

THE AVENUES

NEW RETAIL DEVELOPMENT | SWC ATLANTIC AVE & GAGE AVE | BELL, CA



Site Characteristics

- > Building SF: $\pm 1,200$ -5,200
- > GLA: 15,075 SF
- > Lot Size: ± 1.58 AC

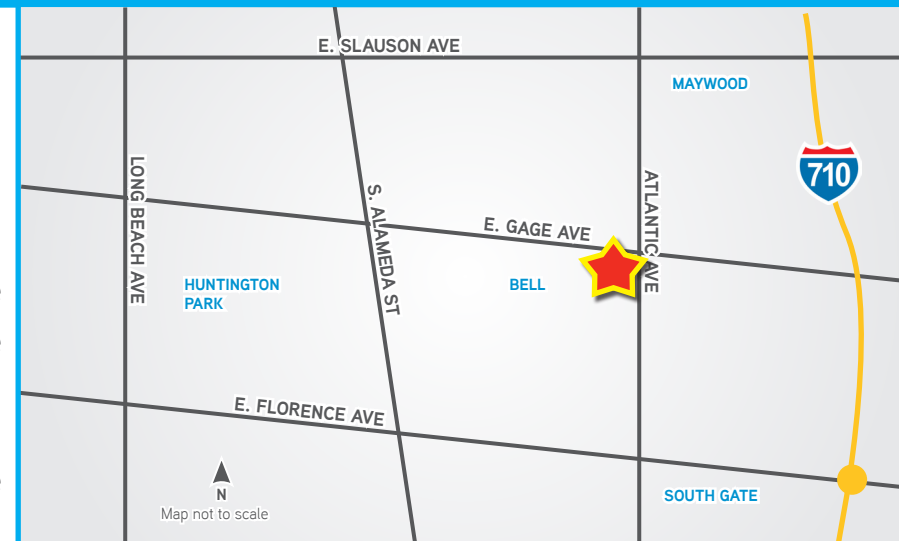
Property Highlights

- > Located at the second highest trafficked intersection in the city - Atlantic Ave & Gage Ave
- > One of the most densely populated trade areas in the mid-cities with over 70,000 people within 1 mile and over 330,000 within 3 miles.
- > Daytime population within 3 miles exceeds 122,000
- > Established retail corridor with over 400,000 SF of existing retail and commercial space on Atlantic Ave.

Traffic Counts

- > Atlantic Ave & Gage Ave : $\pm 56,174$ CPD

Source: CoStar 2012



FOR FURTHER INFORMATION PLEASE CALL: 323-609-3172

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2015 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	68,235	326,413	975,255
Households:	16,970	80,195	239,360
Hispanic Population:	95.36%	95.93%	89.70%
Avg. HH Income:	\$45,165	\$48,073	\$49,403
Daytime Population:	9,508	124,081	314,389

Source: Claritas



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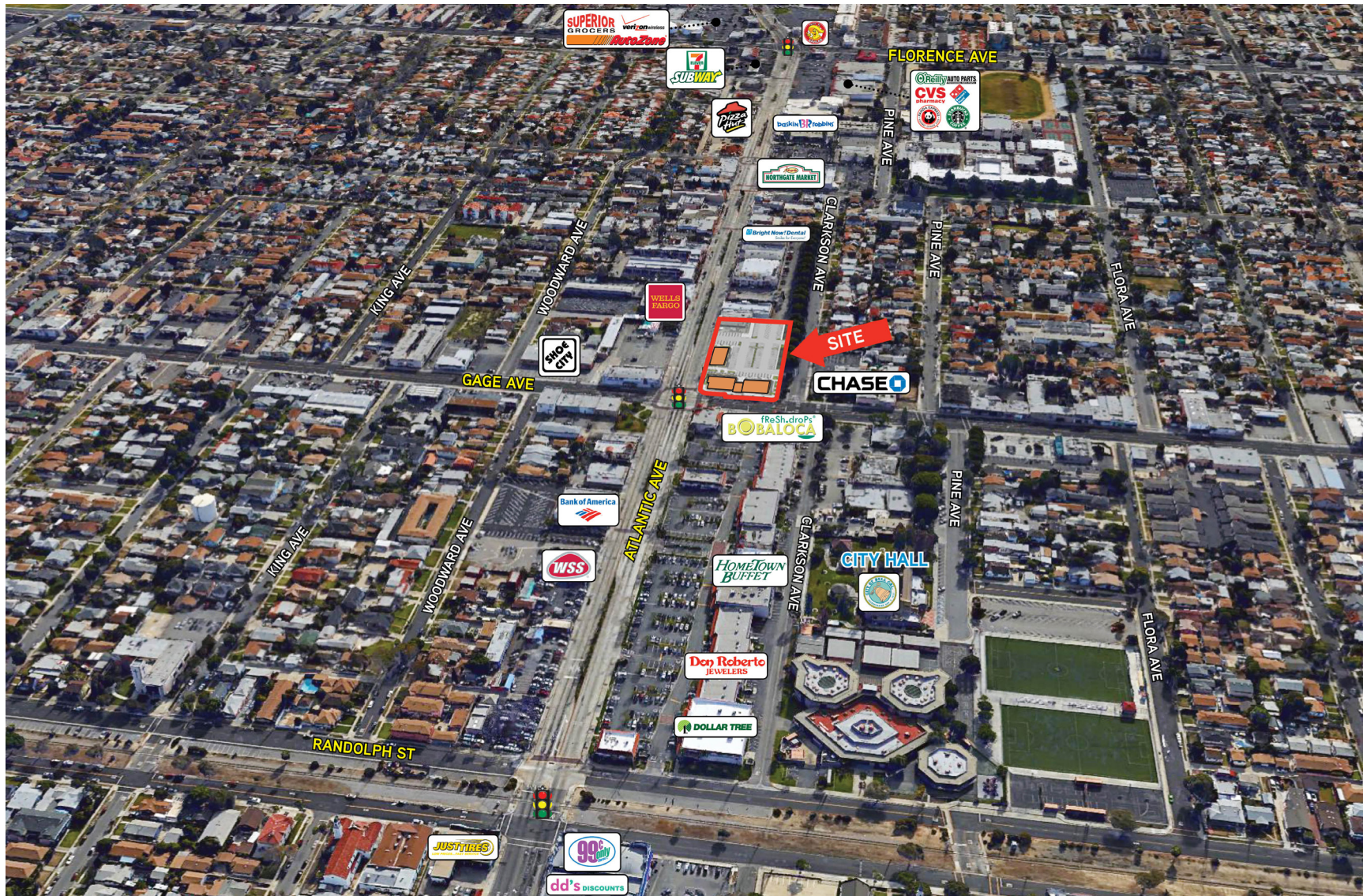
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