



Fast Food Lease/Ground Lease

6824 Atlantic Ave,
Bell, CA, 90201

Property Specifications

- Lot Size: $\pm 27,441$ SF
- Building Size: $\pm 3,032$ - $4,834$ SF

Property Highlights

- Potential drive-thru opportunity at a signalized intersection on a major north-south thoroughfare
- Across from Northgate Gonzalez Market
- Traffic Counts: $\pm 28,316$ CPD (Atlantic Ave)
- Excellent opportunity to penetrate a high density Hispanic trade area with over 329,000 residents within 3 miles and over 95,000 in daytime population.

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Lot Size:

$\pm 27,441$ SF

Contact us:
(323) 609 3172

Alex LaRosa
alex.larosa@colliers.com

James Rodriguez
james.rodriguez@colliers.com

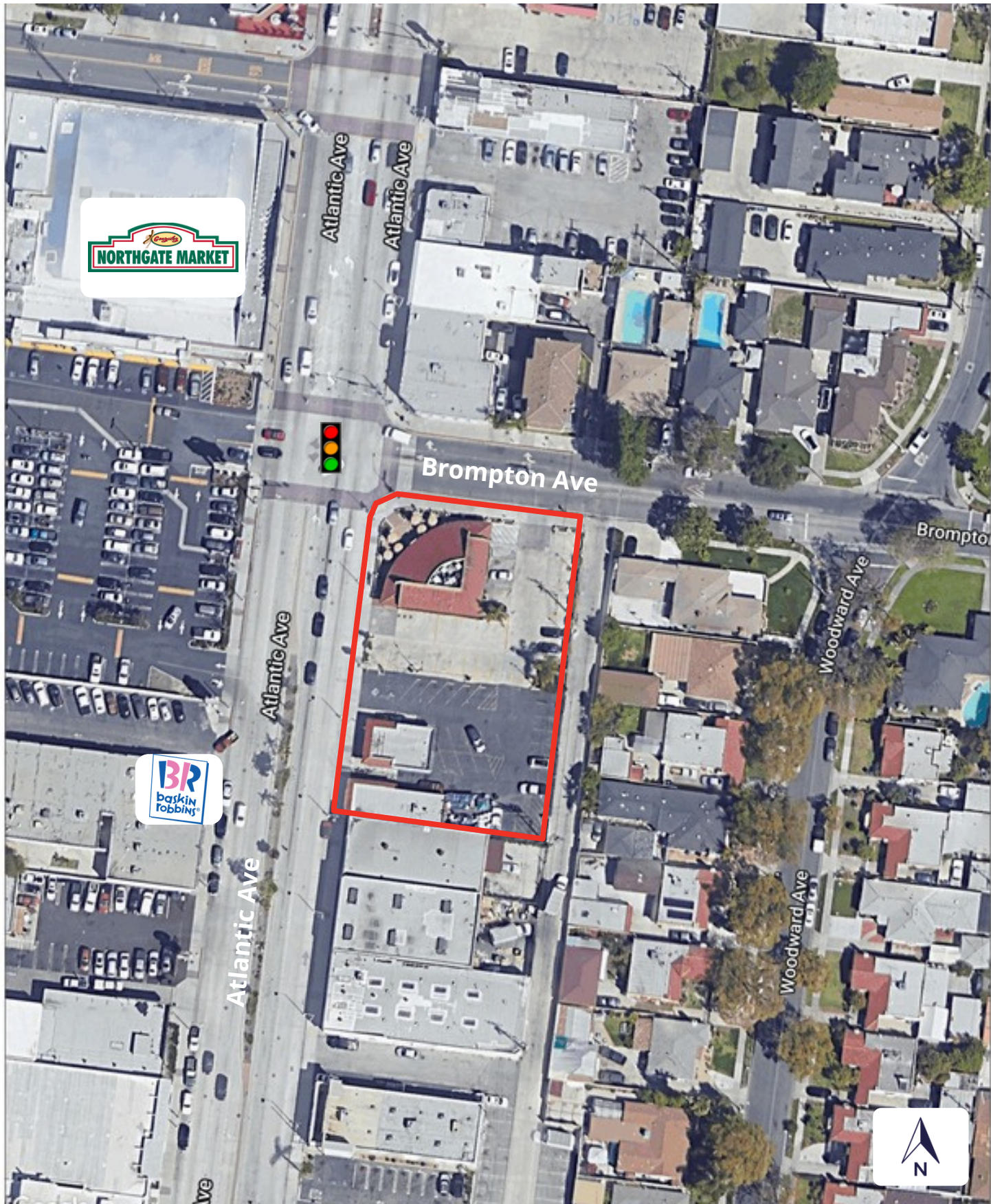
Michael Bohorquez
michael.bohorquez@colliers.com



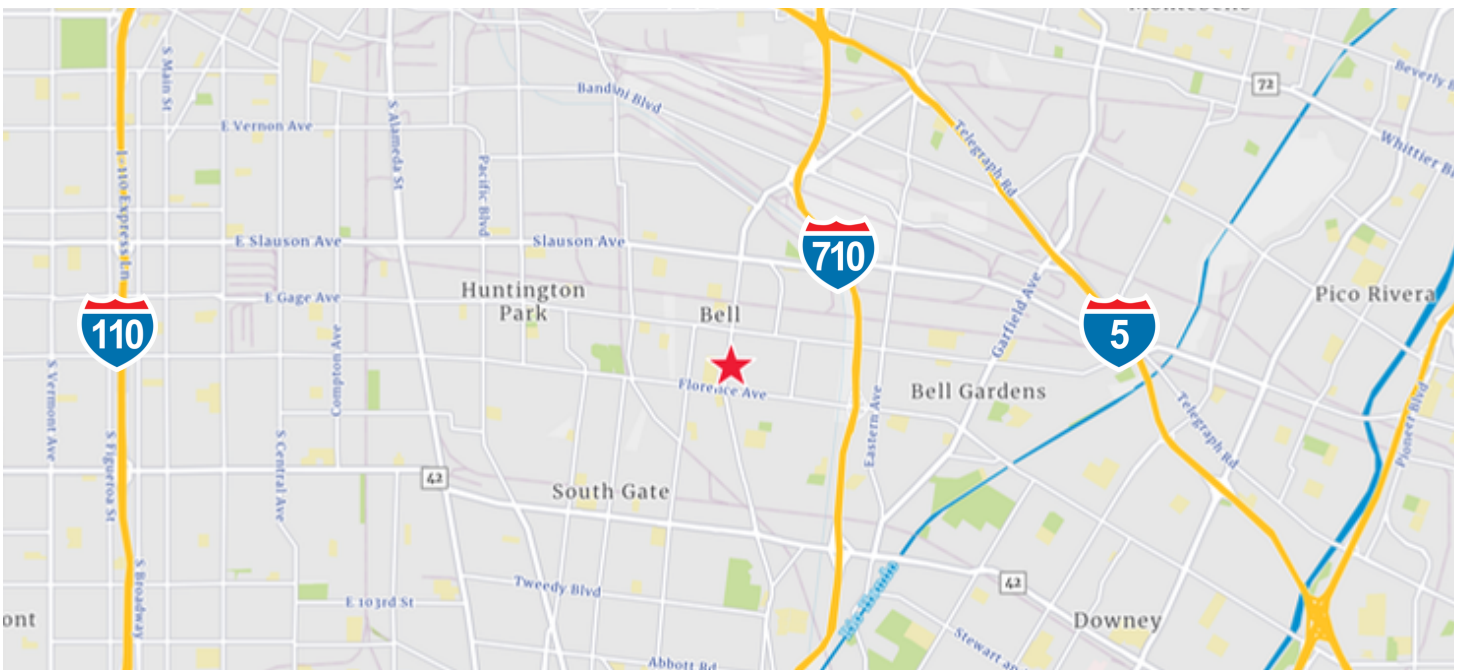
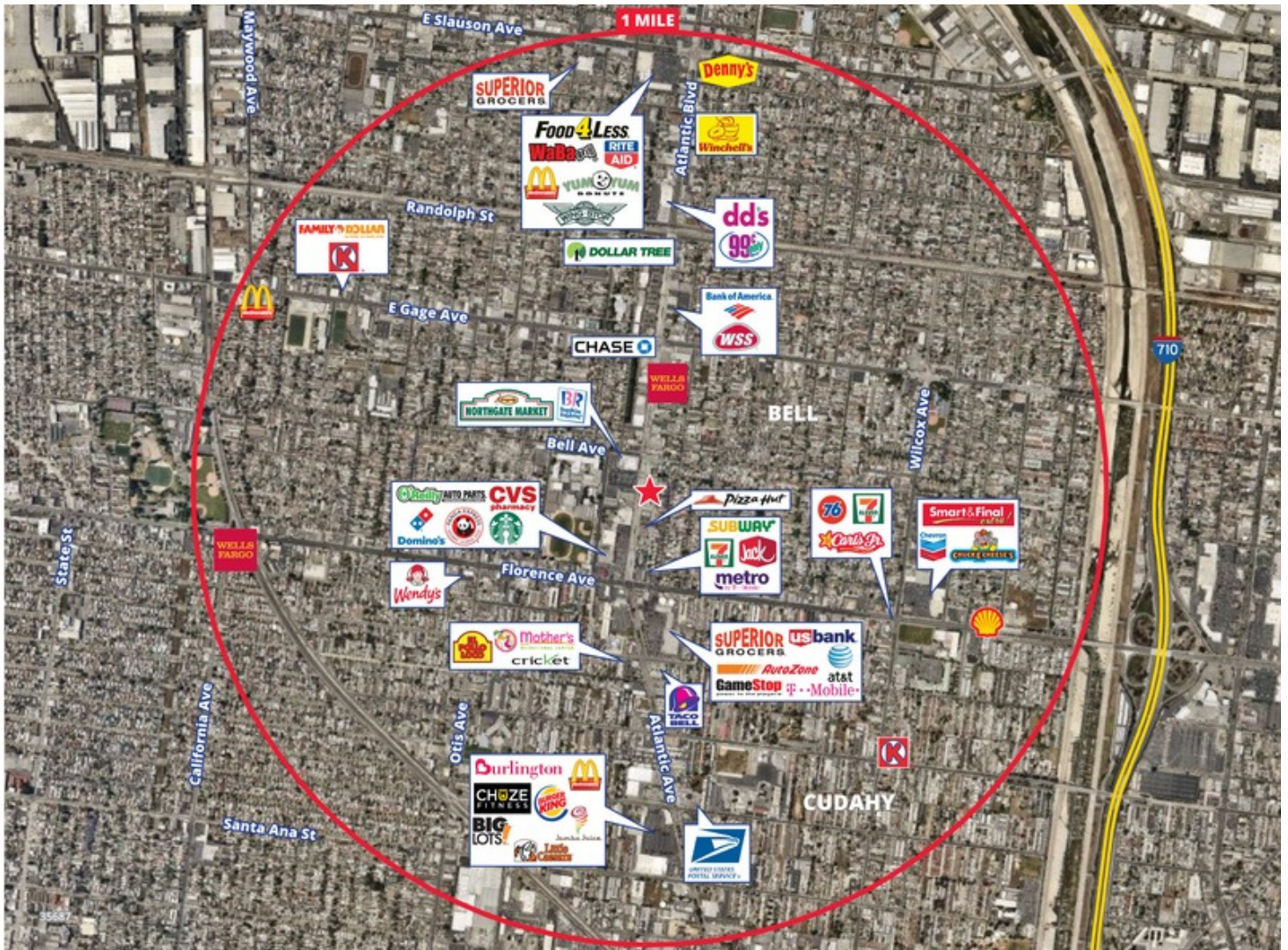
Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Accelerating success.

Aerial



Location Maps



Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	66,998	329,418	949,760
Total Households	16,462	80,203	229,627
Total Family Households	14,273	69,279	193,863
Average Household Size	4.05	4.09	4.10
Median Age	29.4	29.9	29.7
Population Age 25+	39,085	195,299	559,661
2010-2021 Population: Annual Growth Rate (CAGR)	-0.07%	0.01%	0.14%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.10%	-0.05%	0.06%
Households	-0.16%	-0.11%	0.02%
Families	-0.13%	-0.08%	0.01%
Median Household Income	2.03%	1.79%	1.95%
Current Year Population by Sex			
Male Population	33,691	164,808	471,363
% Male	50.3%	50.0%	49.6%
Female Population	33,307	164,609	478,397
% Female	49.7%	50.0%	50.4%
Current Year Race and Ethnicity			
Total	66,998	329,417	949,759
White Alone	52.1%	51.1%	45.2%
Black Alone	0.8%	1.1%	6.2%
American Indian Alone	0.8%	1.0%	0.9%
Asian Alone	0.6%	0.8%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	41.4%	42.2%	42.4%
Two or More Races	4.3%	3.8%	3.8%
Hispanic Origin	95.5%	95.6%	89.1%
Diversity Index	75.2	76.1	83.2
Current Year Educational Attainment			
Total	39,090	195,299	559,658
Less than 9th Grade	29.9%	28.8%	26.5%
9th - 12th Grade, No Diploma	16.6%	16.8%	16.3%
High School Graduate	26.1%	25.1%	24.5%
GED/Alternative Credential	1.7%	1.8%	2.0%
Some College, No Degree	13.6%	14.7%	15.8%
Associate Degree	4.4%	4.4%	4.7%
Bachelor's Degree	6.3%	6.8%	7.7%
Graduate/Professional Degree	1.4%	1.8%	2.5%
Current Year Income and Households Summary			
Median Household Income	\$48,024	\$50,685	\$50,929
Average Household Income	\$60,217	\$63,276	\$65,086
Per Capita Income	\$14,827	\$15,416	\$15,759
Current Year Summary Business Data			
Total Businesses	1,081	9,046	25,659
Total Daytime Population	51,935	294,620	866,249
Daytime Population: Workers	11,544	95,398	281,338
Daytime Population: Residents	40,391	199,222	584,911

Contact

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

michael.bohorquez@colliers.com

Alex LaRosa

alex.larosa@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2021. All rights reserved.