

# 6824 ATLANTIC AVE

BELL, CA 90201



## SITE CHARACTERISTICS

<b>LAND SIZE:</b>	±27,955SF
<b>NEIGHBORING TENANTS:</b>	Northgate Market, Atlamed, CVS, O'Reilly Auto Parts, Starbucks, and many more
<b>LEASE RATE:</b>	Negotiable

## TRAFFIC COUNTS

<b>ATLANTIC AVE &amp; FLORENCE AVE</b>	68,080 CPD (CoStar 2018)
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## HIGHLIGHTS

- > Located on a major north-south thoroughfare at a signalized intersection
- > In close proximity to the 710 Freeway
- > Across from Northgate Gonzalez Market
- > Excellent opportunity to penetrate a high density Hispanic trade area with over 336,726 residents within 3 miles and over 138,181 in daytime population, and an average household income over \$56,737
- > Do not disturb tenant

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

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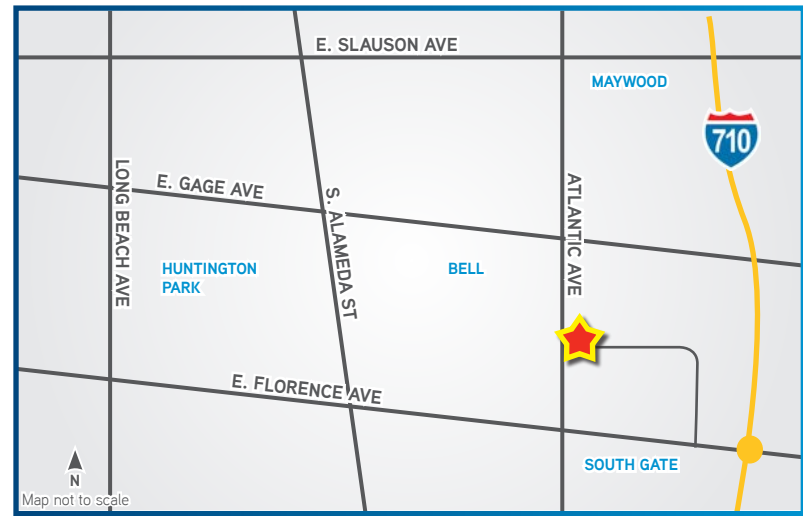
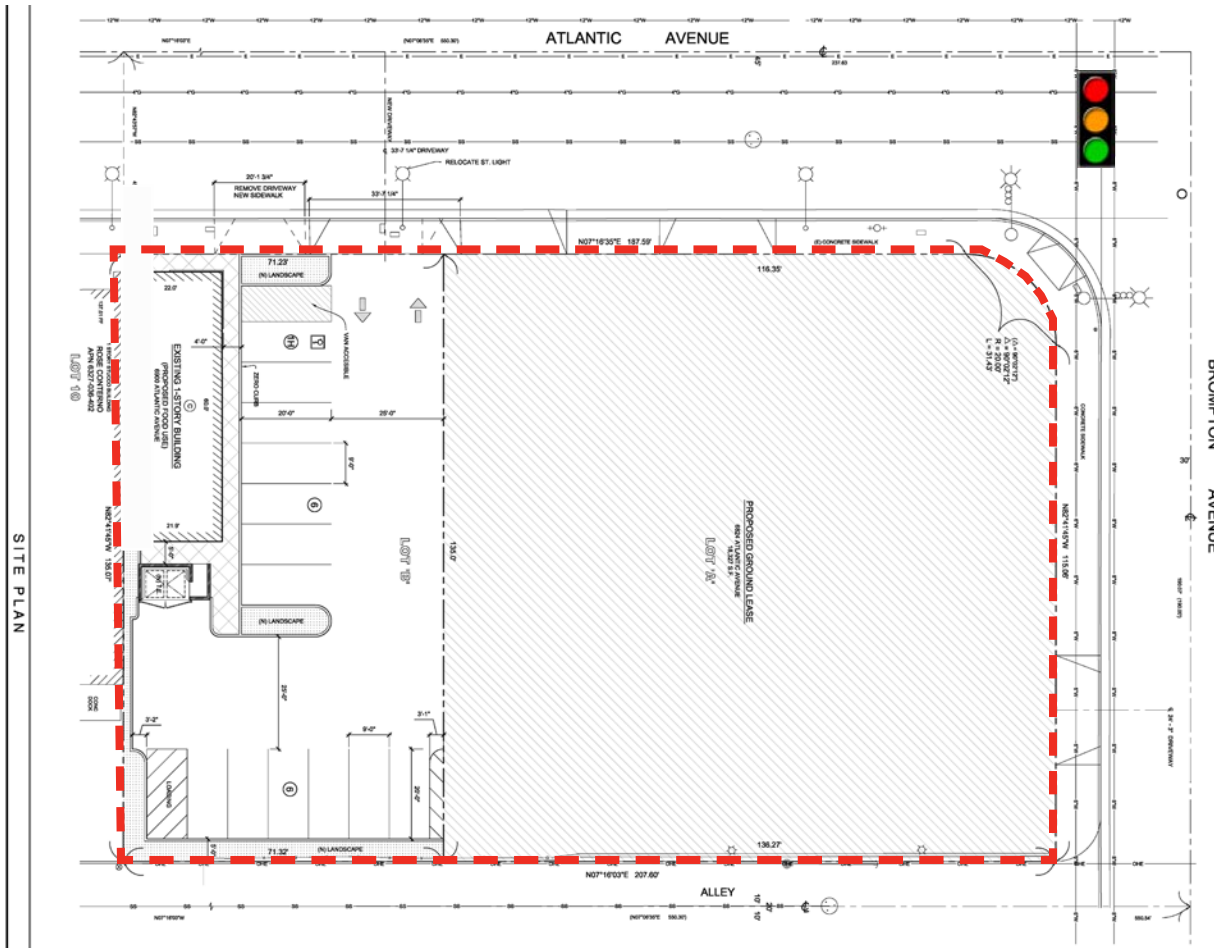
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2018 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	71,343	336,726	975,176
Est. Households:	17,606	82,854	238,280
Est. Hispanic Population:	95%	95.4%	89.4%
Avg. Household Income:	\$51,396	\$56,737	\$58,169
Est. Daytime Population:	28,787	138,181	385,951

Source: Claritas

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FOR LEASE / GROUND LEASE > EXISTING RESTAURANT SPACE

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