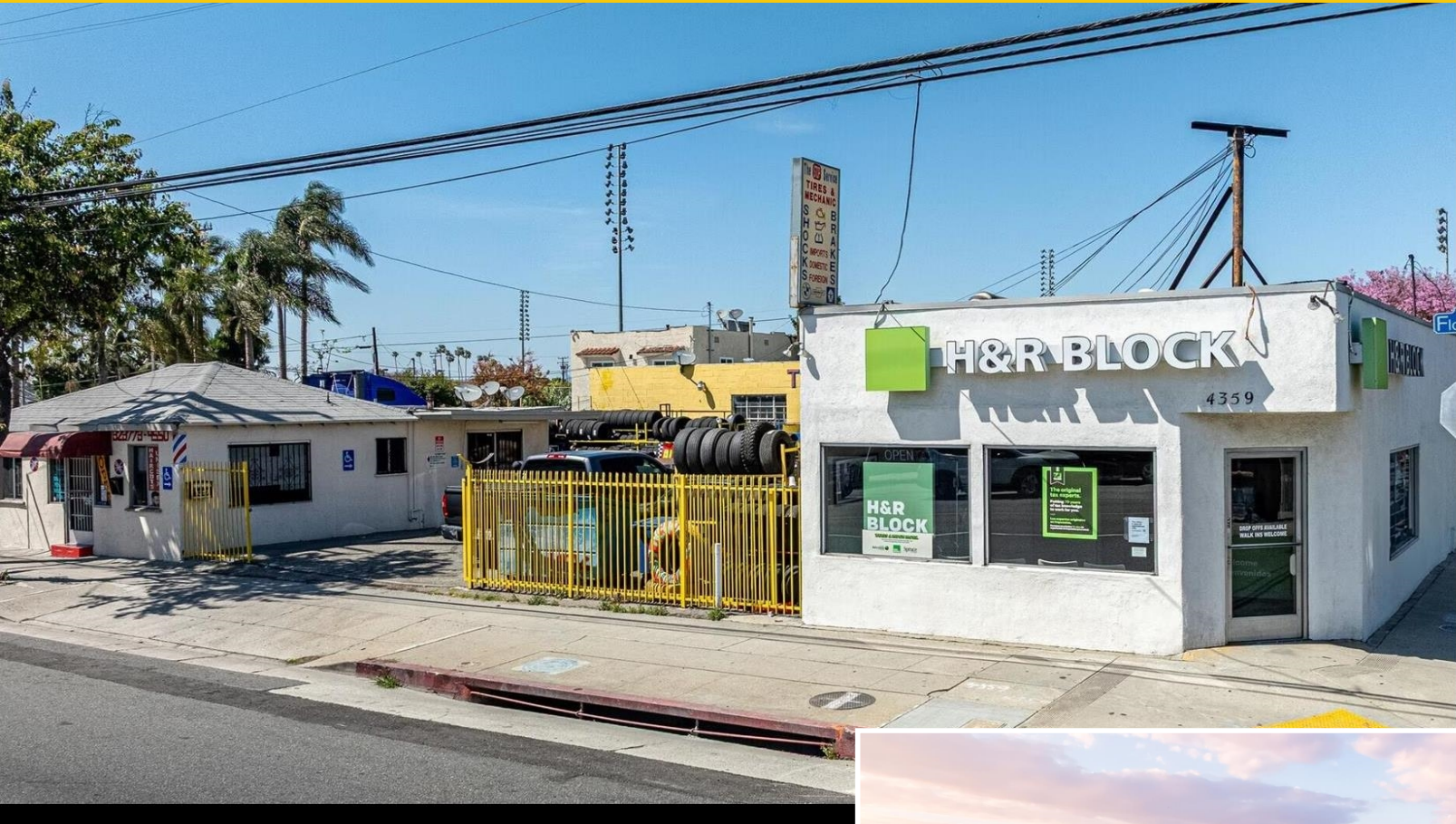


4 Unit Multi Tenant Mixed Use

4355 Florence Ave
Bell CA 90201



HIGHLIGHTS:

- » For Sale \$1,995,000
- » Zoning: C-3R
- » 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	\$1,995,000
Price PSF	\$295.95
Occupancy	100%
NOI (CURRENT)	\$112,810
NOI (Pro Forma)	\$145,810
CAP RATE (CURRENT)	5.65%
CAP RATE (Pro Forma)	7.31%
GRM (CURRENT)	13.04
GRM (Pro Forma)	10.73

INCOME

	CURRENT	PRO FORMA
Commercial Rent	\$124,560 81.4%	\$151,620 81.5%
CAM Revenue	\$28,440 18.6%	\$34,380 18.5%
Effective Gross Income	\$153,000	\$186,000
Less Expenses	\$40,190 26.26%	\$40,190 21.60%
Net Operating Income	\$112,810	\$145,810

EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$23,500	\$23,500
Insurance	\$8,690	\$8,690
Water	\$800	\$800
Electricity	\$2,400	\$2,400
Trash	\$4,800	\$4,800
Total Operating Expense	\$40,190	\$40,190
Expense / SF	\$5.96	\$5.96
% of EGI	26.26%	21.60%

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.

Three Occupied Tenant Spaces Plus One Vacant Suite, providing immediate income with additional upside through lease-up of the vacant 1,100 SF space. Value-Add Opportunity through leasing the vacant space at projected market rents, increasing annual income by approximately \$33,000. Owner/User or Investor Appeal with the ability to increase value through active leasing and operational improvements.