

OFFERING MEMORANDUM

17047 BELLFLOWER BLVD



BELLFLOWER, CA 90706

km Kidder
Mathews

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COMPARABLES

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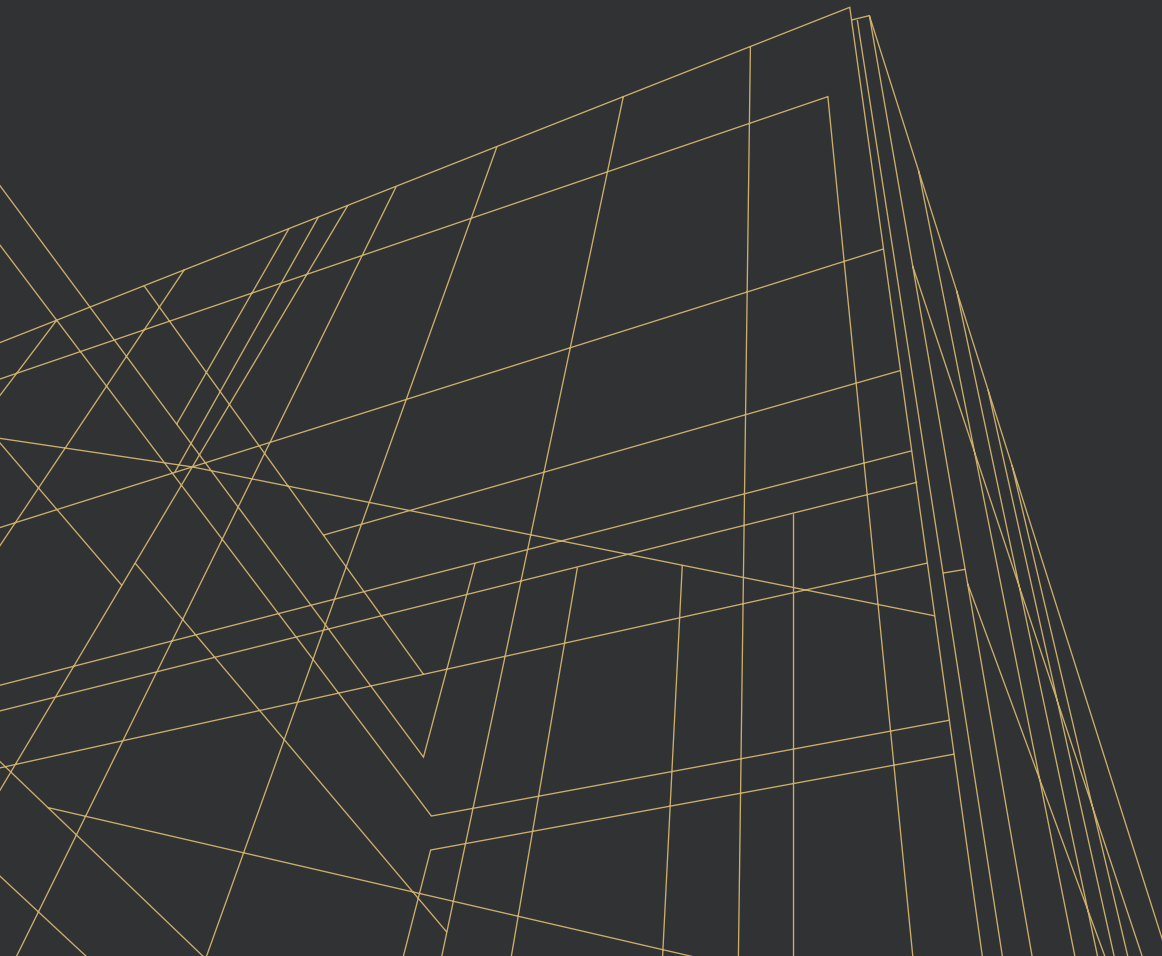
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EXECUTIVE SUMMARY

FOR SALE ±8,955 SF MULTI-TENANT RETAIL PROPERTY

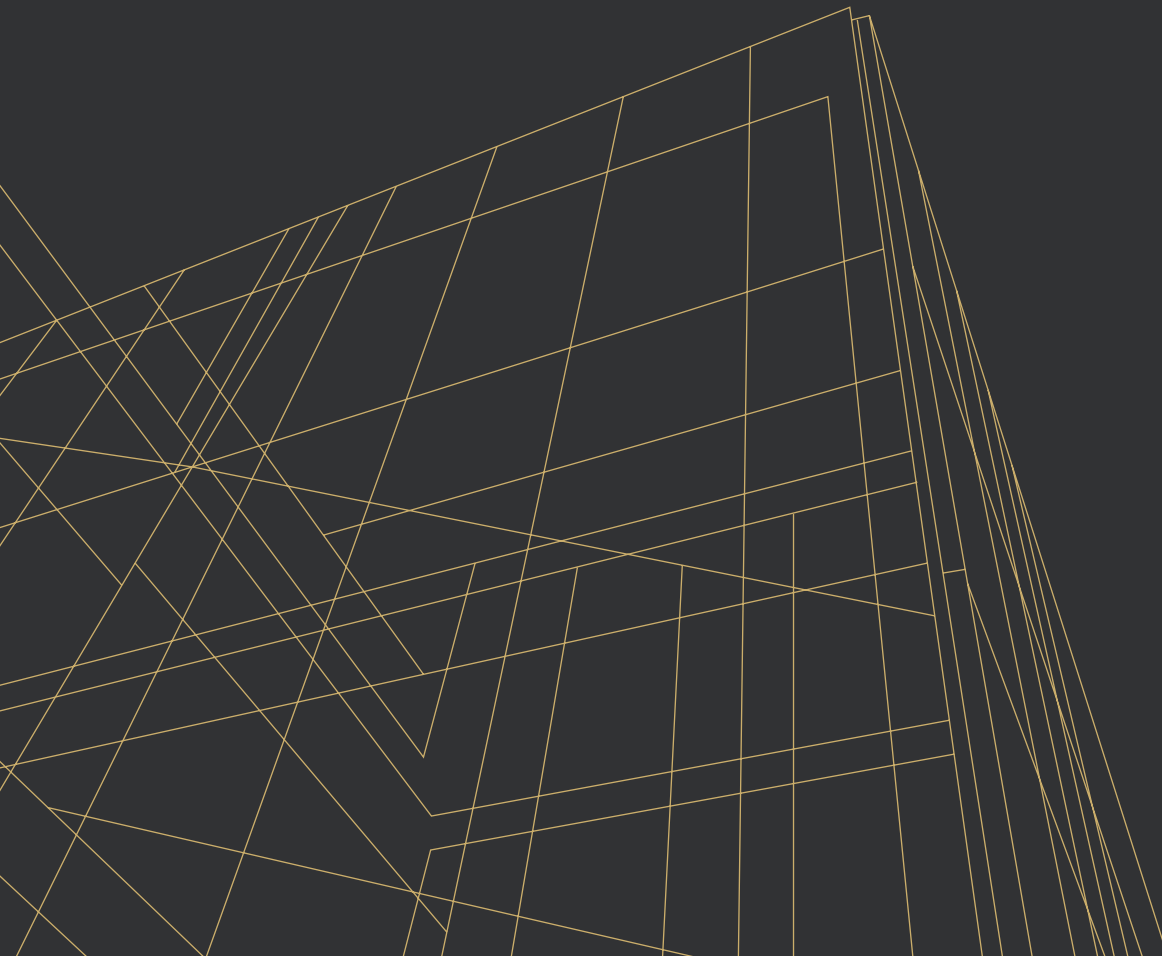
We are proud to present 17047 Bellflower Blvd, which consists of a ±8,955 SF multi-tenant retail property in the heart of Bellflower. With four commercial units and six on-site parking spaces offering high visibility and street exposure along the main thoroughfare of Bellflower Blvd, this retail building is well-positioned in an extremely dense market with thousands of potential customers.

This unique opportunity provides for multiple investment strategies where an owner-user could occupy one or more of the retail spaces and operate their business while simultaneously collecting income from the remainder of the retail spaces. Additionally, a true investor could acquire and operate the commercial property and continue to drive returns through increasing operational efficiencies as a long-term hold for years to come.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information on the property or to obtain a loan quote for low-down payment SBA financing.

ADDRESS	17047 Bellflower Blvd, Bellflower, CA 90706
BUILDING SIZE	±8,955 SF
YEAR BUILT	1950
LOT SIZE	±11,436 SF
PARKING	6 spaces
ZONING	BFCG





PROPERTY OVERVIEW

PROPERTY OVERVIEW



SUBJECT
PROPERTY

PARK ST

BELLFLOWER BLVD

AMENITY MAP



STEELCRAFT

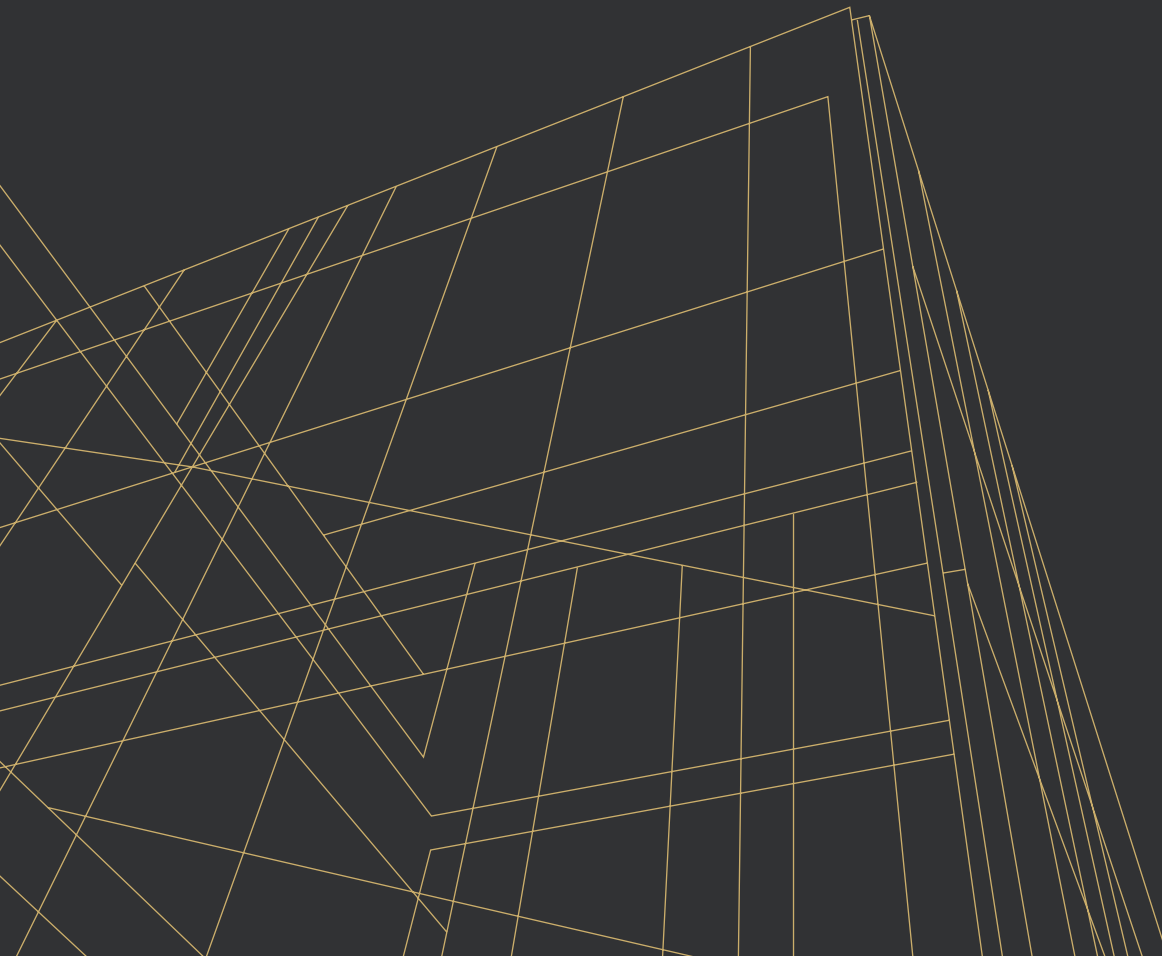
Born of a desire to see people come together over food and drinks, SteelCraft unites local eateries with a communal dining space in Bellflower. Whether you come for the food, the drinks, or the people, there's a place for you at the SteelCraft table. Only 3 minutes from subject property.

Source: Steelcraftlb.com

PHOTO CREDIT: STEELCRAFTLB.COM

PROPERTY OVERVIEW





FINANCIALS

Section 03

FINANCIALS

INVESTMENT SUMMARY

PRICE	\$2,299,000
NUMBER OF UNITS	4
COST PER UNIT	\$574,750
CURRENT GRM	21.37
MARKET GRM	11.15
CURRENT CAP	2.67%
MARKET CAP	6.36%
YEAR BUILT	1950
LOT SIZE	11,436 SF
BUILDING SIZE	8,955 SF
PRICE/SF	\$257
ZONING	CG

\$2.299M

LIST PRICE

±8,955

BUILDING SF



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$107,568		\$206,253	
Less: Vacancy	-	0%	(\$10,313)	5%
Gross Operating Income	\$107,568		\$195,940	
Less: Expenses	(\$46,195)	42.9%	(\$49,730)	
Net Operating Income	\$61,373		\$146,210	

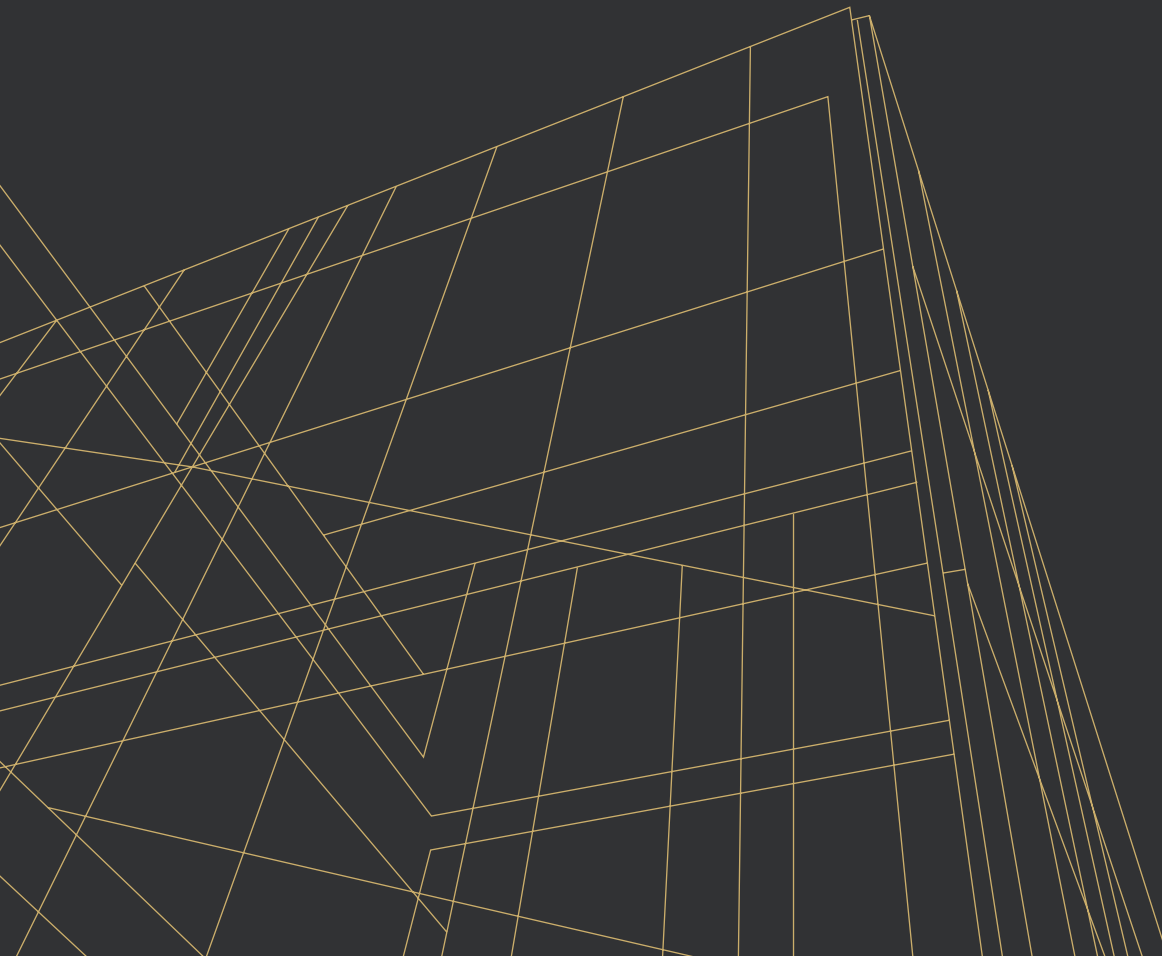
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$28,738	\$28,738
Property Management (4% Current Rents GOI)	\$4,303	\$7,838
Insurance - (Estimate @ \$1/SF)	\$8,955	\$8,955
Maintenance/Repairs (\$750/Unit)	\$3,000	\$3,000
Landscape & Gardening (\$100/Month)	\$1,200	\$1,200
Estimated Total Expenses	\$46,195	\$49,730
Per Net SF	\$5.16	\$5.55
Expenses Per Unit	\$11,549	\$12,433

SCHEDULED INCOME

Unit	Expiration	Unit Size	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
17041 - Barber	3/1/2026	930 SF	\$1,600	\$2,093
17043 - Salon	9/30/2027	883 SF	\$1,884	\$1,987
17045	2-Year Lease	1,220 SF	\$2,400	\$2,745
17047 - Furniture	Month-to-Month	5,922 SF	\$3,080	\$10,364
Monthly Scheduled Gross Income			\$8,964	\$17,188
Parking Income			-	-
Total Monthly Scheduled Gross Income			\$8,964	\$17,188
Annual Scheduled Gross Income			\$107,568	\$206,253

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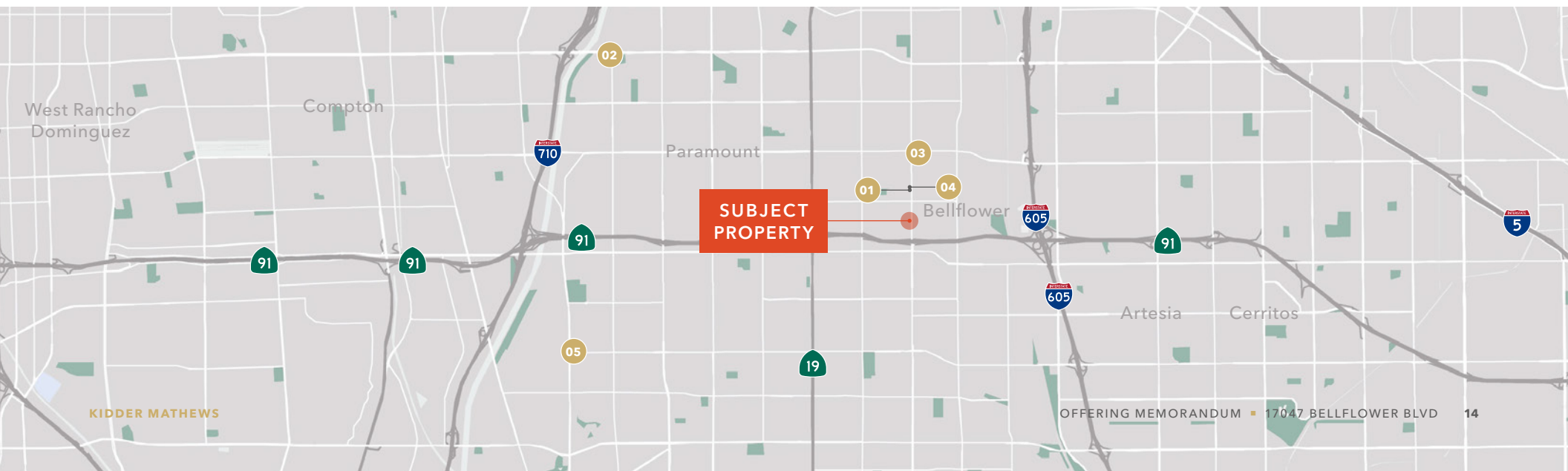


COMPARABLES

Section 04

SALE COMPARABLES

	Property Address	Building Size	Land Size	Building Price/SF	Land Price/SF	Sale Price	Sale Date	Notes
	17041-17047 Bellflower Blvd Bellflower, CA 90706	8,955 SF	11,436 SF	\$257	\$201	\$2,299,000	-	4-unit retail building
01	16601-16607 Bellflower Blvd Bellflower, CA 90706	5,545 SF	6,447 SF	\$289	\$248	\$1,600,000	8/2/2024	Purchased by a local owner. Ground floor retail, second floor office.
02	14307 Orange Ave Paramount, CA 90723	4,136 SF	13,347 SF	\$266	\$82	\$1,100,000	7/10/2024	Purchased by tenant operating coin laundry business.
03	15908 Bellflower Blvd Bellflower, CA 90706	4,336 SF	14,375 SF	\$311	\$94	\$1,350,000	3/4/2024	Purchased by owner-user. Initial asking price of \$1.75M. Old US Bank building. Plentiful parking.
04	16525-16531 Bellflower Blvd Bellflower, CA 90706	5,000 SF	5,100 SF	\$220	\$216	\$1,100,000	12/29/2023	Public parking available nearby. Property sold to local owner.
05	635 E South St Long Beach, CA 90805	3,200 SF	4,449 SF	\$563	\$405	\$1,800,000	10/3/2023	Purchased by investor at a 6.36% CAP. Property well maintained and lease to Long Beach City College.



**SUBJECT
PROPERTY**

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