

4738 Florence Ave



Land - Mid-Cities Submarket
Bell, CA 90201

0.68
AC Lot

29,621
SF Lot

C-3R
Zoning

Not Disclosed
Sale Price

Sale

For Sale Price Not Disclosed
Sale Type Investment Status Active

Land

Type 3 Star Commercial Land
Location Urban
Zoning C-3R

Land AC - Gross 0.68 AC Land SF - Gross 29,621 SF
Topography Level

On Sites Finished lot
Off Sites No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Proposed Use Commercial

Pedestrian Frie... 60 - Moderately friendly
Cycling Friendly 60 - Moderately friendly
Car Friendly 100 - Exceptionally friendly
Transit Friendly 50 - Fairly friendly

Public Transportation

Commuter Rail	Drive	Distance
Commerce (91 Line - Southern California Regio...	9 min	3.8 mi
Montebello/Commerce (Riverside Line - Southe...	11 min	5.4 mi

Airport	Drive	Distance
Long Beach (Daugherty Field)	21 min	14.4 mi
Los Angeles International	27 min	19.4 mi
Bob Hope	35 min	25.5 mi

Property Contacts

Sale Broker Kosmont Realty

Demographics

	1 mile	3 miles
Population	51,178	292,137
Households	13,289	77,009
Median Age	34.20	35.70
Median HH Income	\$57,675	\$66,279
Daytime Employees	9,515	102,233
Population Growth '25 - '30	▼ -2.35%	▼ -2.62%
Household Growth '25 - '30	▼ -2.63%	▼ -2.89%

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
Florence Ave	Heliotrope Ave W	40,011	2025	0.17 mi
Florence Ave	King Ave E	38,758	2025	0.21 mi
Wilcox Ave	Walnut St N	13,116	2025	0.27 mi
Florence Ave	Woodward Ave E	36,936	2018	0.29 mi
Clara St	Wilcox Ave E	9,558	2025	0.30 mi
Wilcox Ave	Beck Ave S	10,520	2025	0.31 mi
Atlantic Ave	Hartle Ave SW	27,012	2025	0.32 mi
Atlantic Ave	Florence Ave S	27,732	2025	0.34 mi
Wilcox Ave	Bell Ave N	14,654	2018	0.37 mi
Florence Ave	Atlantic Ave E	36,137	2025	0.37 mi

Made with TrafficMetrix® Products

Documents

For Sale



Public Record

2025 Assessment

Land \$384,948 \$13.09/SF

Parcels 6226-002-900

Location

Postcode 90201
Submarket Mid-Cities
Submarket Cluster Mid-Cities
Location Type Urban
Market Los Angeles
County Los Angeles
State California
CBSA Los Angeles-Long Beach-Glendale, CA
DMA Los Angeles, CA-NV
Country United States

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	06037C1810F
FIRM ID	06037C
FIRM Panel Number	1810F
FEMA Map Date	Sep 26, 2008

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 19829153



Primary Photo



Plat Map