

FOR LEASE

APPROX. 3,049 SF FREESTANDING RETAIL/OFFICE AVAILABLE IN BELL GARDENS

7208 GARFIELD AVENUE | BELL GARDENS, CA 90201



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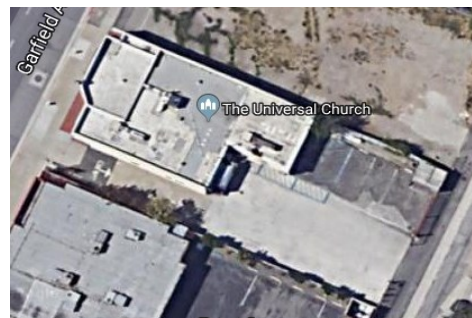


CENTERS
BUSINESS
MANAGEMENT

APPROX. 3,049 SF FREESTANDING RETAIL/OFFICE AVAILABLE IN BELL GARDENS
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FEATURES + AMENITIES

- LOCATED AT THE BUSY SIGNALIZED INTERSECTION OF GARFIELD AVENUE AND FLORENCE PLACE
- MONUMENT SIGNAGE OPPORTUNITY
- LOCATED IN HIGH DENSITY NEIGHBORHOOD
- PRIVATE PARKING LOT IN REAR LOT
- EASY ACCESS TO 710 + 5 FREEWAYS



NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	40,209	262,411	829,570
AVG HH INCOME	\$55,127	\$64,636	\$62,765

EXCLUSIVELY REPRESENTED BY

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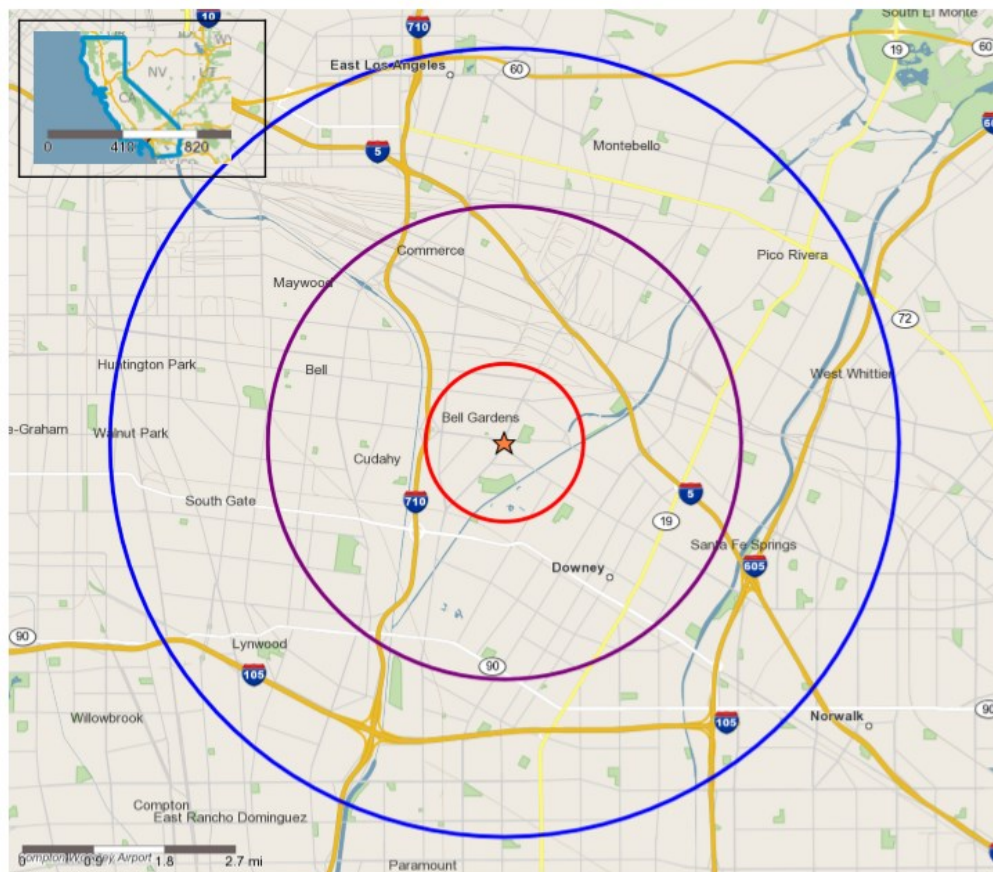
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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	40,209	262,411	829,570
Female Population	49.99%	50.71%	50.71%
Male Population	50.01%	49.29%	49.29%
Population Density	12,797	9,280	10,561
Population Median Age	29.4	31.7	31.6
Employed Civilian Population 16+	15,830	110,460	346,135
% White Collar	34.4%	44.1%	44.5%
% Blue Collar	65.6%	55.9%	55.5%
Total Q4 2017 Employees	9,776	111,252	275,759
Total Q4 2017 Establishments*	739	8,170	21,630
Population Growth 2000-2010	-3.66%	-0.11%	-0.39%
Population Growth 2017B-2022	-0.58%	-0.80%	-1.14%
Income: 2017B			
Average Household Income	\$55,127	\$64,636	\$62,765
Median Household Income	\$42,466	\$48,370	\$47,346
Per Capita Income	\$13,471	\$17,479	\$16,507
Avg Income Growth 2000-2010	30.48%	31.31%	32.79%
Avg Income Growth 2017B-2022	13.74%	13.46%	13.74%
Households: 2017B			
Households	9,719	70,338	216,049
Average Household Size	4.12	3.70	3.79
Hhld Growth 2000-2010	2.19%	0.77%	0.58%
Hhld Growth 2017B-2022	0.51%	1.03%	0.85%
Housing Units: 2017B			
Occupied Units	9,719	70,338	216,049
% Occupied Units	98.56%	98.34%	98.31%
% Vacant Housing Units	1.44%	1.66%	1.69%
Owner Occ Housing Growth 2000-2010	1.93%	-1.28%	-0.88%
Owner Occ Housing Growth 2000-2022	-3.09%	-1.53%	-1.98%
Owner Occ Housing Growth 2017B-2022	-0.75%	0.36%	0.33%
Occ Housing Growth 2000-2010	2.19%	0.77%	0.58%
Occ Housing Growth 2010-2022	3.83%	4.54%	4.03%
Occ Housing Growth 2017B-2022	0.51%	1.03%	0.85%
Race and Ethnicity: 2017B			
% American Indian or Alaska Native Population	1.12%	0.90%	1.02%
% Asian Population	1.17%	3.02%	3.16%
% Black Population	1.12%	1.66%	2.85%
% Hawaiian or Pacific Islander Population	0.12%	0.11%	0.17%
% Multirace Population	3.24%	3.86%	3.86%
% Other Race Population	43.68%	37.02%	38.43%
% White Population	49.55%	53.44%	50.51%
% Hispanic Population	94.74%	88.54%	89.22%
% Non Hispanic Population	6.33%	12.39%	11.81%



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- Trade Areas (in miles) - 1
- Trade Areas (in miles) - 3
- Trade Areas (in miles) - 5