

LEWIS RETAIL CENTERS

NOW LEASING

Bell Retail

52,000 SF Retail Center

Florence Ave. & Walker Ave., Bell, CA





Project Overview

52,000 SF retail center with excellent visibility and access at Florence Avenue and Walker Avenue. Prime location with 52,000 cars per day on Florence Ave. and 216,235 CPD on the 710 Freeway

- Diverse leasing opportunities including anchor, junior anchor, pad, hotel, and shop space
- Multiple entry and exit points on Florence Avenue
- High-density infill site with strong demographics and limited competition

Prime Location, Excellent Market Access



Retail Opportunity

Underserved market with \$115,971 average household income within 1-mile radius.

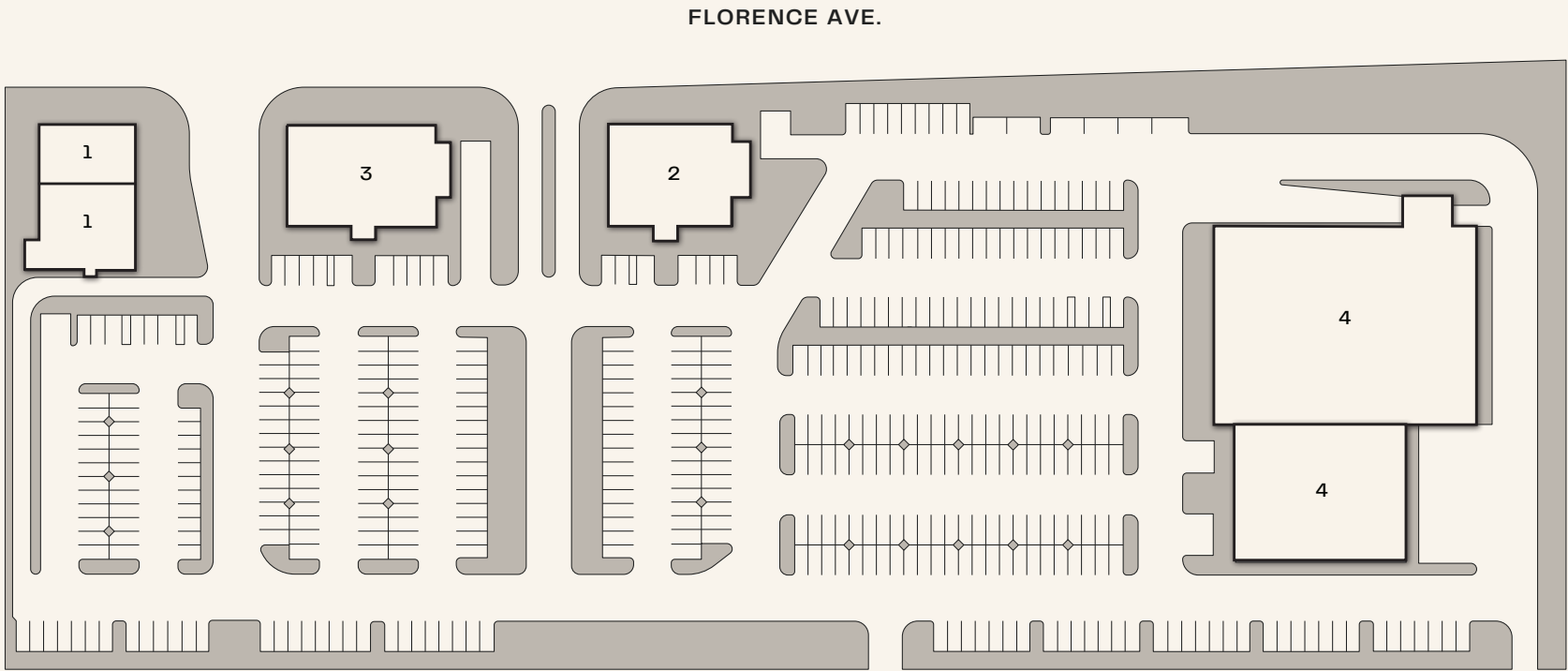
Traffic Counts

Florence Ave: 52,000 CPD
710 Freeway: 216,235 CPD

Demographics	1 Mile	3 Miles	5 miles
2024 Population	9,645	58,632	209,655
2024 Households	3,674	21,999	68,770
2024 Avg. HH Income	\$115,971	\$111,910	\$106,402

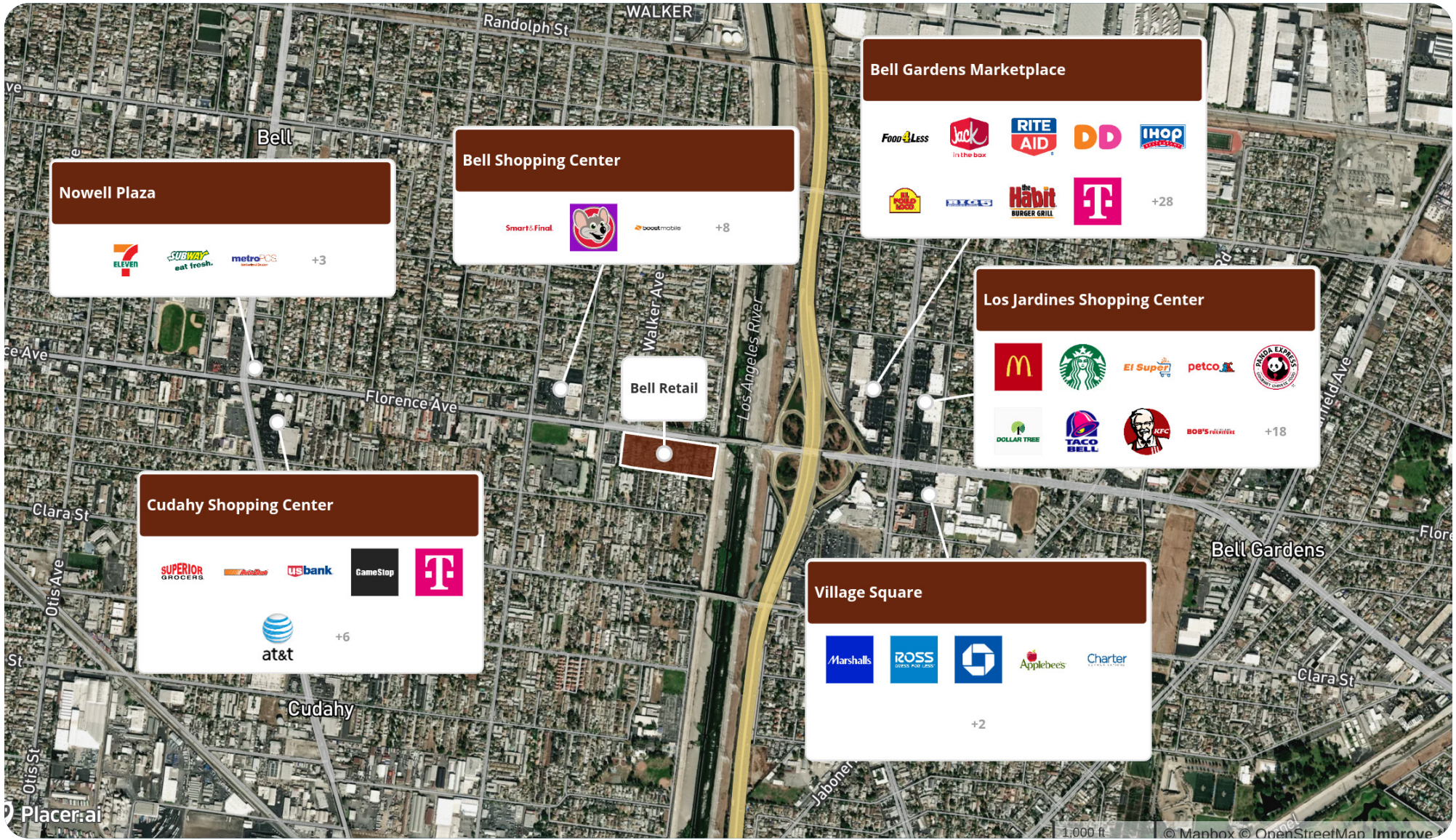
Source: Sites USA 2024

Site Plan



- 1 AVAILABLE - 6,000 SF
- 2 AVAILABLE - 6,000 SF
- 3 AVAILABLE - 4,500 SF
- 4 AVAILABLE - 10-25K SF

Trade Area



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New development.
Pre-leasing underway.

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