

DEVELOPMENT OPPORTUNITY

Address:

6200-32 Atlantic Avenue Bell, CA 90201

Property Size:

144 acres 62,800 SQ. Ft.

Streetside Frontage:

460' Linear Ft. on Atlantic Blvd & 108'
Linear Ft. on Randolph Street.

Zone:

C3R (General Commercial)

Traffic Count:

28,000* CPD on Atlantic Ave



CITY of **BELL**



CITY DEMOGRAPHICS:

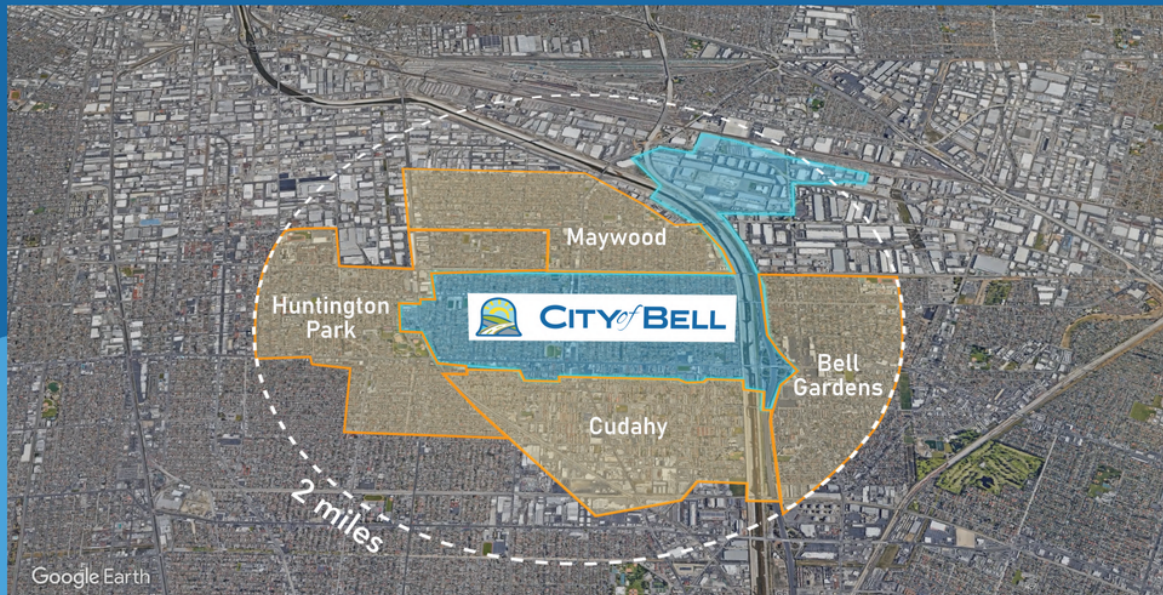
LAND AREA:
2.5 MILES

POPULATION:
35,731

PERSONS UNDER 18 YEARS OF AGE:
32%

HOUSEHOLDS:
9,000

PERSONS PER SQUARE MILE:
14,185



2-MILE TRADE AREA STATISTICS:

POPULATION
DENSITY:
157,973

HOUSEHOLDS:
41,352

DAYTIME
POPULATION:
48,915

RENTERS:
69%

AVERAGE HOUSEHOLD
INCOME:
\$71,000