	33.2	36.2	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	13,350	81,748	228,776
# of Persons per HH	3.8	3.7	3.7
Average HH Income	\$68,786	\$81,842	\$85,750
Average House Value	\$402,507	\$601,737	\$618,772

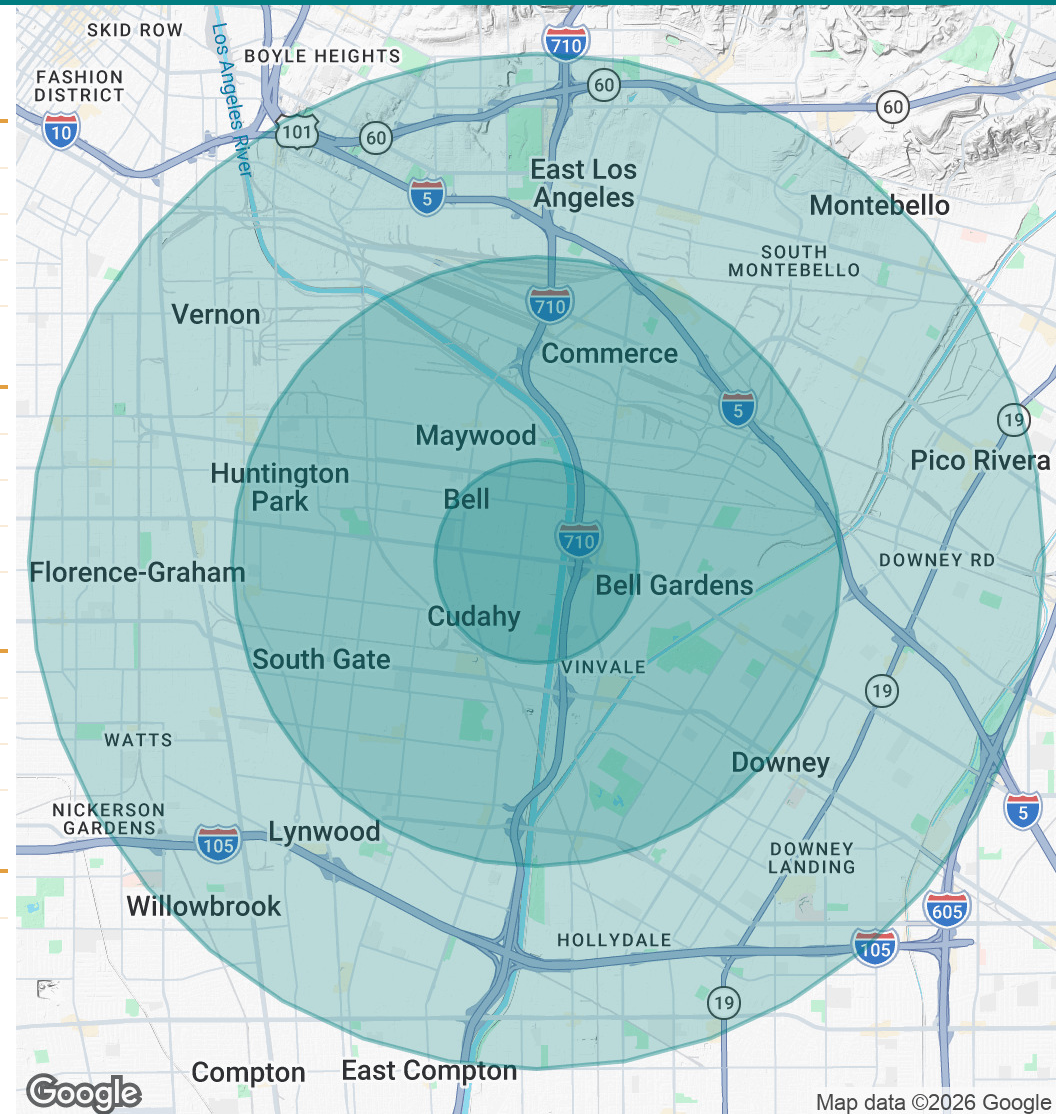
RACE

	1 MILE	3 MILES	5 MILES
% White	29.3%	26.0%	22.6%
% Latino	95.3%	92.8%	89.5%
% Other	24.6%	36.3%	42.3%

TRAFFIC COUNTS

	1 MILE	3 MILES	5 MILES
Crafton Ave	55,406	/day	

2023 American Community Survey (ACS)



DANIEL BARRIGA

CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com

MEET THE TEAM

BELL SHOPPING CENTER

BROCHURE | PAGE 9



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052
daniel@cbm1.com



CalDRE #02031360



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887
Aaron@cbm1.com



CalDRE #01924254

DANIEL BARRIGA

CalDRE #02031360
949.608.4886
daniel@cbm1.com

AARON GUIDO

CalDRE #01924254
714.769.6117
Aaron@cbm1.com