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CBM1.COM BROKERAGE

INVESTMENTS



PROPERTY SUMMARY

±15,000 SF PAD | APPROVED ±785 SF DRIVE-THRU BUILDING 17320 BELLFLOWER BLVD, BELLFLOWER, CA 90706 BROCHURE | PAGE 2



Flower St Flower St Flower St Belliflower Artesia Blvd Artesia Blvd Palo Verida e A Map data ©2025 Google

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PROPERTY DESCRIPTION

Presenting a rare ground-up development opportunity for a brand-new drive-thru restaurant or coffee concept. The site is approved by the City of Bellflower for a freestanding building with a dedicated drive-thru lane, walk-up ordering window, and outdoor seating area.

With flexible deal structures available—Ground Lease, Build-to-Suit, or Reverse Build-to-Suit—this pad is ready for a tenant to make their mark in a prime infill corridor. The project is positioned as a high-visibility, freeway-adjacent site offering superior access and branding potential for regional or national operators.

This opportunity is ideally suited for coffee, QSR, juice, dessert, or other fast-casual drive-thru users looking to secure a high-traffic location in the dense Southeast Los Angeles trade area.

LOCATION DESCRIPTION

Strategically located at the intersection of Bellflower Blvd & Artesia Blvd, the site benefits from direct visibility and access to SR-91 (Artesia Freeway), one of Southern California's busiest commuter routes.

The property sits immediately adjacent to a high-performing Golden Corral and near other regional draws, including EVgo electric vehicle charging stations directly behind the parcel, which generate consistent consumer traffic. Surrounding retailers and restaurants contribute to an established retail and dining corridor, while nearby residential neighborhoods and schools create strong daily demand.

Bellflower, CA is a thriving Southeast LA County city with a growing population of over 77,000 residents within city limits and over 250,000 people within a 3-mile radius. The corridor is heavily traveled by commuters, with daily traffic counts along Artesia Blvd and Bellflower Blvd exceeding 70,000 cars per day. This location offers unmatched exposure to a dense customer base, with the added advantage of freeway proximity, synergy with neighboring national tenants, and an entitlement package already in place.



FEATURES & AMENITIES

±15,000 SF PAD | APPROVED ±785 SF DRIVE-THRU BUILDING 17320 BELLFLOWER BLVD, BELLFLOWER, CA 90706 BROCHURE | PAGE 3



FEATURES & AMENITIES

- Pad Size: ±15,000 SF
- Freeway Visible Signage Opportunity
- Flexible Structures: Ground Lease, Build-to-Suit, Reverse Build-to-Suit
- Drive-Thru + Walk-Up Window + Outdoor Dining
- Utilities Stubbed and Ready for Connection
- Prime Infill Location Adjacent to Golden Corral
- EVgo Charging Station at Rear of Parcel
- High Traffic Counts: ±70,000 CPD (Bellflower Blvd/Artesia Blvd + 91 Freeway)
- Dense Population Base: ±250,000 people in 3 miles

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,414	83,014	206,519
Total Population	39,964	271,588	679,437
Average HH Income	\$94,790	\$112,116	\$114,316

NEIGHBORING RETAILERS





EXCLUSIVELY REPRESENTED BY

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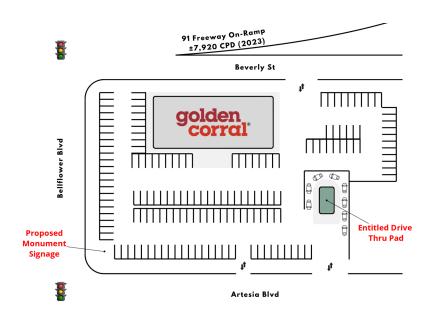
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AVAILABILITY

±15,000 SF PAD | APPROVED ±785 SF DRIVE-THRU BUILDING 17320 BELLFLOWER BLVD, BELLFLOWER, CA 90706 BROCHURE | PAGE 4



LEASE INFORMATION

Lease Type:	Ground Lease / BTS / Reverse BTS	Lease Term:	Negotiable
Total Land:	15,000 SF	Lease Rate:	Negotiable

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1	AVAILABLE SPACES								
	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION			
	Entitled Drive Thru Pad	Available	15,000 SF	Ground Lease	Negotiable	Brand new drive-thru building opportunity on a ±15,000 SF pad entitled by the City of Bellflower. Features a dedicated drive-thru lane, walk-up window, and outdoor seating. Flexible deal structures available (Ground Lease, Build-to-Suit, Reverse Build-to-Suit). Prime location adjacent to Golden Corral with excellent visibility from the 91 Freeway and strong surrounding retail/residential demand.			

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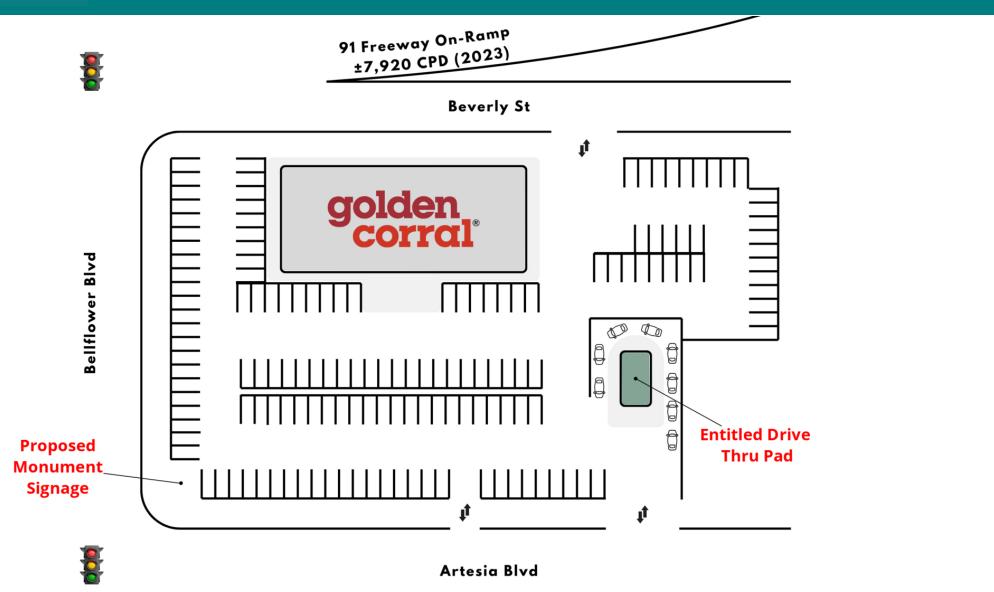
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SITE PLAN

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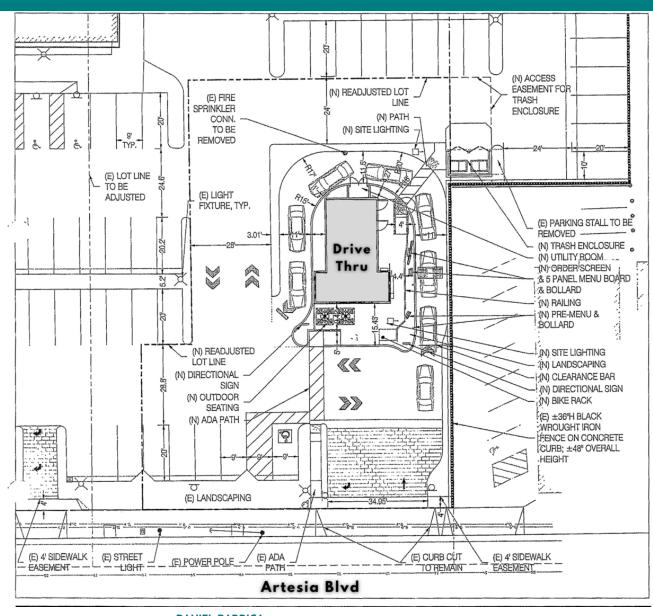
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DETAILED SITE PLAN

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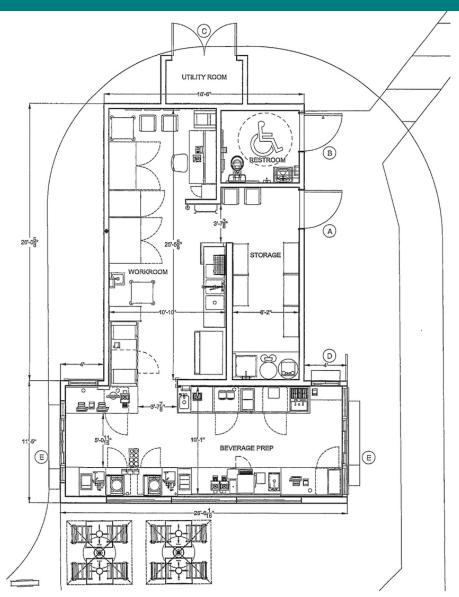
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FLOOR PLAN

±15,000 SF PAD | APPROVED ±785 SF DRIVE-THRU BUILDING 17320 BELLFLOWER BLVD, BELLFLOWER, CA 90706 BROCHURE | PAGE 7



EXTERIOR DOOR SCHEDULE - "D"									
KEY	COUNT	DESCRIPTION	COMMENTS	Assembly Code	Assembly Description	Width	Hulpht	Thickness	Hardwar Set
A	1	DOOR-GINGLE FLUSH-42IN	BACK OF HOUSE EXIT DOOR	B2030210	Exterior Solid Doors - Alanisum	1-6,	7-0	2*	12
В	1	DOOR - EINGLE FLUSH - 42IN	EXTERIOR RESTROOM COOR	82030210	Exterior Solid Doors - Alaninsm	1-6.	7-0	2	7
С	1	DOOR - DOUBLE PLUSH - 36IN	UTILITY ENCLOSURE	82030230	Exterior Solid Doors - Wood	1-0,	7-0	2"	7

KEY	COUNT	DESCRIPTION	CONNENTS
D	1	WINDOW - DT WITH TRANSOM - SOCICISTICSEM	1° CUEAR INSULATED GLASS MINER READY-ACCESS, MODEL * 131 PARTING SUIDING WINDOW W ATTACHED SPUT TRANSOM WITH AA100 FLY PAR
E	2	WINDOW - DT WITH TRANSOM - 1205X1810MM	1° CLEAR INSULATED GLASS MYER READY-ACCESS, MODEL * 131 BI-PARTING SLIDING WINDOW W/ ATTACHED SPLIT TRANSOM WITH AA100 FLY FAN

AFETY GLAZING NOTES

1. BUT PARE OF ALE & DEVINED BY A MAINTENE WAY ACCOUNT.

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MAINTENE OF A MAINTENE COUNTRY OF A MAINTENE COULTRY

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HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY

GLAZING, GUZZING IN CHOOSE.

AL SWING DOORS.

B. FIXED AND SCIUNCI PANELS OF SCIUNCI AND ENFOLD GLOSE DOOR ASSEMBLIES.

C. STORM DODRS.

D. UNFRAMED SWINGING DOORS.

DOCRS, AND ENCLOSURES FOR HOT YUBS, WHIRLPOOLS IUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS,

FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE HIS NEAREST EXPOSED BODE OF THE BLAZING IS WITH A ICHES ARG OF EITHER VERTICAL EDGE OF THE DOOR HY A COSEP POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF HIS CLUZING IS LESS THAN 90 INCHES ABOVE THE VIALUING UNIFACE.

E AND E WHICH RESTET ALL OF THE FOLLOWING CONCINIONS:

L EXPOSE DASK OF ANINOMOUAL PAME GREATER THAN S

SOLARE FIELT

E EXPOSED BOTTOM EDGE LESS THAN S6 INCHES ABOVE THE

RLOOP

ELOPOSED TO PEODE GREATER THAN S6 INCHES ABOVE THE

SE EXPOSED TO PEODE GREATER THAN S6 INCHES ABOVE THE

FLOOR.

M. ONE OR MORE WALKING SURFACES WITHIN OF INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

L WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR
SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING

CONDITIONS ARE PRESENT:
LITTLE BOTTOM BODG OF THIS GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SUPERACE ON THE FOOL OR 5PA SIDE OF THE GLAZING.
E THE GLAZING IS WITHIN 50 INCHES OF A SWEMMING POOL OR SPA VIALENTS EDGE.

INCHES HOREONTALLY OF A WALKING SURFACE O IS LESS THAN 40 INCHES ABOVE THE PLANE OF TH WALKING SURFACE.

K. ADJACENT TO STAIRWAYS WITHIN 40 INCHES HORIZONTALL OF THE EOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WITH THE EXPOSED SURFACE OF THE GLASS IS LESS THAIN: INICHES AUGUST THE NOSE OF THE TREAD.

DOOR NOTES

ITTOM 10" OF ALL BOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMODTH. RUPTED SURFACE, RCK PLATE. (CBC 118-404,2:10).

2. ALL EXITS TO SEREADILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, (SEC 1003.13)

3, DODRS GERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP OCCUPANTY SHALL NOT BE DROWNED WITH A LATCH OB LOCK LINE ESS. IT IS BANCO MARRIAGE

4. KBY LOCKING HARDWARE IS PERWITTED ON THE MAIN EXIT ONLY PROVIDED THAT A SIGN IS INSTALLED ABOUT THE DOOR STATING. THIS DOOR TO REMAIN LINCOKED WHAT BUILDING IS OCCUPIED. SIGNING ENALL WEET ALL CODE REQUIREMENTS, INCLUDING BUT NOT LINTED TO TO

OCCUPIED: SIGNAGE BAILL MEET ALL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO 1"
HACH LETTERS ON A CONTRASTRIOS BACKGROUND, IF THIS OPPINIOS IS REQUIREMENTS, INCLUDING
BUT NOT LIMITED TO: 1" MIGH LETTERS ON A CONTRASTING BACKGROUND, IF THIS OPPINI IS
NOICATES IT IS "LOCKED" OR "UNLOCKED", (250 1008 1 9.2).

6. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL

A. INTERIOR HINGED DOORS AND GATES: 6 POUNDS (22.2% MAXIMUM. (CBC 118-404.2.9) B. EXTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2% MAXIMUM. (CBC 118-404.2.9)

BHALL COMPLY WITH RECTION 118-0024. OPERABLE PARTS OF SUCH HADDWARE SHALL BE WITHOUTERED BY THE COMPLY OF THE PRINCIPLE OF TH

0, REFER TO ENVELOPE FORMS ON SHEETS ENV-2001 AND ENV-202 FOR REQLIRED SHGC & U-FACTOR VALUE FOR WINDOWS & STOREFRONT DOORS.

DOOR HARDWARE

ETT	RESTROOM			
OTY	PART 4 DORNASSIG FALTSSI GUS4 ROC473 ROCUIS2 STAFESITS NGP13717 PEM18062	PART DOTAL ODD R CLOSER 696 A FROP AL DORMA DATE OF PERMOY LEVERED TO 20 - 8 SET OUANTUM DESIGN FALCON PERMOY LEVERED TO 20 - 8 SET OUANTUM DESIGN FALCON CONSUMERATE OF X SET - NITERIOR SIDE ONLY STAMELY DORMATE OF X SET - NITERIOR SIDE ONLY STAMELY DORMATE OF X SET - NITERIOR SIDE ONLY STAMELY DORMATICAL STAP IT DIX X SET PERMO DODG GREET DE		
SUT12	EXTERIOR SERVICE DOOR			
QTY	PARY > DORMADUS FALA1000	PART DETAIL DOOR CLOSER BOIG AFBOR AL DORMA FALCON 7 PIN CORE COMBINATED "A" KEYWAY 608 FINISHI-E		

NOMB DOOR BY, DIBDO, SLIVER, DIS G KEPTOTTO NOP WEATHER STEP 17 SE" X8" KEMINDE PERMS DOOR SWEEP 31" ROCKISCO ROCKPLATE 16" X34"

STAFBBISINER STANLEY DOOR HINGE 4.5" X 4.5" N.R.P.

RET 23 ROOF TOWER ACCESS DOOR

QTY PART * PART DETA 1 PAIR BUTT HING

PART DETAIL BUTT HINGES WEATHER STRIPPING DEADBOLT - KEYED TO STOREFRONT LI

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INVESTMENTS

ADDITIONAL PHOTOS

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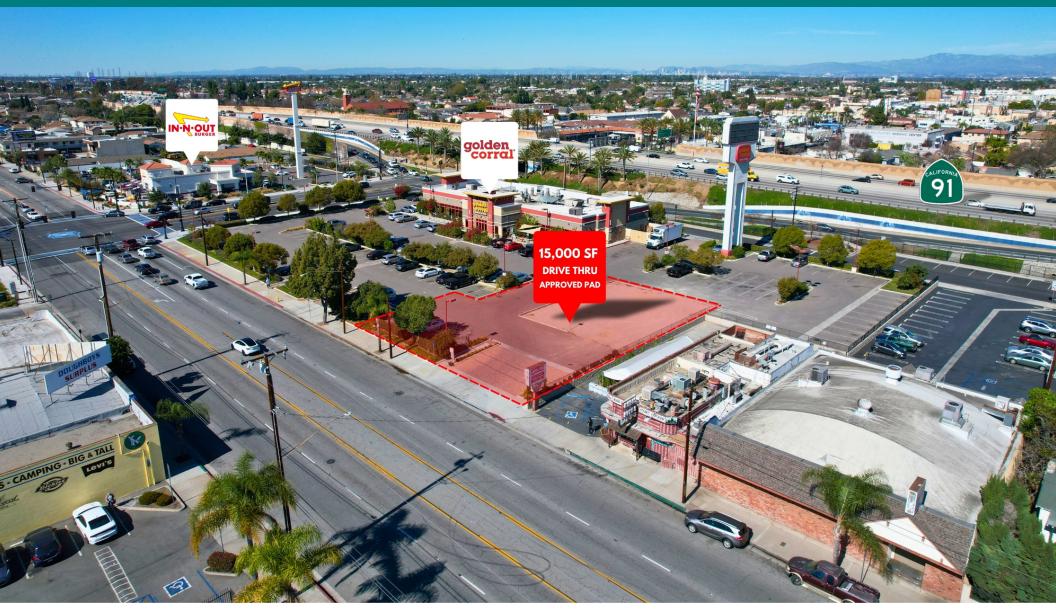
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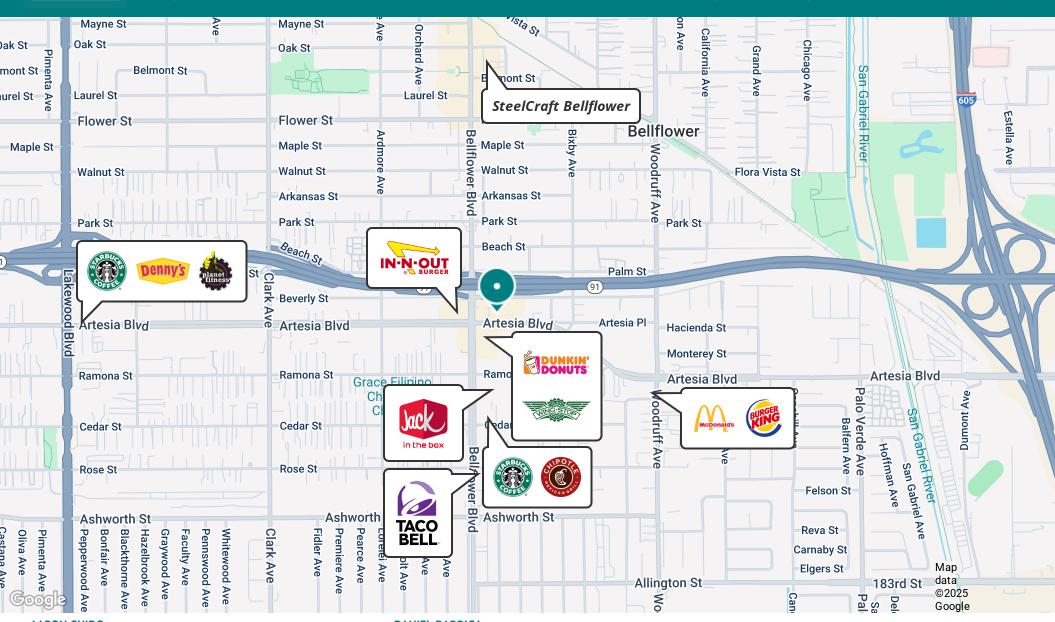
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RETAILER MAP

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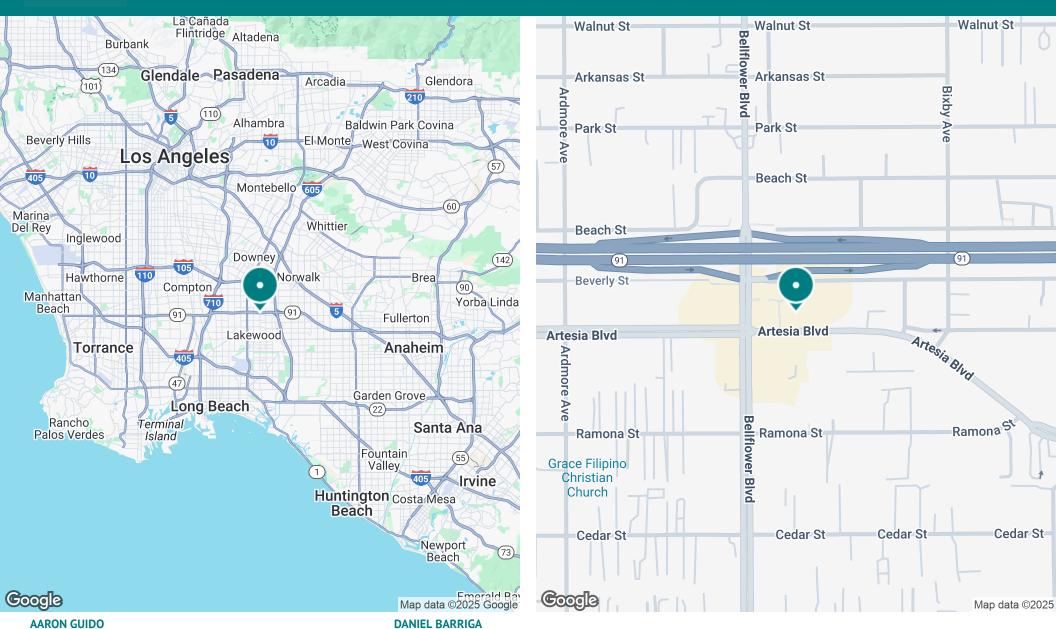
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LOCATION MAP

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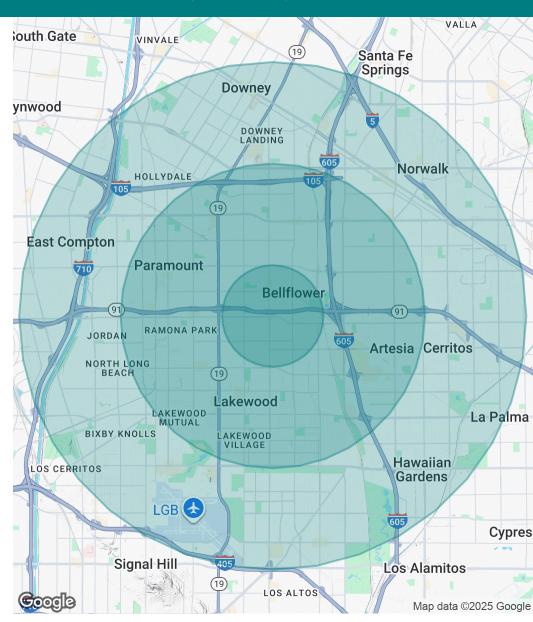


DEMOGRAPHICS MAP & REPORT

±15,000 SF PAD | APPROVED ±785 SF DRIVE-THRU BUILDING 17320 BELLFLOWER BLVD, BELLFLOWER, CA 90706BROCHURE | PAGE 12

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,964	271,588	679,437
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,414	83,014	206,519
# of Persons per HH	3	3.3	3.3
Average HH Income	\$94,790	\$112,116	\$114,316
Average House Value	\$732,796	\$728,947	\$751,452
RACE	1 MILE	3 MILES	5 MILES
% White	21.9%	22.4%	22.0%
% Black	15.0%	10.1%	8.9%
% Asian	14.1%	15.9%	15.3%
% Hawaiian	0.8%	0.8%	0.7%
% American Indian	1.7%	1.7%	1.9%
% Other	30.2%	31.0%	33.0%
Demographics data derived from AlphaMan			

Demographics data derived from AlphaMap



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MEET THE TEAM

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