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*Source: Greatschools.org

Property Highlights

AVAILABLE:

- ± 2,352 Sq Ft cubicles, back warehouse, meeting room
- ~~± 1,141 Sq Ft LEASED~~
- ± 690 Sq Ft

Across from Elementary School, Popeye's Chicken
Access on Florence Ave. and Crafton Ave. 55,515 Cars/Day*
Close proximity to the Florence Ave. On/Off Ramp of 710 Fwy
Pylon Sign

*2020 Florence Ave. Inrix Traffic Count Estimate

2025 Est.*	1 Mile	2 Mile	3 Mile
Population	51,913	144,714	287,777
Family Households	11,463	32,250	65,062
Households	13,580	38,640	78,901
Avg. HH Income	\$72,119	\$75,735	\$85,220
Avg. HH Size	3.80	3.73	3.63

*Source: Claritas

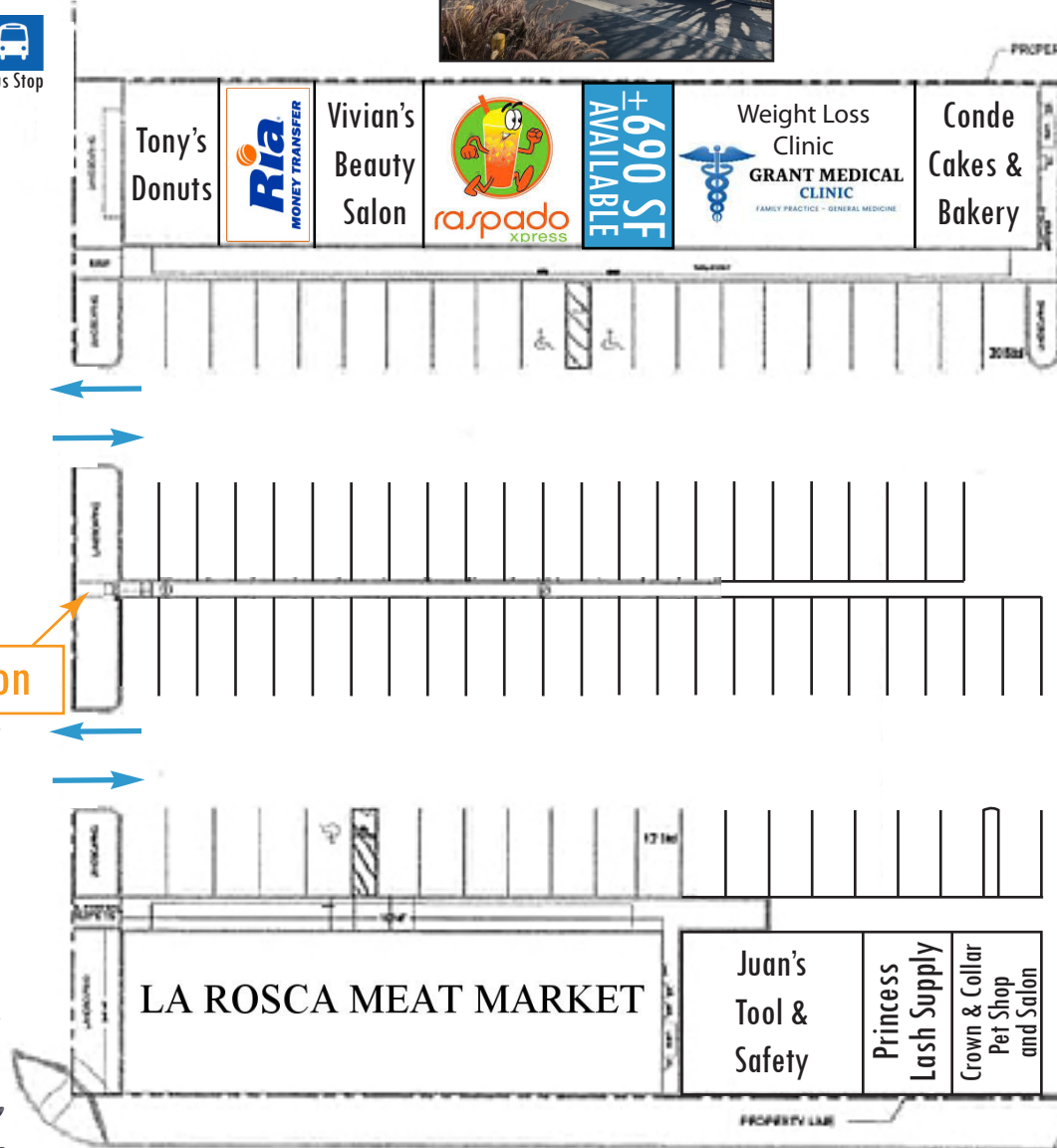


Bus Stop

Florence Ave.

55,515 Cars/Day
(2020 Inrix Traffic Count Estimate)

Pylon



Site plan not to scale

Crafton Ave.

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