



**6,184 SF**

**RETAIL STRIP or REST/BAKERY**  
**Investor or Owner-User**



**Bellflower**  
**Retail Strip *for Sale***



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DRE# 02006975

**13407-13413 WOODRUFF AVE**  
**BELLFLOWER, CA 90706**

All informed deemed reliable, but buyer to confirm all information.



# Property Features

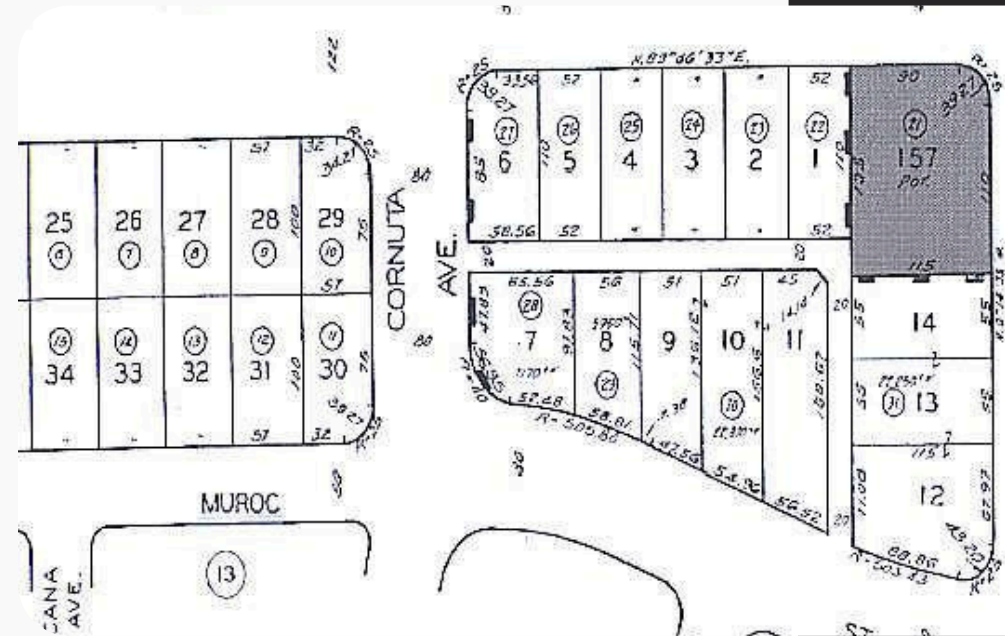
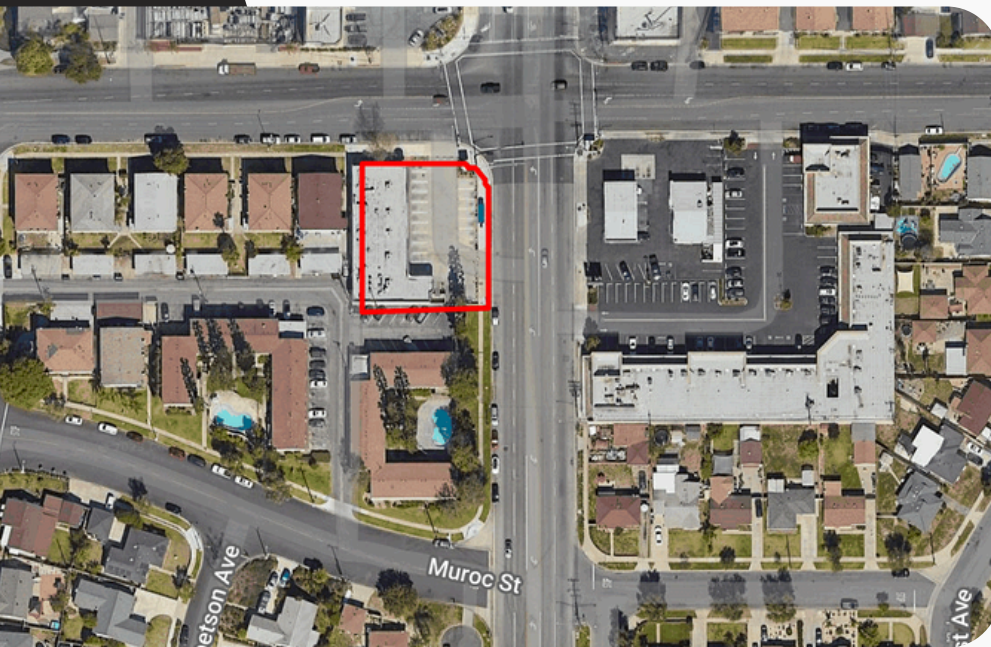
- Woodruff Avenue Corner Lot
- Free Standing Retail Strip Building
- Can use whole space or divisible to (4) separate units
- Conveniently located near highways
- Bakery/Restaurant Equipment Valued at \$120,000 also available for sale.



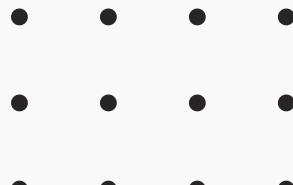
## Property Information

- |                  |              |
|------------------|--------------|
| ▪ Purchase Price | \$1,999,999  |
| ▪ Building Size  | 6,184 SF     |
| ▪ Land Size      | 15,045 SF    |
| ▪ Parking        | 3.25/1,000   |
| ▪ Zoning         | BFCN         |
| ▪ Parcel#        | 6281-011-021 |

# Conveniently Located



- Easy Access to 605, 105, 5, and 710 Freeways
- Near Shopping and Amenities
- Located off the 605 Freeway, near Imperial Hwy Exit.





# Floor Plan

