

6824 Atlantic Ave - Tacos El Unico



Fast Food - Mid-Cities
Submarket
Bell, CA 90201

4,834
SF GLA

0.63
AC Lot

1965
Built

Single
Tenancy

Sale

Sold Price
Date

\$450,000 (\$93.09/SF)
Jan 1993

Cap Rate

3.92%

Building

Type
Location

2 Star Retail Fast Food
Urban

GLA
Stories
Typical Floor
Class
Docks

4,834 SF
1
4,834 SF
C
None

Tenancy
Owner Occup

Single
No

Year Built

1965

CoStar Est. Rent

\$24 - 29/SF (Retail)

Frontage

134' on Atlantic
131' on Brompton Ave

Taxes

\$2.03/SF (2024)

Pedestrian Frie...
Cycling Friendly
Car Friendly
Transit Friendly

70 - Moderately friendly
60 - Moderately friendly
100 - Exceptionally friendly
50 - Fairly friendly

Parking Spaces

Covered - Available

Loan

Origination Am...
Origination Date

\$350,000
1/22/1993

Interest Rate
Multi Properties?

11.25%
No

Land

Land Acres
Bldg FAR

0.63 AC
0.18

Land SF
Dimensions

27,443 SF
135' x 100'

Zoning

C3, Bell

Tenants

Name

Tacos El Unico

SF Occupied

3,000

Source: CoStar Research

Building Amenities

Pylon Sign
Signage

Signalized Intersection

Building Notes

Property Description: FAST FOOD RESTAURANT

Lease Activity

Sign ...
Apr 2...

Leased
4,834 SF

Use
Retail

Rent
-

Services
-

Rent T...
-

Market Conditions

Vacancy Rates

Subject Property
Submarket 1-3 Star
Market Overall

Current
0.0%
5.1%
5.9%

YOY Change
↔
↓ -0.2%
↑ 0.1%

Market Asking Rent Per Area

Subject Property
Submarket 1-3 Star
Market Overall

\$25.51/SF
\$28.32/SF
\$36.88/SF

↓ -2.9%
↓ -0.8%
↓ -0.8%

Submarket Leasing Activity

12 Mo. Leased
Months on Market

957,410 SF
10.9

↑ 11.4%
↑ 0.6 mo

Submarket Sales Activity

12 Mo. Sales Volume
Market Sale Price Per Area

\$299.44M
\$334/SF

Current
Prev Year

\$364.53M
\$341/SF

Property Contacts

Recorded Owner
Primary Leasing

Tlaxcala LLC
Colliers

Demographics

1 mile3 miles

Population
Households
Median Age
Median HH Income
Daytime Employees

58,271
15,301
34.70
\$60,691
8,624

282,706
73,862
35.50
\$65,061
106,895

Population Growth '25 - '30
Household Growth '25 - '30

↓ -2.84%
↓ -3.12%

↓ -2.74%
↓ -3.02%

Traffic

Collection Street

Cross Street

Traffic ...

Last Me...

Distance

Bell Ave
Atlantic Ave
Atlantic Ave
Florence Ave
Florence Ave
Florence Ave
Florence Ave
Gage Ave
Gage Ave
Otis Ave

Pine Ave E
Florence Ave S
Gage Ave N
Woodward Ave E
Atlantic Ave E
King Ave E
Pine Ave E
Woodward Ave E
Clarkson Ave E
Brompton Ave S

6,041
27,732
27,434
36,936
36,137
38,758
33,733
28,700
24,264
5,382

2025
2025
2025
2018
2025
2025
2018
2025
2025
2025

0.17 mi
0.18 mi
0.22 mi
0.23 mi
0.23 mi
0.25 mi
0.26 mi
0.31 mi
0.33 mi
0.35 mi

Public Transportation

Commuter Rail	Drive	Distance
Commerce (91 Line - Southern California Regio...	10 min	4.3 mi
Montebello/Commerce (Riverside Line - Southe...	12 min	5.9 mi

Airport	Drive	Distance
Long Beach (Daugherty Field)	23 min	15.0 mi
Los Angeles International	27 min	17.5 mi
Bob Hope	35 min	24.2 mi

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

Public Record

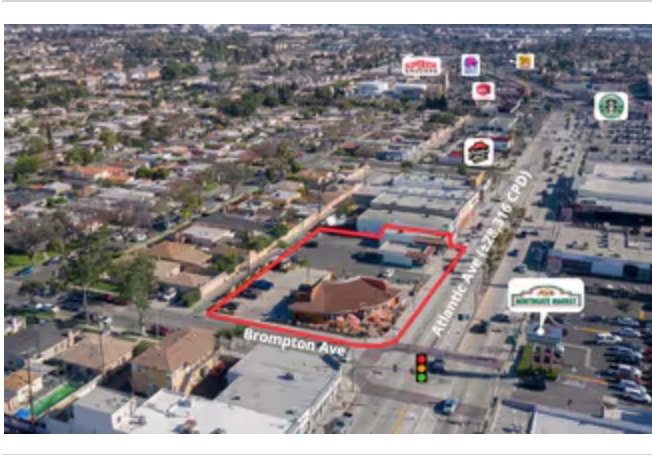
2025 Assessment			
Improvements	\$409,138	\$31.73/SF	
Land	\$370,994	\$28.77/SF	
Total Value	\$780,132	\$60.50/SF	173% of last sale
Parcels	6326-036-401		

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: 4023606



Primary Photo



Building Photo



Building Photo