



Contact: Daniel Legaspi License 01452494
(323) 728-8455 X 203
daniel2@thelegaspi.com

Property Highlights

AVAILABLE:

1st Floor Retail: ± 800 Sq Ft | ~~± 800 Sq Ft~~ LEASED

2nd Floor OFFICES: ~~± 1,600 Sq Ft~~ LEASED | ± 800 Sq Ft

Access on Florence Ave. **Approximately 36,825 Cars/Day***

Join: Cedar's Halal Meat Market & Grill

Quickly Clean Express Car Wash, Tacos Culiacancito,

Rosy's Beauty Salon, Phone Repair 710 Wireless Clinic

*SitesUSA Traffic Count Estimate

2025 Est.*	1 Mile	2 Mile	3 Mile
Population	49,780	155,362	303,176
Households	13,710	42,690	84,869
Family Households	10,455	32,631	65,859
Avg. HH Income	\$76,246	\$81,031	\$89,641
Avg. HH Size	3.60	3.60	3.60

*Source: Claritas



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P.O. Box 3173, Montebello, CA 90640 | T: (323) 728-8455 | License No. 00972408 | www.thelegaspi.com

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