

BELLFLOWER RETAIL SPACES FOR LEASE

17141–17163 Bellflower Blvd., Bellflower, CA 90706



MICHAEL SHARON (818) 572-4050

msharon@illicre.com · DRE#01495419

JOSEPH GOBERT (818) 514-3494

jpgobert@illicre.com · DRE#01900768

FOLLOW US AT:



5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

BELLFLOWER RETAIL SPACE FOR LEASE

17141–17163 Bellflower Blvd., Bellflower, CA 90706

PROPERTY FEATURES

- Winchell's anchored, co-tenancy include: OC Cell Spot, LA Nails, Taco Jalisco, Juice City Barbershop, Toko Rame, Contractor License, Men's Suit Outlet and Insurance
- Excellent signage and visibility on Bellflower Blvd.

AREA AMENITIES

- Shopping center is located in the City of Bellflower
- Heavily trafficked with over ± 33,000 CPD
- Conveniently adjacent to SR - 91 freeway on and off ramp
- Minutes from Long Beach and John Wayne Airports
- Neighboring tenants include: In & Out, Golden Corral, Dunkin', and Wingstop.

RENTAL RATE

- Unit 17149: ±960 SF former cell phone repair | \$2.00 PSF + 0.55¢ PSF NNN
- Unit 17145: ± 960 SF former contractor license school | \$2.00 PSF + 0.55¢ PSF NNN

DEMOS	1 MILE	3 MILE	5 MILE
Population	42,819	125,848	267,204
Avg. HH Income	\$ 76,789	\$ 88,507	\$ 92,759
Daytime Pop	36,202	106,960	227,804
Traffic Count	±33,817 CPD at intersection & ±277,076 CPD 91 FWY		



MICHAEL SHARON (818) 572-4050

msharon@illicre.com · DRE#01495419

JOSEPH GOBERT (818) 514-3494

jpgobert@illicre.com · DRE#01900768

FOLLOW US AT:



5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

BELLFLOWER RETAIL SPACE FOR LEASE

17141–17163 Bellflower Blvd., Bellflower, CA 90706



MICHAEL SHARON (818) 572-4050

msharon@illicre.com · DRE#01495419

JOSEPH GOBERT (818) 514-3494

kgobert@illicre.com · DRE#01900768

FOLLOW US AT:



5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.