



# EDGEWAY

*Downtown Bellflower*

**FIRST-YEAR LEASE INCENTIVE  
\$2.00 PSF + NNN - ACT NOW!**

SUBJECT TO NEGOTIATIONS

**NEWMARK | PACIFIC**

**RESTAURANT / RETAIL / OFFICE SPACE AVAILABLE**

16411 Bellflower Boulevard, Bellflower, CA

RESTAURANT / RETAIL / OFFICE  
SPACE AVAILABLE

NOW OFFERING:  
\$2.00 PSF + NNN for the first year  
—subject to negotiations



## EDGEWAY

*Downtown Bellflower*

The Edgeway is a mixed use project in the heart of Downtown Bellflower. Located on Bellflower Boulevard at the corner of Mayne Street, just one block south of the future West Santa Ana Metro line, the project features 91 luxury apartments and approximately 14,500 square feet of restaurant and retail or office space. Be a part of the great synergy on Bellflower Blvd.

### SPACE AVAILABLE

First Floor: ±1,285–1,475 SF

Second Floor: ±1,055–1,645

*Spaces in vanilla shell condition*

**EXCELLENT MIXED-USE PROJECT  
LOCATED ON HARD CORNER OF  
BELLFLOWER BOULEVARD &  
MAYNE STREET.**



## HIGHLIGHTS



Two-story project offering an excellent opportunity for a restaurant operator to take advantage of a second floor patio dining space.



Excellent street visibility with frontage and an outdoor common area seating creating a wonderful gathering place.

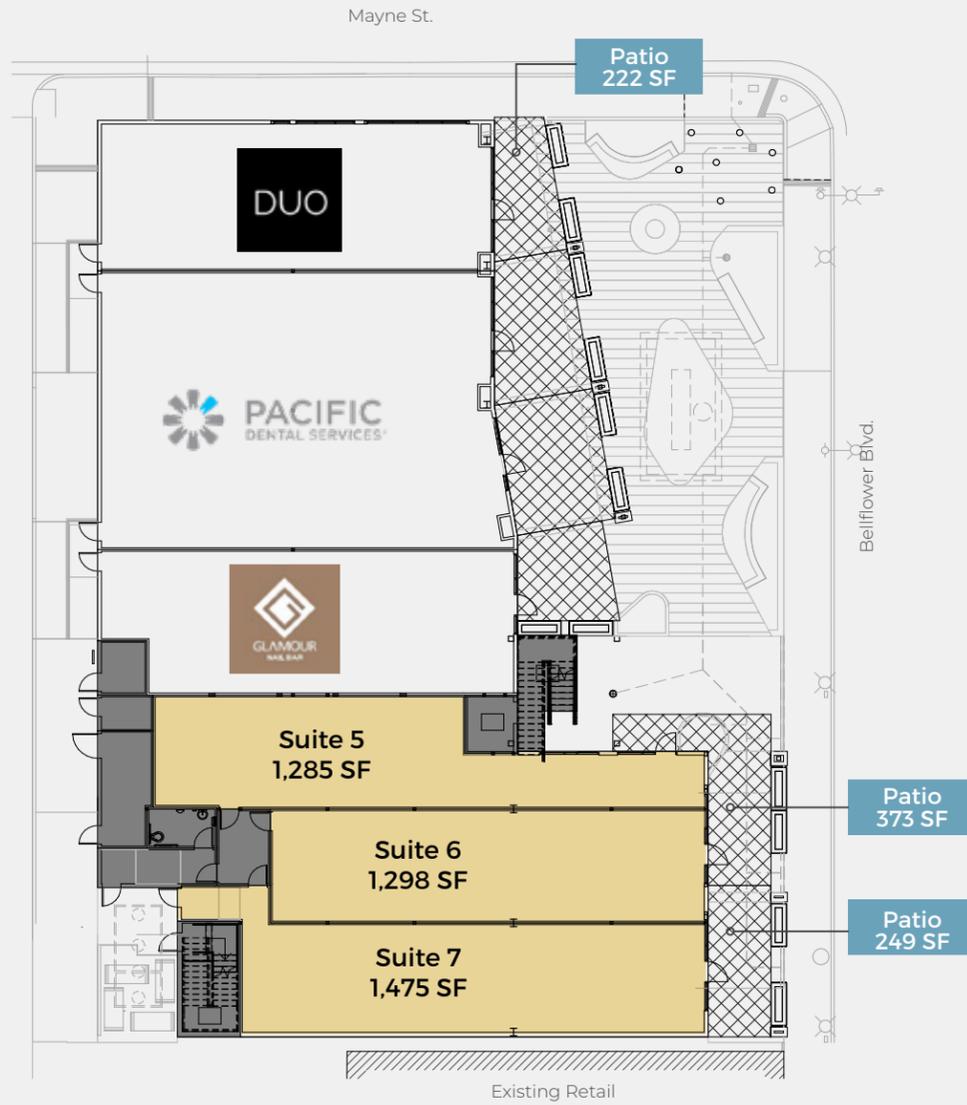


Ample parking with an adjacent free public parking structure, making it easy for visitors to park.

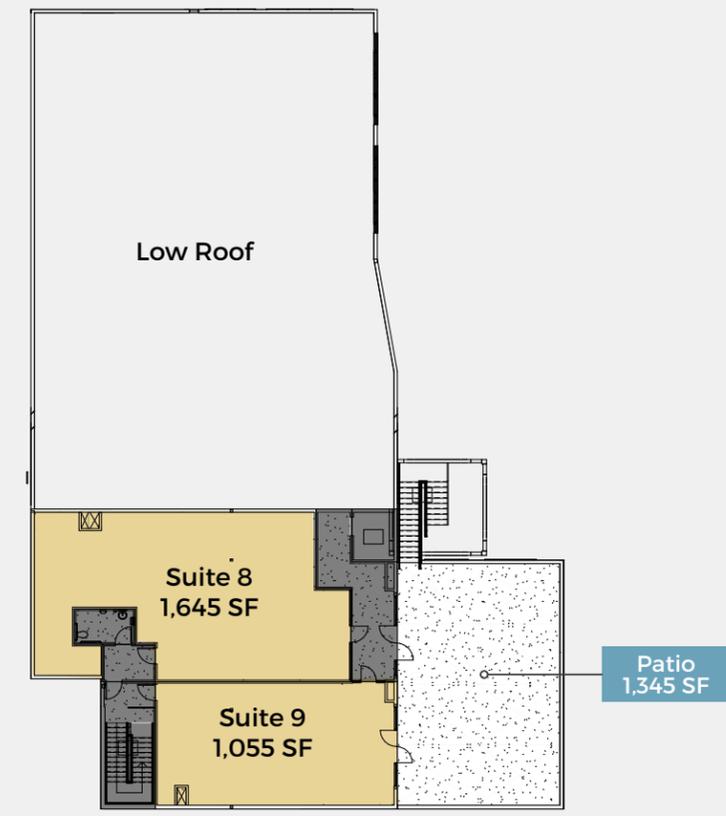


Great opportunity for various retail and service uses including: Retail, Beauty, Health & Fitness, Tax & Insurance Services, and more!

# SITE PLAN & CURRENT AVAILABILITIES



SUITE	LEASE STATUS	FLOOR	SIZE (SF)	PATIO (SF)
1	Duo Sculpt Pilates	1	1,701	222
2	Pacific Dental Services	1	1,573	320
3	Pacific Dental Services	1	1,624	343
4	Glamour Nail Bar	1	1,661	227
5	Available (vanilla shell condition)	1	1,285	373
6	Available (vanilla shell condition)	1	1,298	249
7	Available (vanilla shell condition)	1	1,475	249
8	Available (vanilla shell condition)	2	1,645	1,345
9	Available (vanilla shell condition)	2	1,055	1,345



# LOCATION AERIAL





# DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES	
<b>POPULATION</b>	2025 Population	40,082	278,091	694,987
	2030 Population	39,214	272,068	679,682
	2020 Population	41,868	290,852	725,929
	2010 Population	40,748	286,639	716,463
	2025-2030 Annual Rate	-0.44%	-0.44%	-0.44%
	2025 Median Age	35.8	37.2	37.6
	Total Businesses	1,256	8,927	21,473
	Total Employees	8,389	92,322	220,365
	Total Daytime Population	30,281	249,389	618,923
	<b>HOUSEHOLDS</b>	2025 Total Households	13,327	85,864
2030 Total Households		13,314	85,760	214,376
2010 Households		12,798	83,368	206,429
2025-2030 Annual Rate		-0.02%	-0.02%	-0.02%
2025 Average Household Size		2.97	3.19	3.20
<b>INCOME</b>	2025 Median Household Income	\$71,977	\$89,026	\$92,856
	2030 Median Household Income	\$82,298	\$102,228	\$106,560
	2025 Average Household Income	\$91,659	\$113,306	\$118,345
	2030 Average Household Income	\$103,981	\$127,396	\$132,768
	2025 Per Capita Income	\$30,658	\$35,113	\$36,603
<b>HOUSING</b>	2025 Total Housing Units	13,793	88,233	220,539
	2025 Owner Occupied Housing Units	29.4%	50.4%	54.4%
	2025 Renter Occupied Housing Units	67.2%	47.0%	42.9%
	2025 Vacant Housing Units	3.4%	2.7%	2.7%
	2025 Median Home Value	\$716,778	\$714,171	\$745,365
	2025 Average Home Value	\$797,270	\$743,214	\$795,478

# BELLFLOWER SNAPSHOT

**75,594**  
TOTAL POPULATION

**24,513**  
TOTAL HOUSEHOLDS

**\$102,485**  
AVG. HOUSEHOLD INCOME

**54,434**  
DAYTIME POPULATION

Wander. Indulge. Thrive.





# EDGEWAY

*Downtown Bellflower*

**Kevin Hansen**  
*Senior Managing Director*  
t 949-608-2194  
kevin.hansen@nmrk.com  
CA RE Lic. #01937047

**Dan Samulski**  
*Senior Managing Director*  
t 949-608-2064  
dan.samulski@nmrk.com  
CA RE Lic. #01251771



**NEWMARK | PACIFIC**

Corporate License #01796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.