

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD., BELLFLOWER, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



PROPERTY HIGHLIGHTS:

- Approx. 1,624 SF Office Building
- Approx. 9,802 SF Lot
- Parking: 20 parking spaces (potential to expand up to ~25)
- Zoned Commercial (BFCG*)
- High visibility on Artesia Blvd
- Ideal for Acupuncture, Chiropractic or Medical Office.
- Excellent access to major freeways

2026 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	41,563	263,536	672,000
Est. 2030 Population:	39,597	250,408	640,734
Daytime Population:	20,955	161,736	429,823
Avg. HH Income:	\$100,691	\$125,283	\$126,904

Source: Regis

Traffic Counts	Cars Per Day
91 Freeway @ Bellflower Blvd.:	264,228
Artesia Blvd.:	22,975

Source: Regis



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



BUILDING / LAYOUT

Front Office / Client Area

- Reception / waiting area
- Herbal storage room
- Four private treatment rooms (approx. 8' x 7'; currently without doors)
- Additional open treatment area (approx. 9' x 12'; currently without doors)
- Kitchen / lunch room
- Restroom

Rear / Back Office Area

- Additional private rear room (approx. 10' x 10')
- ADA-compliant restroom
- Granite kitchenette with sink
- Large tiled walk-in shower
- Updated flooring throughout

IMPROVEMENTS / BUILD-OUT (APPROX. \$100K):

- New water pump
- New tankless water heater
- New A/C system
- New roof (Partial)

EXTERIOR FEATURES:

- Mature fruit-bearing trees including tangerine, lemon, avocado, orange, grape, and cherry, enhancing the property's landscape and appeal



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA

BUSINESS OVERVIEW (ACUPUNCTURE PRACTICE):

- 6 years at the current address
- Currently averaging 12–15 patients per day

FINANCIAL / SALE CONSIDERATIONS:

OWNER-OCCUPIED, COMMERCIAL REAL ESTATE COMPARISON

Purchase Price \$975,000	OPTION 1	OPTION 2			OPTION 3	OPTION 4
	SBA 7(a) Loan	SBA 504 Loan			Conventional # 1	Conventional # 2
		Bank Portion	CDC Portion	Total		
Loan Amount	\$877,500	\$487,500	\$390,000	\$877,500	N/A	N/A
Fees Financed	\$0		\$8,385	\$8,385		
Terms	25 years	25 yrs	25 yrs			
Interest Rate	6.50%	6.42%	5.94%			
Rate Structure	Fixed - 5 yrs	Fixed - 5 yrs	Fixed - 25 yrs			
Years Amortized	25	25	25			
Monthly Payment	\$5,924.94	\$3,267.31	\$2,567.70	\$5,835.00		
Estimated Closing Costs						
Down Payment	\$97,500			\$97,500		
Attorney Fees	\$0		\$2,000	\$2,000		
Appraisal	\$3,000	\$3,000		\$3,000		
Environmental Report	\$2,000	\$2,000		\$3,000		
CDA Report	\$0	\$0		\$0		
Escrow Fees	\$0	\$0		\$0		
Miscellaneous Fees	\$0	\$0		\$0		
Loan Processing Fees	\$0					
Loan or Guaranty Fee	\$23,000	\$4,875	\$0	\$4,875		
Closing Costs	\$125,500	\$9,875	\$0	\$110,375		

CALIFORNIA BANK & TRUST

Ed Nance
(714) 898-4935
ed.nance@calbt.com

The SBA 504 loan is divided into 2 parts: The Bank 1st TD Loan is 25-year fully amortized, with a 5-year rate adjustments. The 504 SBA 2nd TD Loan is fully amortized and fixed for 25 years. The SBA fees are financed in the 2nd TD loan. Does not include title, escrow, recording, surveys, etc. These rates and terms are for illustrative and discussion purposes only and are not a commitment to lend.



Loans from California Bank & Trust are in participation with the United States Small Business Administration. Loans are subject to credit approval in accordance with SBA eligibility and lending guidelines. Rates and terms are subject to change. © 2026 California Bank & Trust. All rights reserved.



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA

OPERATIONAL NOTES:

- Currently configured for acupuncture / wellness use
- Turnkey setup for immediate operation
- Opportunity to increase business income by offering additional services which might involve outdoor area features.

INVESTMENT SUMMARY:

- Property: \$975,000
- Business: \$150,000
- Herbal Inventory / Equipment \$50,000

KEY CONSIDERATIONS:

- Prime Artesia Boulevard Location with access through 15 major cities
- Ideal for acupuncture, chiropractic, wellness, office, and medical uses.
- Pole signage
- Parking-9/1,000 s.f.



FOR MORE INFORMATION,
PLEASE CONTACT:

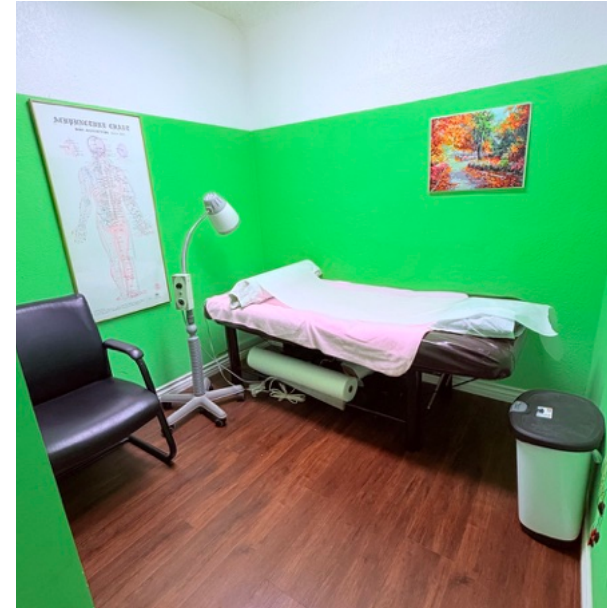
RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

OWNER-USER/INVESTOR OPPORTUNITY

1,624 SF OFFICE BUILDING ON 9,802 SF LOT WITH AMPLE PARKING

9631 ARTESIA BLVD.
BELLFLOWER, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

RISA YOSHIDA | Associate
213-200-1562 | risa.yoshida@crscompany.com
DRE #01757781

MITCH ROSEN | Broker
951-285-3000 | mitch.rosen@crscompany.com
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.