

OFFERING MEMORANDUM

**9614-9620 Alondra Blvd,
Bellflower, CA 90706**

±6,948 SF Gross Leasable Area
±14,012 SF Land



NOËL AGUIRRE

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ABOUT BELLFLOWER, CA

Bellflower, California is a strategically located city in southeast Los Angeles County, offering a dynamic blend of accessibility, dense population, and established commercial infrastructure. Encompassing 6.2 square miles, Bellflower benefits from proximity to major freeways including the 605, 91, and 105, making it a key hub for regional commerce and logistics. With a Walk Score of 83 and daily traffic volumes exceeding 20,000 vehicles along Alondra Boulevard, the city provides excellent visibility and foot traffic for retail and service-based businesses. Once known for its agricultural roots, Bellflower has evolved into a densely populated urban community, ranking as one of the most compact cities in California with over 75,000 residents. The area continues to attract commercial investment due to its high consumer demand, diverse demographic base, and strong municipal support for small business growth and redevelopment initiatives.



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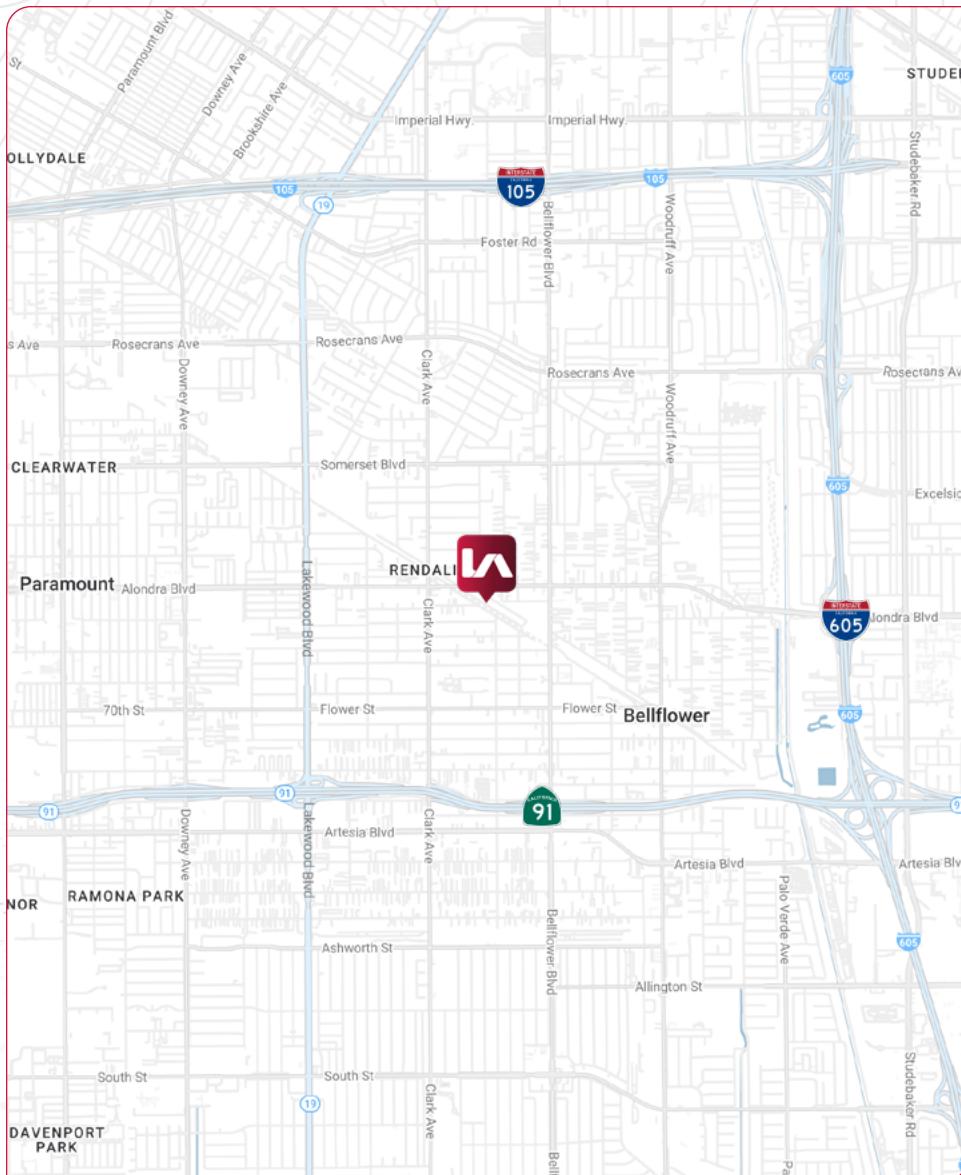
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Lee & Associates is proud to present a rare opportunity to acquire a versatile freestanding property located at 9614-9620 Alondra Blvd in the highly accessible Mid-Cities submarket of Bellflower, CA. Situated on a $\pm 14,012$ SF lot with $\pm 6,948$ SF of gross leasable area, this property offers a unique blend of retail, office, and industrial functionality, making it ideal for owner-users or investors seeking flexibility across multiple asset classes.

Constructed in 1923 and expanded in 1987 with durable masonry construction, the two-story structure at 9620 Alondra provides a variety of layout options. The site includes 25 surface parking spaces (3.57/1,000 SF), with over 100 feet of prime frontage along heavily traveled Alondra Boulevard, which sees more than 20,000 vehicles per day. Zoned CG and boasting a high walkability score of 83, the property is well-positioned in an established commercial corridor, offering excellent visibility and ease of access for customers and employees alike.

This is a compelling opportunity to secure a strategically located and adaptable commercial asset in one of Southeast LA's most connected and active trade areas.

OFFERING SUMMARY

Building Size	$\pm 6,948$ SF Gross Leasable Area
Property Type	Freestanding Retail, Office, and Industrial
Sale Price	\$2,500,000.00
Lot Size	$\pm 14,012$ SF
Year Built	1923/1987
Construction Type	Masonry
Stories	2 (9620 Alondra)
Parking	25 Surface Spaces (Ratio: 3.57 per 1,000 SF)
Zoning	C-G (Click Here to Learn More)

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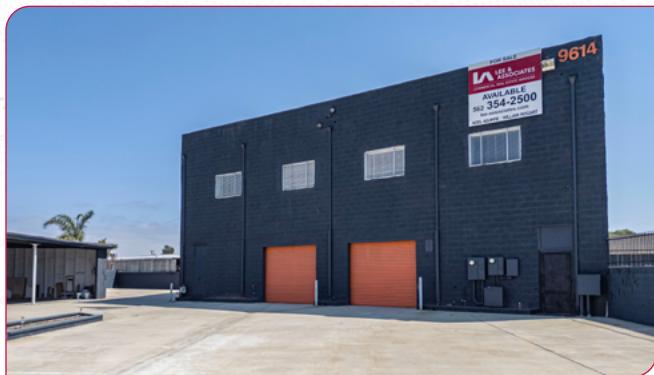
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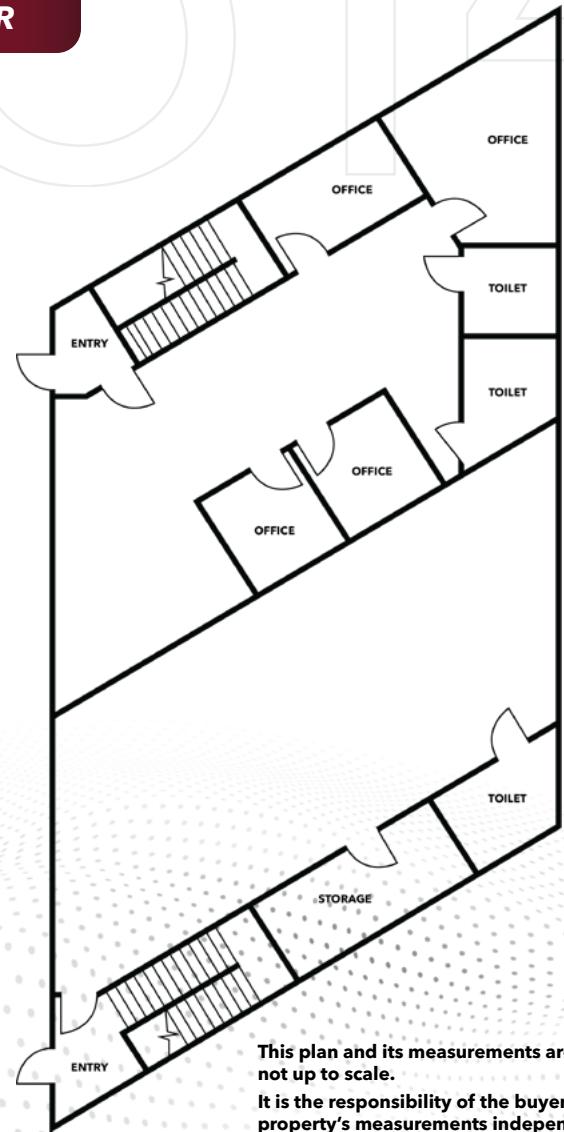
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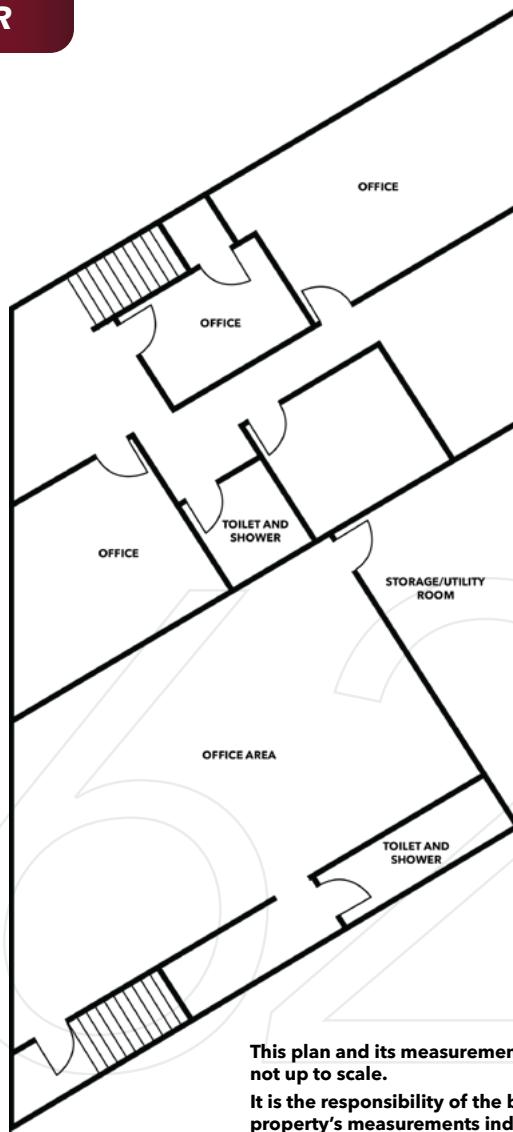


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1ST FLOOR

This plan and its measurements are approximate and not up to scale.

It is the responsibility of the buyer/lessor to verify the property's measurements independently.

2ND FLOOR

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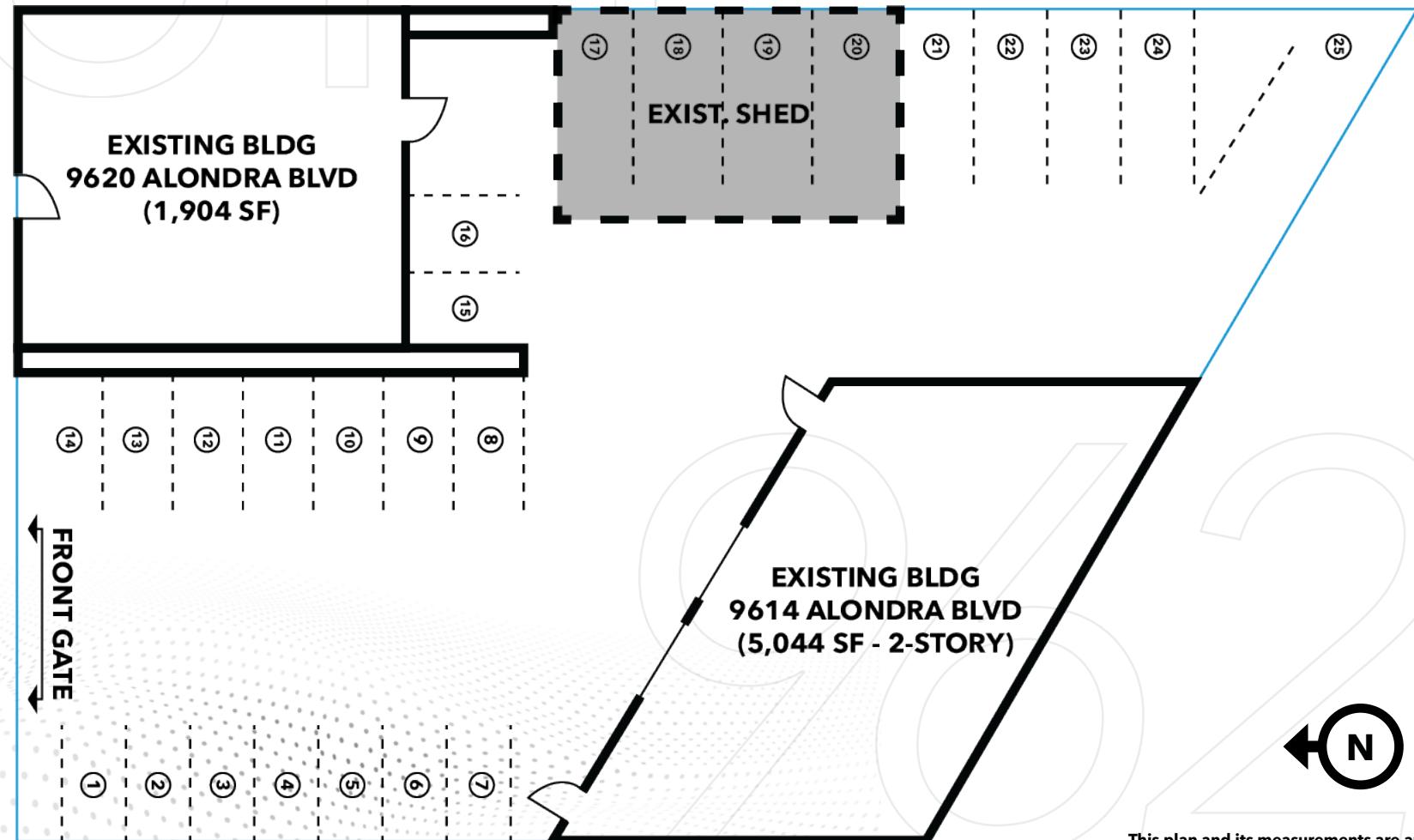
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