

FOR LEASE

STRONG TIE CENTER

4249 - 4265 E. Florence Avenue, Bell, CA 90201

7,461 SQ. FT. on a 25,392 SQ. FT. Lot



Retail Availability & Lease Rates:

- > Lease Rate: \$2.75 PSF + 0.57¢ NNN
 - Unit 4,251 - 1,212 SF
 - Unit 4,253 - 1,077 SF - **LEASED**
 - Unit 4,261 - 998 SF - **LEASED**
- > ±7,461 SF of Newly Remodeled Center
- > 30 Parking Spaces - ±4.07/1,000
- > High Density, High Visibility, High Traffic Location / 41,053 CPD
- > Close to Local Transit and 710 Freeway

2023 Demographics:	1-Mile	3-Mile	5-Mile
Population:	59,473	268,024	622,958
Median Household Income:	\$54,236	\$51,454	\$51,847
Average Household Income:	\$71,394	\$67,618	\$69,361

Join Our Existing Tenants



Area Retailers:



Armando Aguirre
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Sheretta Morris
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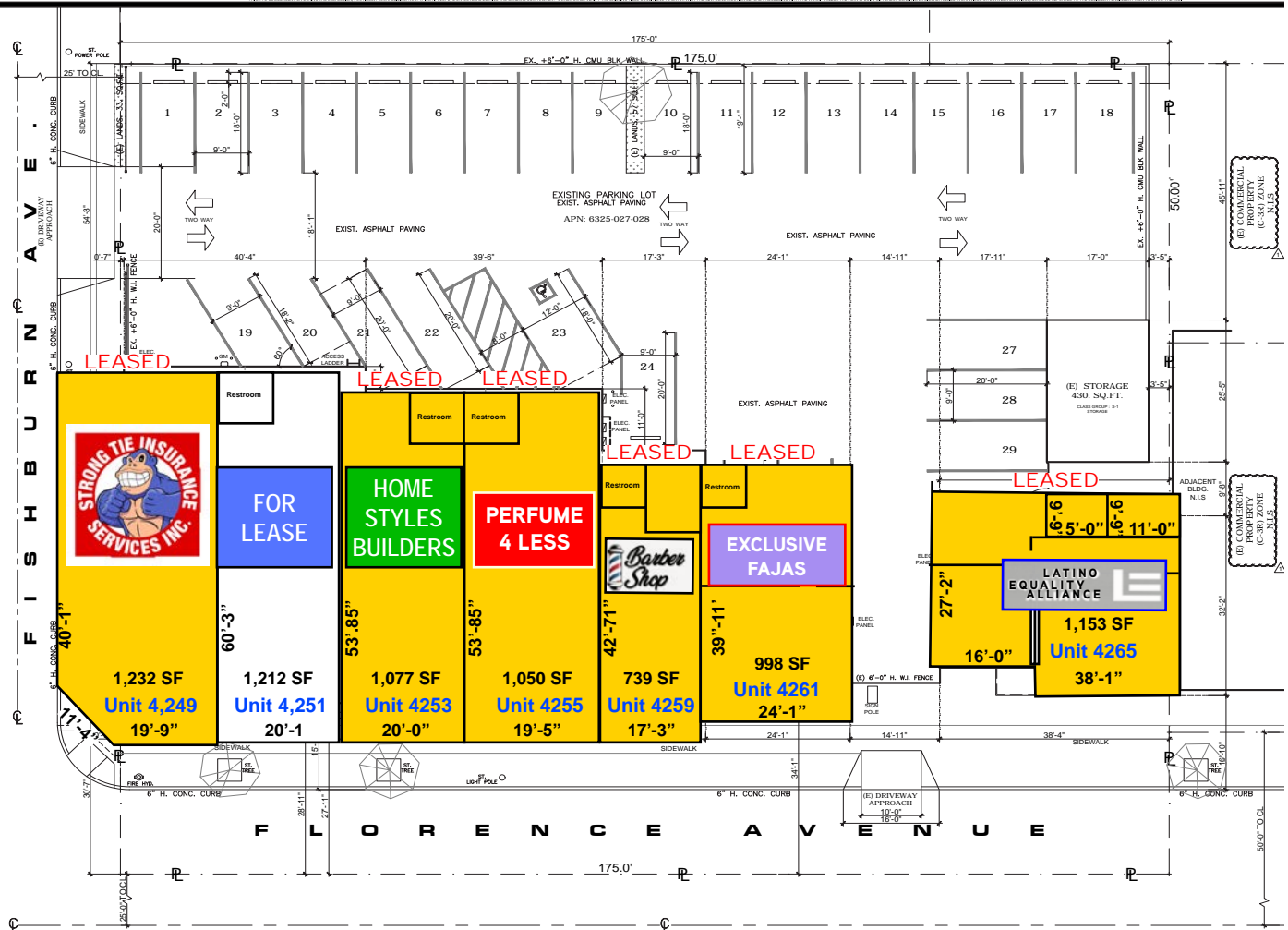
7,461 SQ. FT. on a 25,392 SQ. FT. Lot



Site Plan

Unit	Size
4,249	1,232 Sq. Ft. - Strong Tie Insurance
4,251	1,212 Sq. Ft. - AVAILABLE - For Lease
4,253	1,077 Sq. Ft. - Home Styles Builders
4,255	1,050 Sq. Ft. - Perfume 4 Less
4,259	739 Sq. Ft. - BARBER SHOP
4,261	998 Sq. Ft. - Exclusive Fajas
4,265	1,153 Sq. Ft. - LEA Services

- Available
- Pending
- Leased



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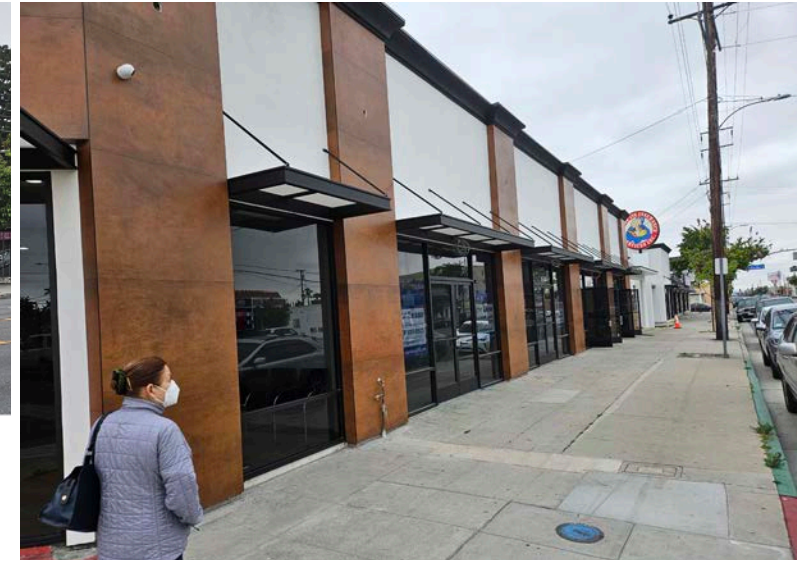
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Street Parking



2- UNITS LEFT!



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1,212 SF
Unit 4,251



LEASED

1,077 SF
Unit 4253



LEASED

998 SF
Unit 4261

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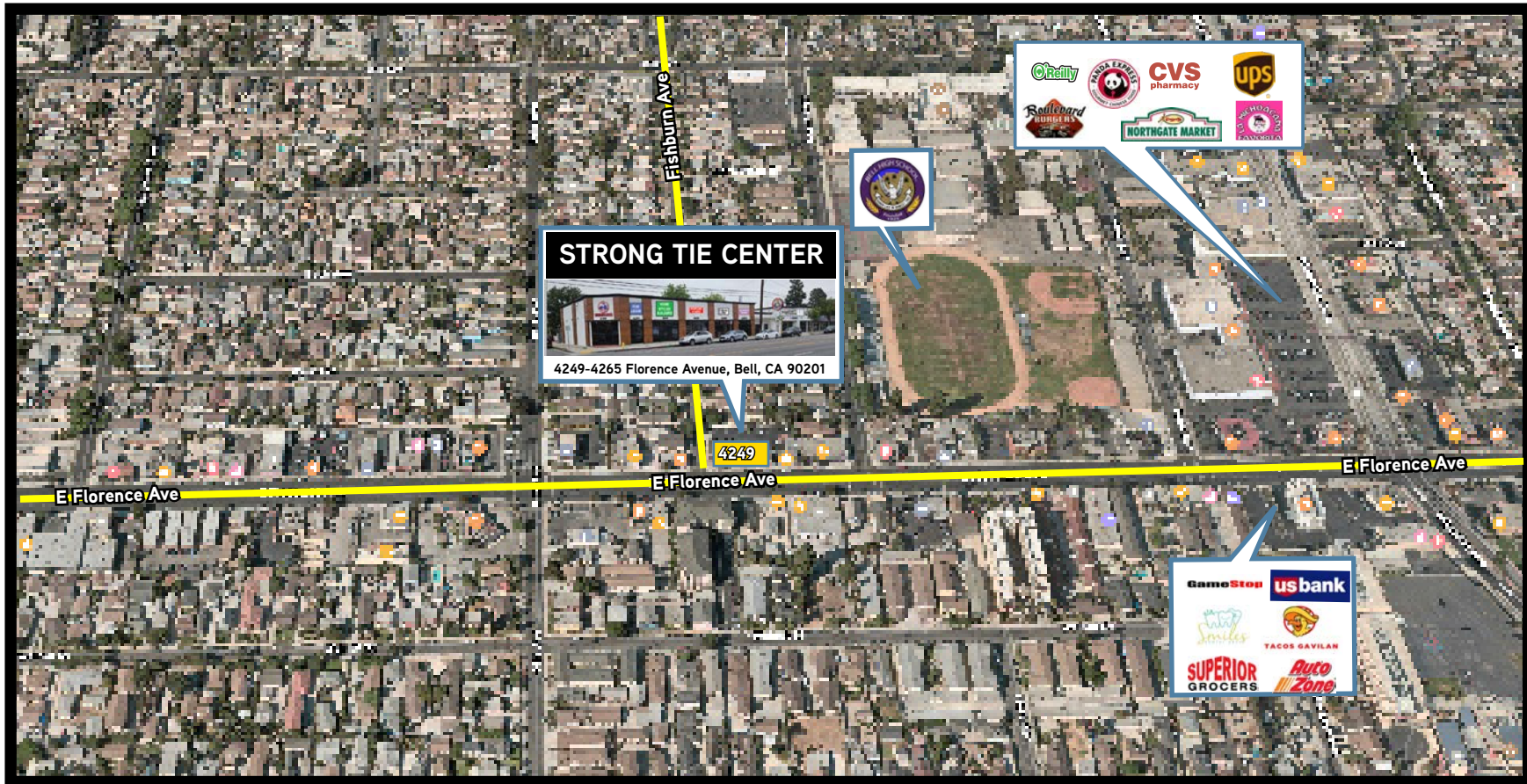
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Aerials



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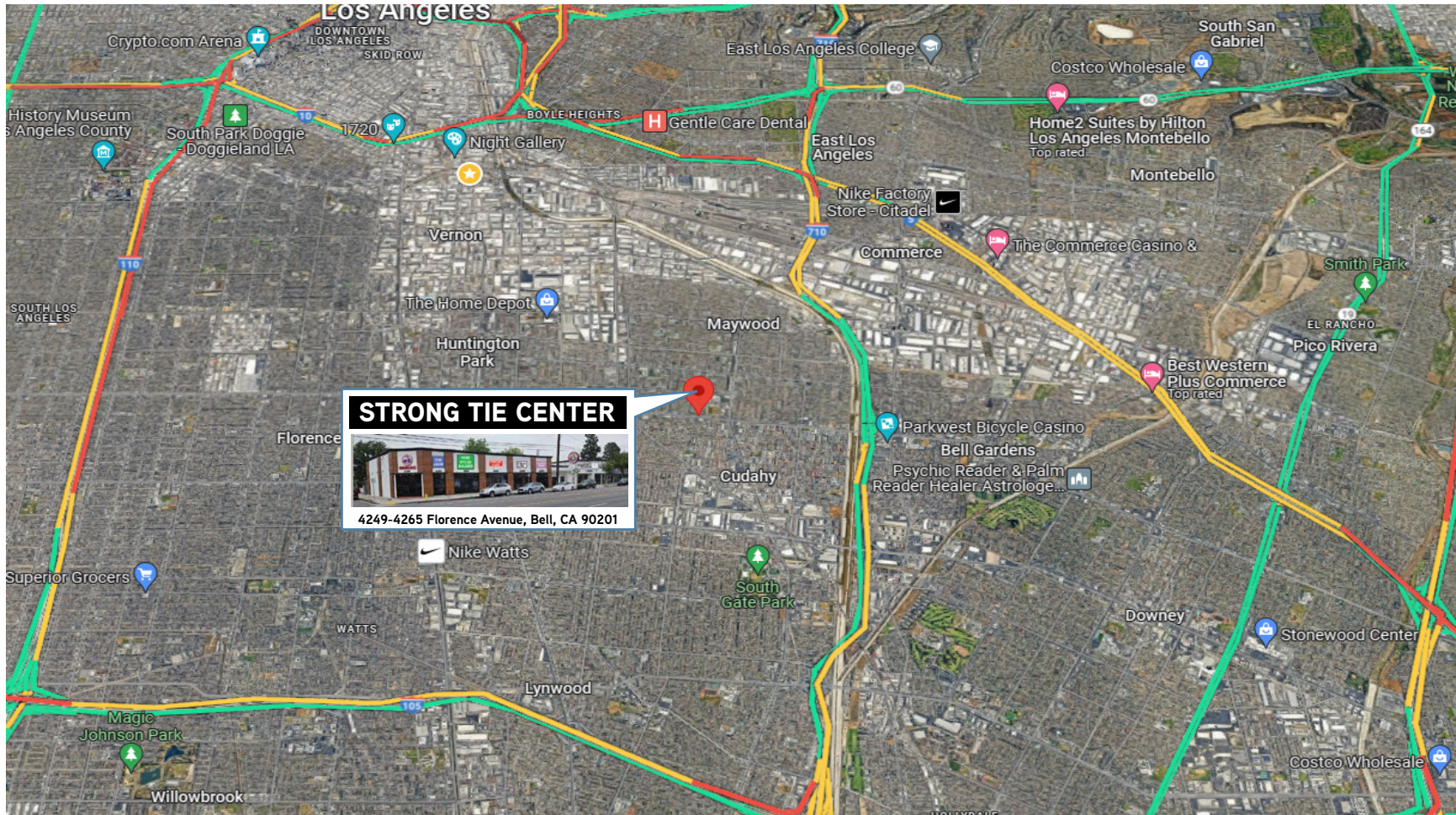
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Freeway Aerial Map



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Executive Summary

4249 Florence Ave, Bell, California, 90201
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 33.97100
Longitude: -118.19246

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	62,515	282,131	626,981
2020 Population	59,800	269,696	628,348
2022 Population	59,473	268,024	622,958
2027 Population	57,909	260,996	606,506
2010-2020 Annual Rate	-0.44%	-0.45%	0.02%
2020-2022 Annual Rate	-0.24%	-0.28%	-0.38%
2022-2027 Annual Rate	-0.53%	-0.53%	-0.53%
2022 Male Population	50.3%	50.0%	49.8%
2022 Female Population	49.7%	50.0%	50.2%
2022 Median Age	29.8	29.7	29.5

In the identified area, the current year population is 622,958. In 2020, the Census count in the area was 628,348. The rate of change since 2020 was -0.38% annually. The five-year projection for the population in the area is 606,506 representing a change of -0.53% annually from 2022 to 2027. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 29.5, compared to U.S. median age of 38.9.

Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2022 White Alone	16.1%	13.8%	13.2%
2022 Black Alone	0.6%	1.8%	9.2%
2022 American Indian/Alaska Native Alone	3.0%	3.2%	2.9%
2022 Asian Alone	0.7%	0.8%	1.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	58.6%	59.7%	55.2%
2022 Two or More Races	20.8%	20.7%	17.7%
2022 Hispanic Origin (Any Race)	94.9%	94.9%	84.9%

Persons of Hispanic origin represent 84.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2022 Wealth Index	41	44	48
2010 Households	15,436	67,743	151,281
2020 Households	15,954	70,243	160,660
2022 Households	15,904	70,004	159,978
2027 Households	15,558	68,453	156,631
2010-2020 Annual Rate	0.33%	0.36%	0.60%
2020-2022 Annual Rate	-0.14%	-0.15%	-0.19%
2022-2027 Annual Rate	-0.44%	-0.45%	-0.42%
2022 Average Household Size	3.73	3.80	3.84

The household count in this area has changed from 160,660 in 2020 to 159,978 in the current year, a change of -0.19% annually. The five-year projection of households is 156,631, a change of -0.42% annually from the current year total. Average household size is currently 3.84, compared to 3.86 in the year 2020. The number of families in the current year is 133,042 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	49.5%	48.2%	51.0%
Median Household Income			
2022 Median Household Income	\$55,263	\$55,102	\$55,290
2027 Median Household Income	\$65,637	\$65,617	\$67,343
2022-2027 Annual Rate	3.50%	3.55%	4.02%
Average Household Income			
2022 Average Household Income	\$72,483	\$73,098	\$75,143
2027 Average Household Income	\$87,069	\$87,672	\$90,785
2022-2027 Annual Rate	3.74%	3.70%	3.85%
Per Capita Income			
2022 Per Capita Income	\$19,366	\$19,092	\$19,350
2027 Per Capita Income	\$23,374	\$22,991	\$23,510
2022-2027 Annual Rate	3.83%	3.79%	3.97%

Current median household income is \$55,290 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,343 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$75,143 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$90,785 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$19,350 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$23,510 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	48	50	48
2010 Total Housing Units	15,940	70,363	160,197
2010 Owner Occupied Housing Units	4,711	23,421	59,671
2010 Renter Occupied Housing Units	10,724	44,322	91,609
2010 Vacant Housing Units	504	2,620	8,916
2020 Total Housing Units	16,282	71,929	165,524
2020 Vacant Housing Units	328	1,686	4,864
2022 Total Housing Units	16,263	71,857	165,356
2022 Owner Occupied Housing Units	4,864	23,890	61,588
2022 Renter Occupied Housing Units	11,040	46,115	98,390
2022 Vacant Housing Units	359	1,853	5,378
2027 Total Housing Units	16,311	71,975	166,040
2027 Owner Occupied Housing Units	4,881	23,725	60,724
2027 Renter Occupied Housing Units	10,677	44,728	95,907
2027 Vacant Housing Units	753	3,522	9,409

Currently, 37.2% of the 165,356 housing units in the area are owner occupied; 59.5% are renter occupied; and 3.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 165,524 housing units in the area and 2.9% vacant housing units. The annual rate of change in housing units since 2020 is -0.05%. Median home value in the area is \$534,669, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.39% annually to \$631,786.

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