

LAKEWOOD PLAZA PAD

9021 Artesia Blvd.
Bellflower, CA 90706

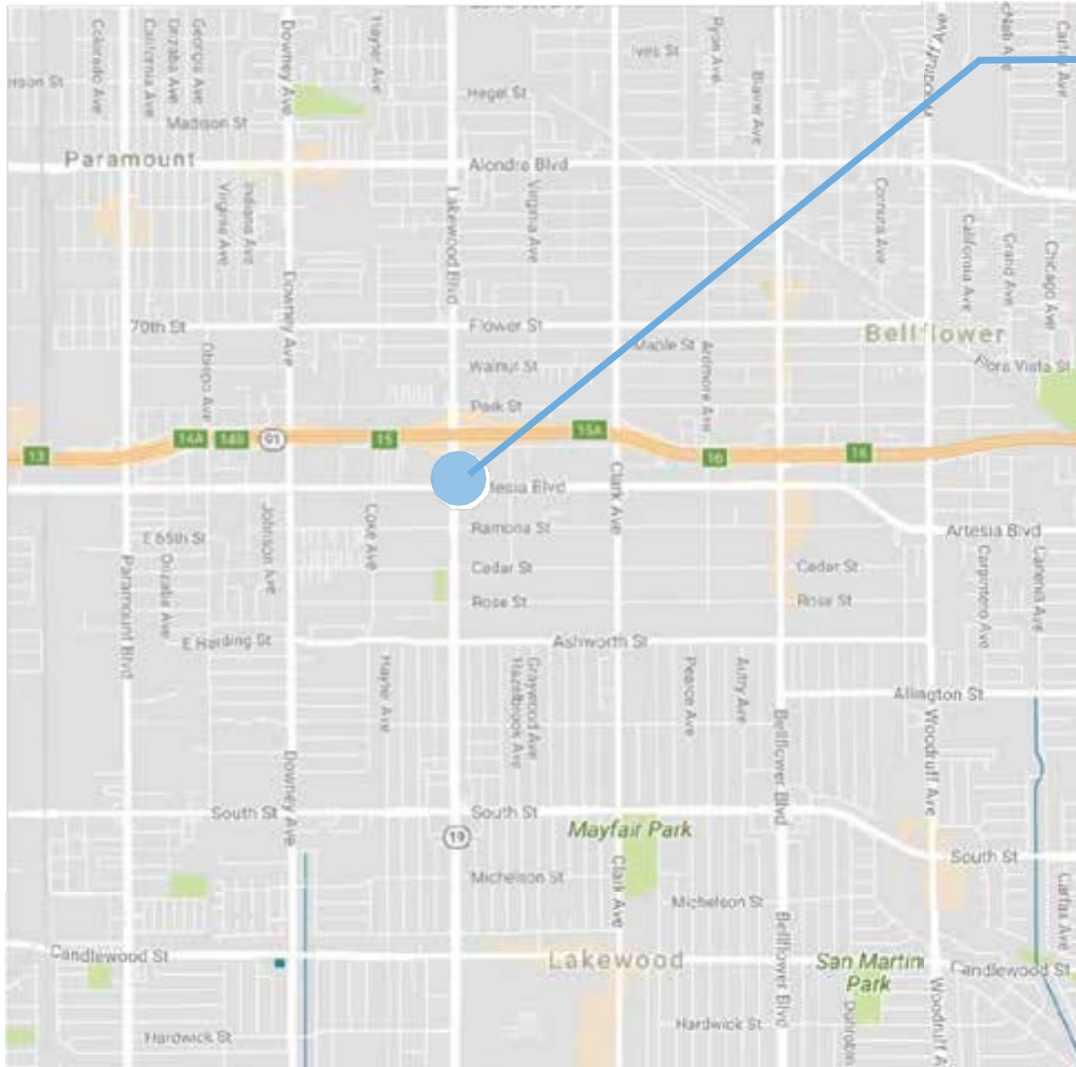


Subject Property



FOR LEASE

LAKEWOOD PLAZA RESTAURANT PAD
9021 Artesia Blvd. Bellflower, CA 90706



Property Highlights:

- Ground Lease or use existing 4,740 sf Denny’s building
- **Available 7/31/2023; Do not Disturb Occupant!**
- High traffic location at the NEC of Artesia Blvd./Lakewood Blvd. with average daily traffic counts of approximately 67,000 cars per day
- Massive pole sign with high exposure for East and West bound traffic on the 91 freeway
- Located directly on the 91 Freeway, with traffic counts of approximately 259,000 cars per day
- Dense, infill demographics
- Large parking field
- Anchored by Planet Fitness, with high-quality co-tenants including Starbucks, Subway, H&R Block, Little Caesar’s, and more

Demographics:

2021 Estimates	1 MILE	2 MILE	3 MILE
Population	41,992	134,472	288,218
AHH Income	\$83,058	\$82,985	\$88,505



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