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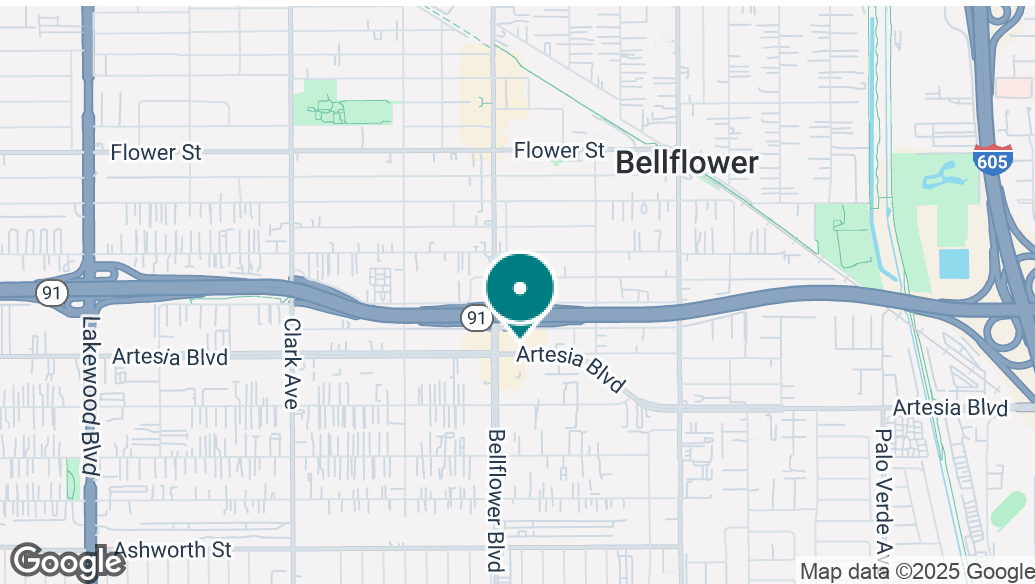
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LEASING  
BROKERAGE  
INVESTMENTS



# PROPERTY SUMMARY

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



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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 &amp; AMENITIES

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



## FEATURES &amp; 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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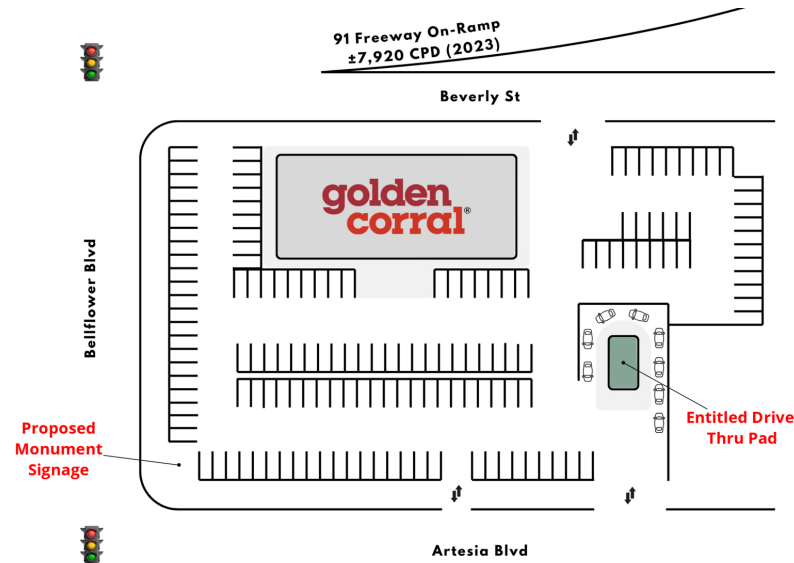
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## AVAILABILITY

±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

## 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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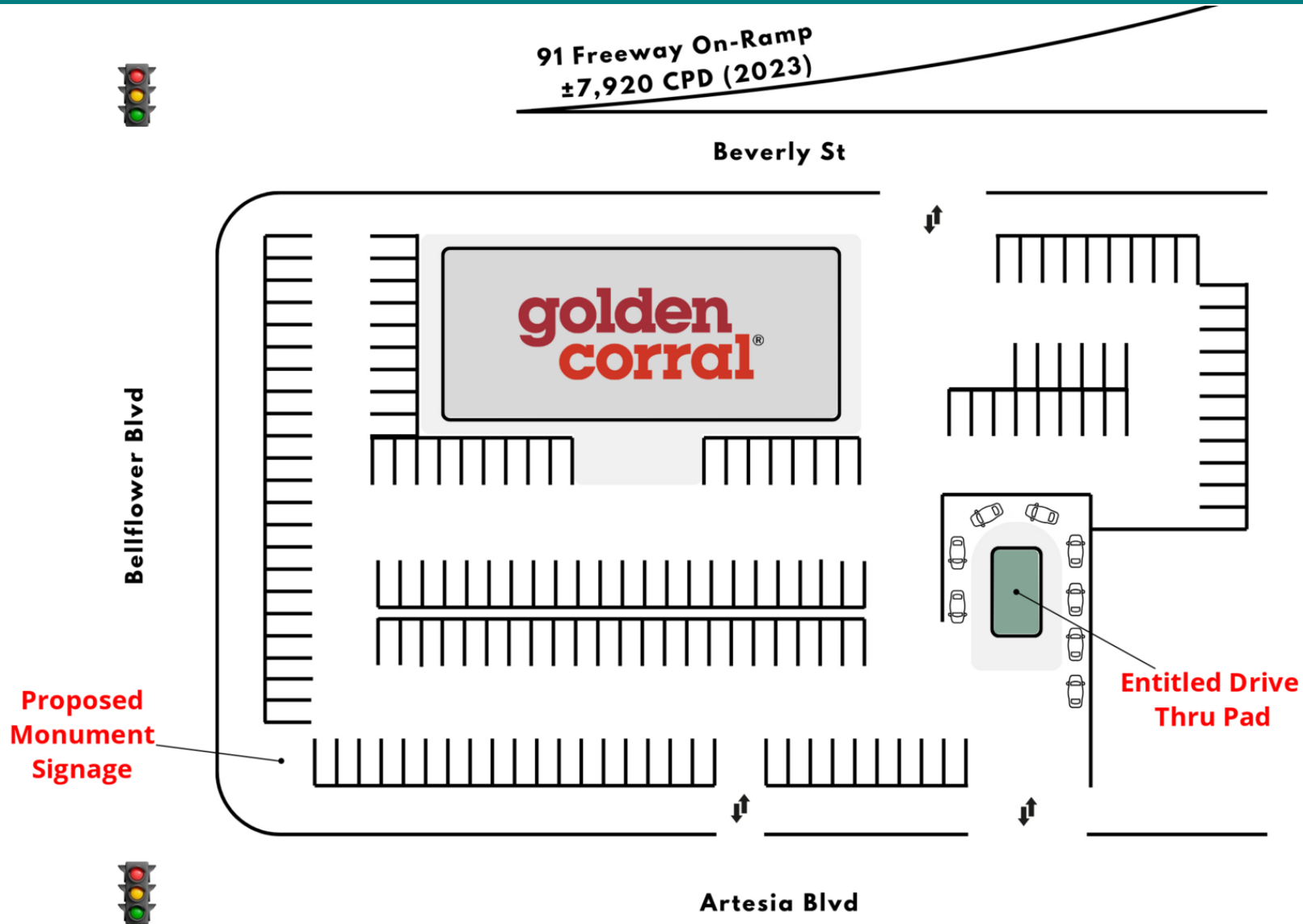
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## SITE PLAN

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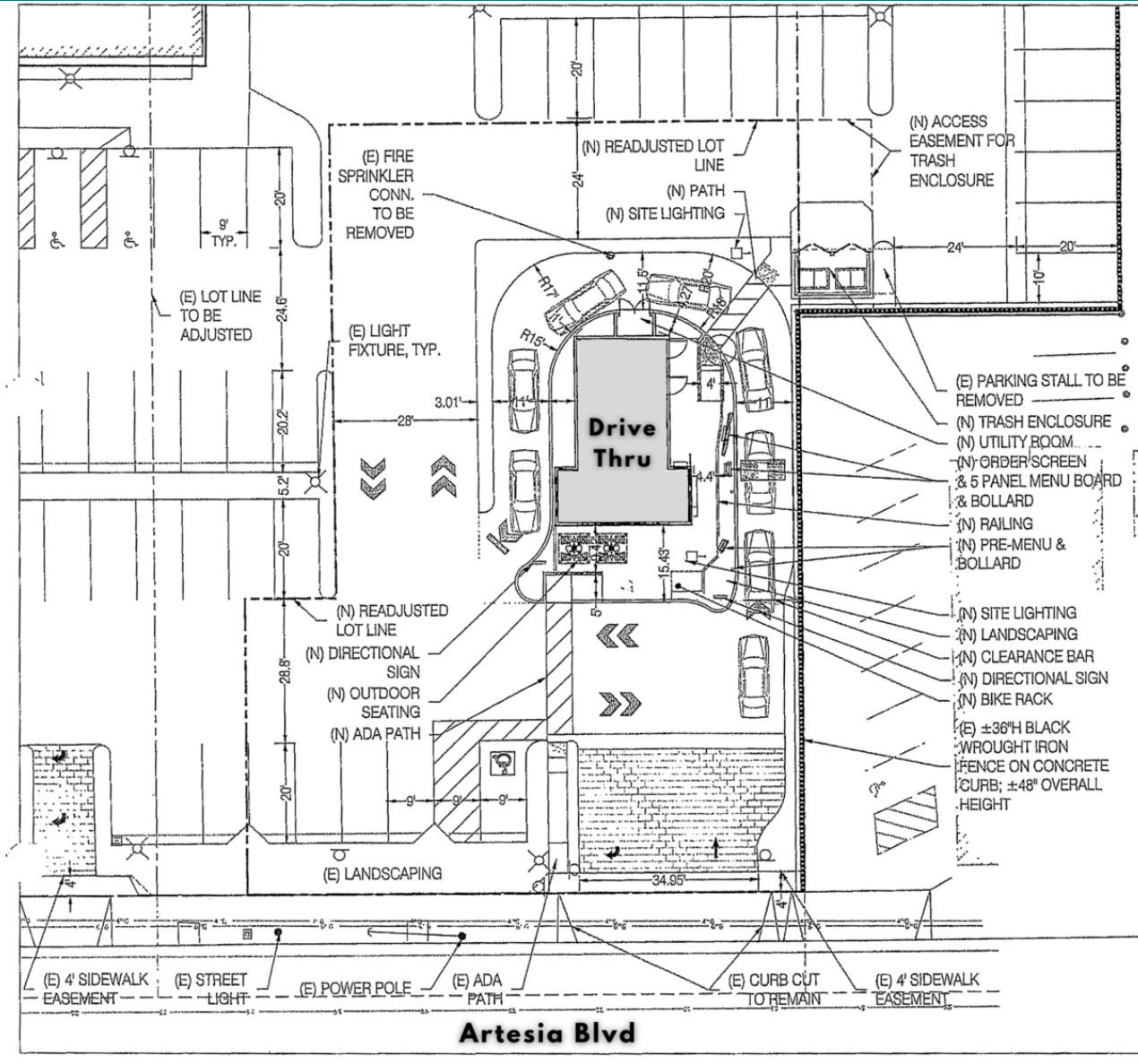
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## DETAILED SITE PLAN

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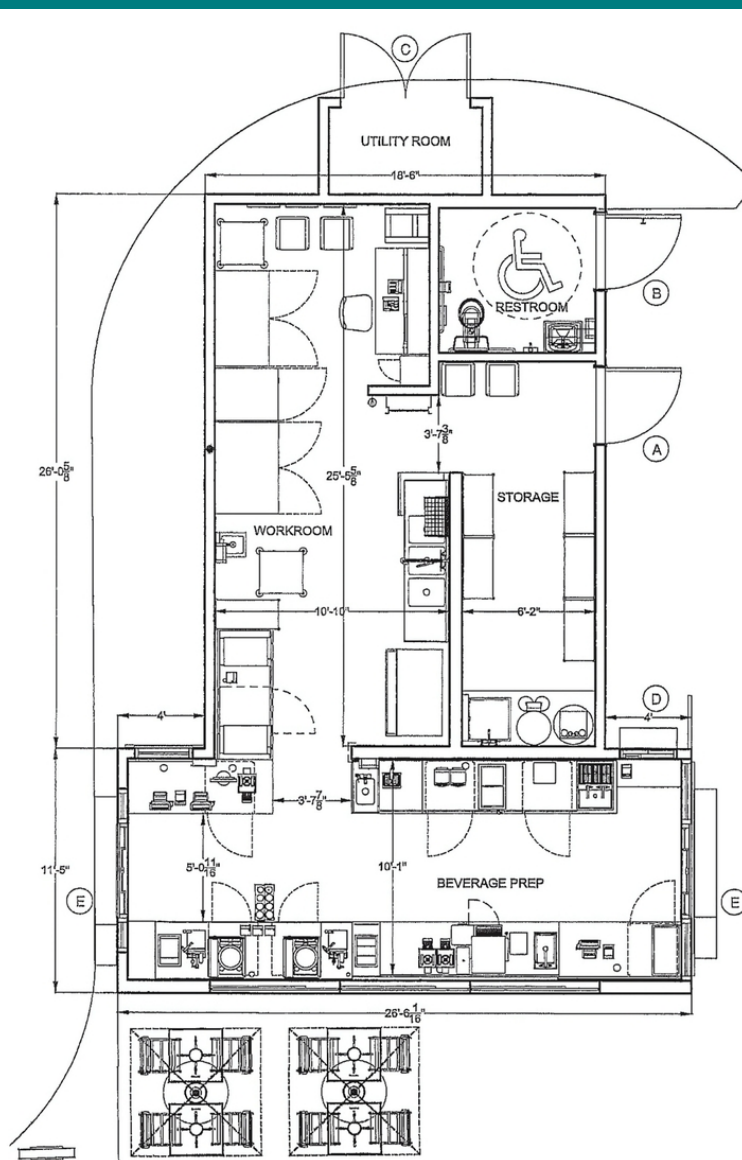
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# FLOOR PLAN

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EXTERIOR DOOR SCHEDULE - "D"									
KEY	COUNT	DESCRIPTION	COMMENTS	Assembly Code	Assembly Description	Width	Height	Thickness	Hand
A	1	DOOR - SINGLE FLUSH - 42IN	BACK OF HOUSE ENTR DOOR	09232016	Exterior Solid Doors - Aluminum	7'-6"	7'-6"	2"	52
B	1	DOOR - SINGLE FLUSH - 42IN	ENTRANCE RESTROOM DOOR	09232016	Exterior Solid Doors - Aluminum	7'-6"	7'-6"	2"	7
C	1	DOOR - DOUBLE FLUSH - 36IN	UTILITY ENCLOSURE	09232020	Exterior Solid Doors - Wood	3'-0"	7'-6"	2"	7

KEY	COUNT	DESCRIPTION	COMMENTS
D	1	WINDOW - DT WITH TRANSOM - 100X2151616M	1 CLEAR INSULATED GLASS MAX READY ACCESS, MODEL # 121 6-PARTING BLINDING WINDOW W/ ATTACHED SPLIT TRANSOM WITH A-113 FLY PAK
E	2	WINDOW - DT WITH TRANSOM - 120X2151616M	1 CLEAR INSULATED GLASS MAX READY ACCESS, MODEL # 121 6-PARTING BLINDING WINDOW W/ ATTACHED SPLIT TRANSOM WITH

### **SAFETY GLAZING NOTES**

1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY-GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN [2405]

- [illegible]

**DOOR NOTES**

- [illegible]

## DOOR HARDWARE

[illegible]

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## ADDITIONAL PHOTOS

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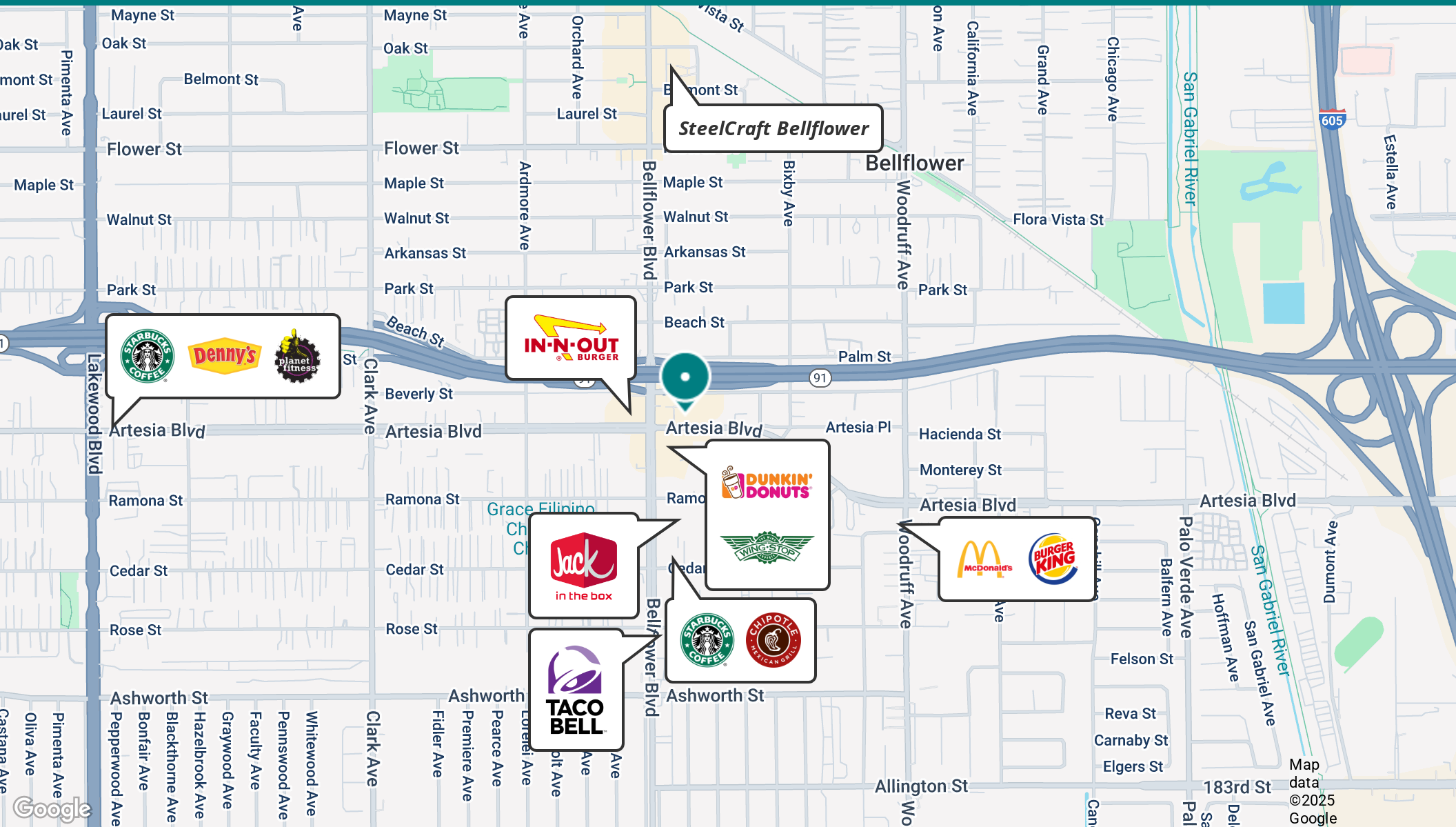
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## RETAILER MAP

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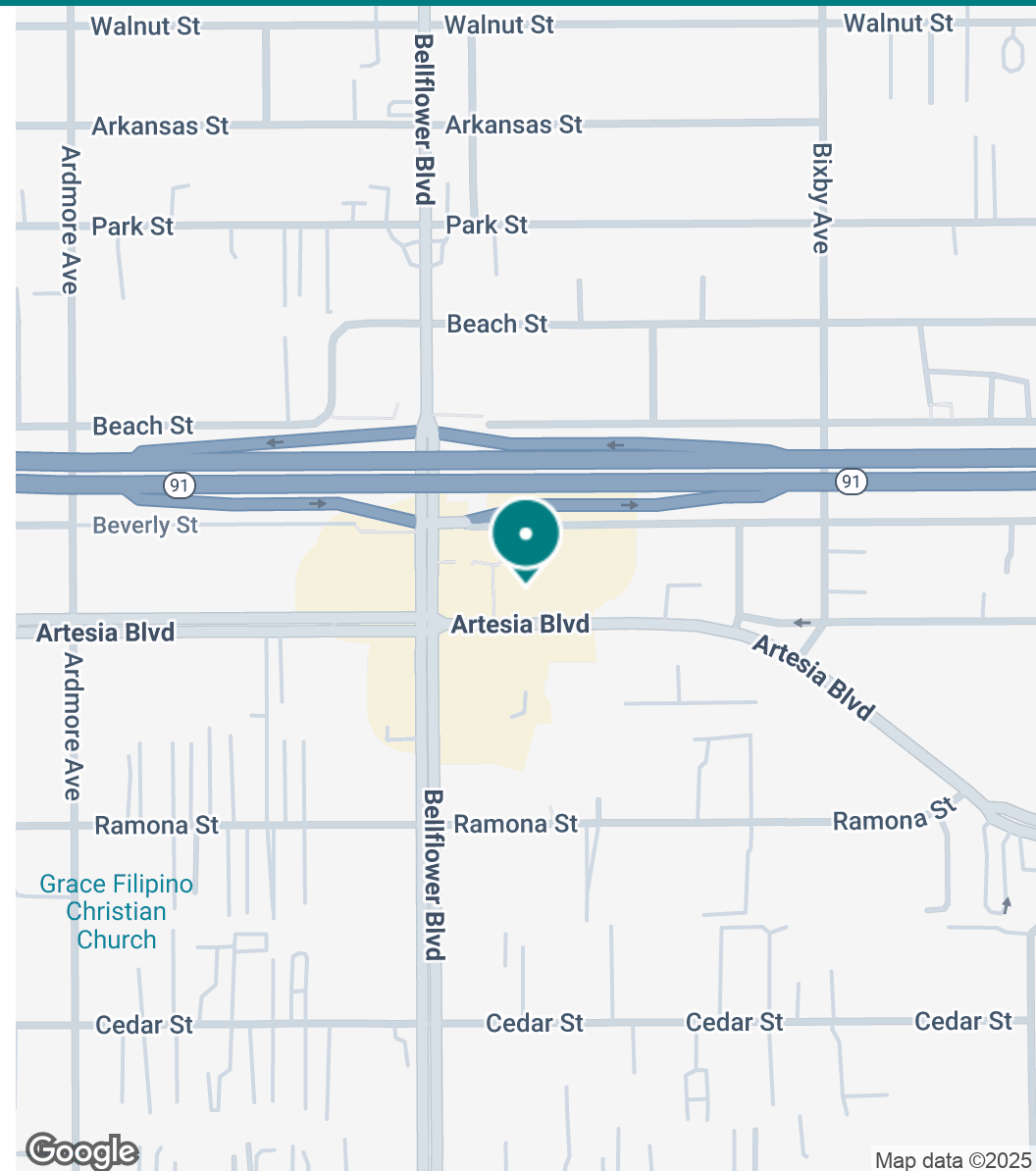
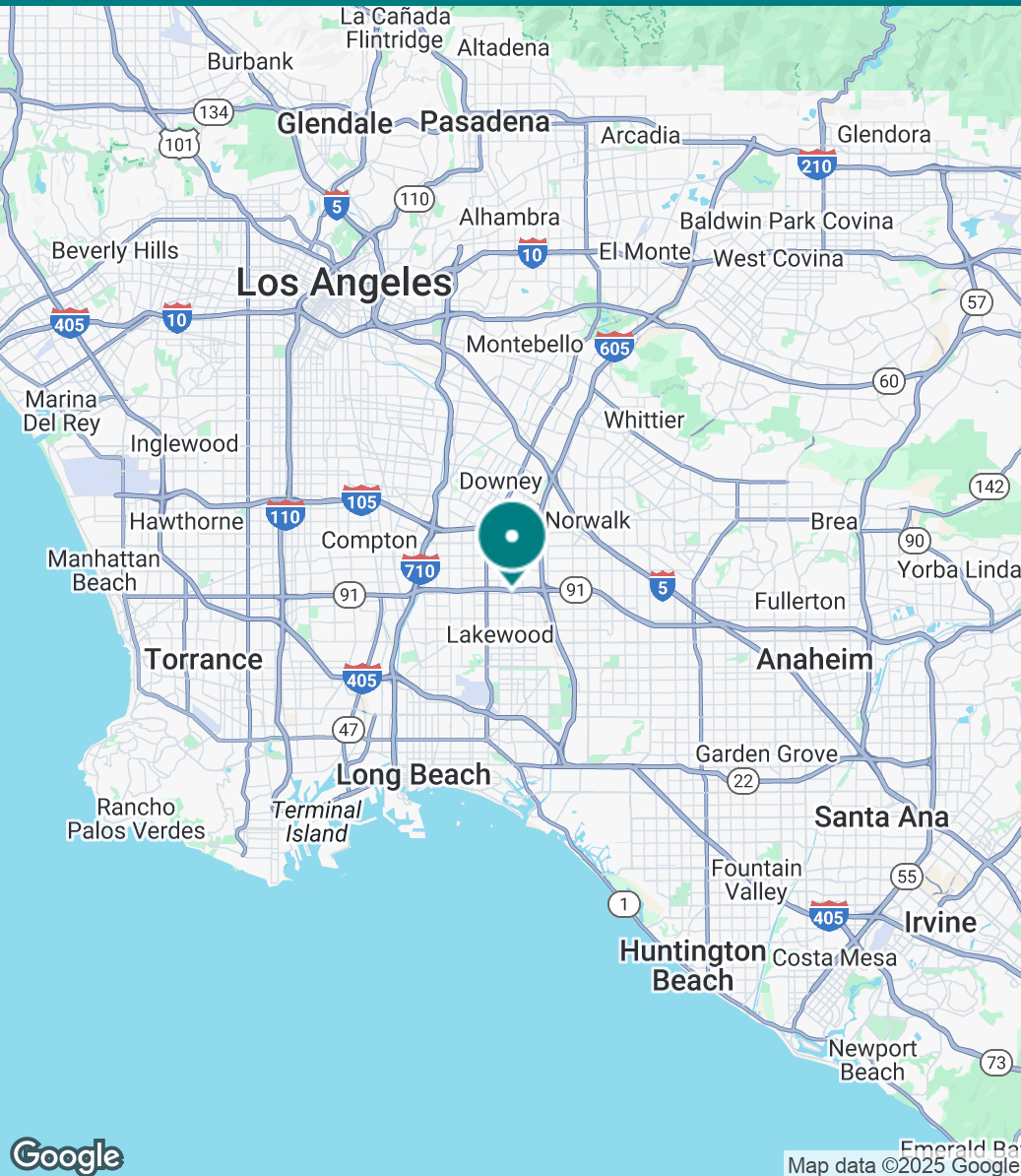


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## LOCATION MAP

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## DEMOGRAPHICS MAP &amp; REPORT

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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 AlphaMap*

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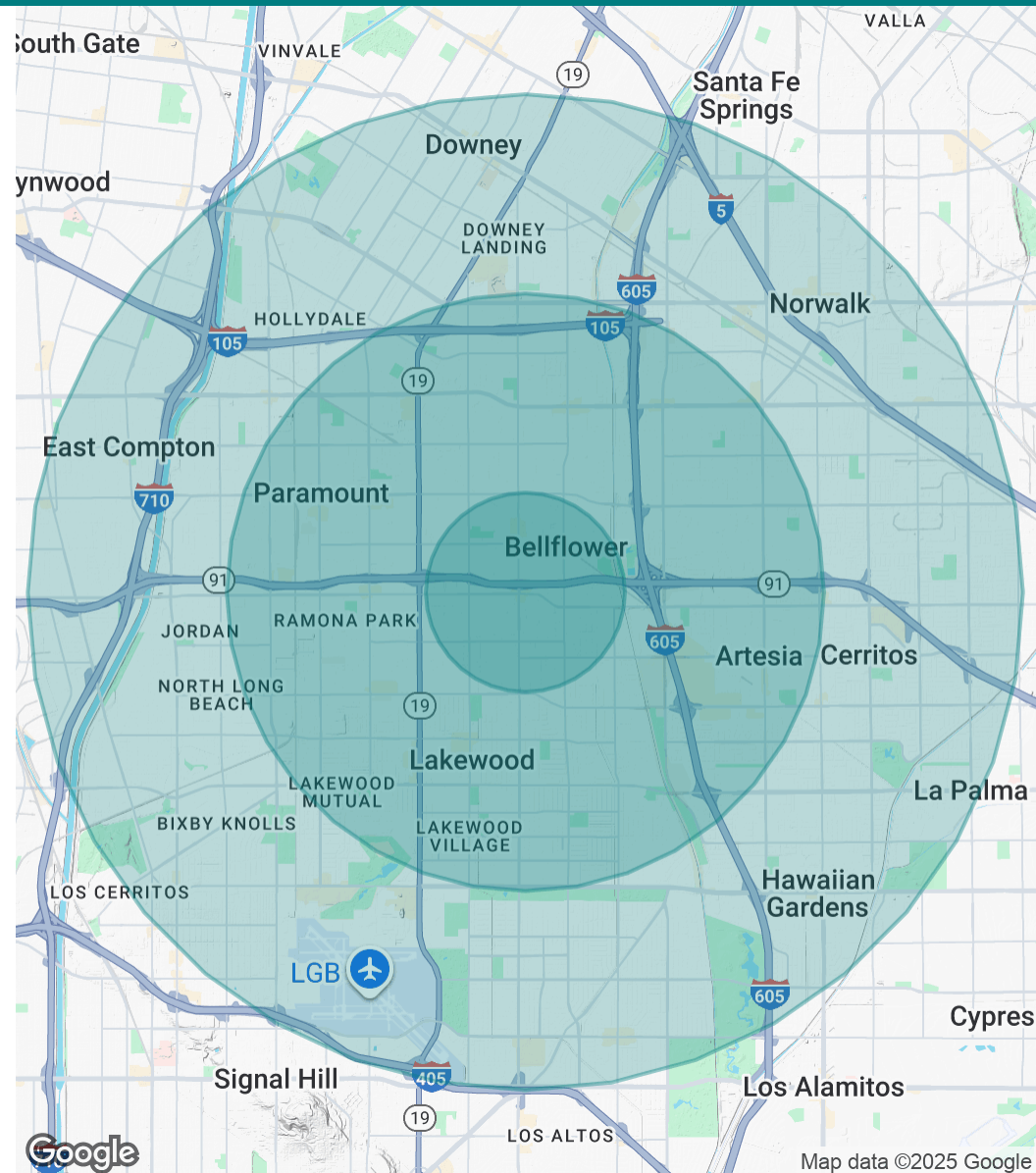
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## MEET THE TEAM

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