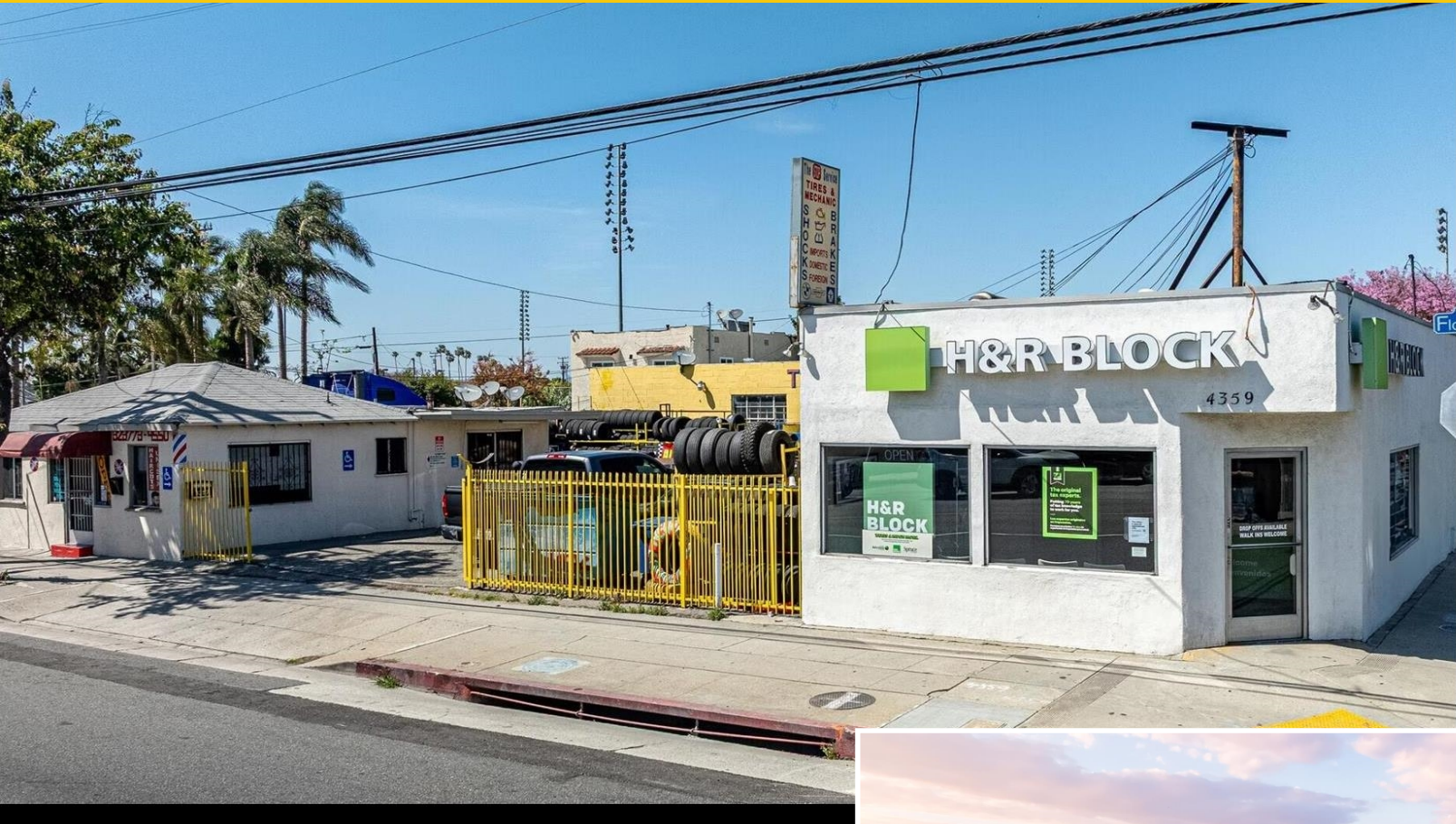


4 Unit Multi Tenant Mixed Use

4355 Florence Ave
Bell CA 90201



HIGHLIGHTS:

- » For Sale \$2,200,000
- » Cap Rate 6.38
- » 6,741 SF Building / Land 0.25 Acre 10,880 SF
- » 37,000 Florence ave corridor, easy access to the 710 freeway
- » Nearby Landmark Bell Gardens High School



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	59,770	313,031	905,704
2026 Average HH Income	\$76,801	\$84,332	\$87,786

Exclusively Marketed by:

Adrian Trejo

Commercial Life Inc

Broker

(909) 548-1027

adrian@commerciallifeinc.com

02253968



PROPERTY SUMMARY

Number of Units	4
Building SF	6,741
Land SF	10,890
Land Acres	0.25
# of parcels	1
Year Built	1949
Year Renovated	2026
Zoning Type	C-3R
Location Class	100
Building Class	C
Topography	Flat
Traffic Counts	36,503 Florence Ave
Signalized Corner	Yes
Parking Ratio	1.92
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Price	\$2,200,000
Price PSF	\$326.36
Occupancy	100%
NOI (CURRENT)	\$140,395
CAP RATE (CURRENT)	6.38%
GRM (CURRENT)	12.02

INCOME

CURRENT

Commercial Rent	\$148,560
CAM Revenue	\$34,440
Effective Gross Income	\$183,000
Less Expenses	\$42,605
Net Operating Income	\$140,395

EXPENSES

CURRENT

Real Estate Taxes	\$25,915
Insurance	\$8,690
Water	\$800
Electricity	\$2,400
Trash	\$4,800
Total Operating Expense	\$42,605
Expense / SF	\$6.32
% of EGI	23.28%

MIXED USE FLORENCE AVENUE

Multi-Tenant Retail Investment Opportunity located along Florence Avenue in the City of Bell, a dense infill market within Southeast Los Angeles County. Established Tenant Base featuring automotive, tax preparation, and gaming-related businesses with remaining lease term stability and renewal options. NNN Reimbursement Structure in place, helping offset operating expenses and reducing landlord expense exposure.