

Prime Auto Commercial Site

±4,014 SF BUILDING | ±34,780 SF LOT



Sublease Opportunity

9624-9626 ARTESIA BLVD. | BELLFLOWER, CA 90706

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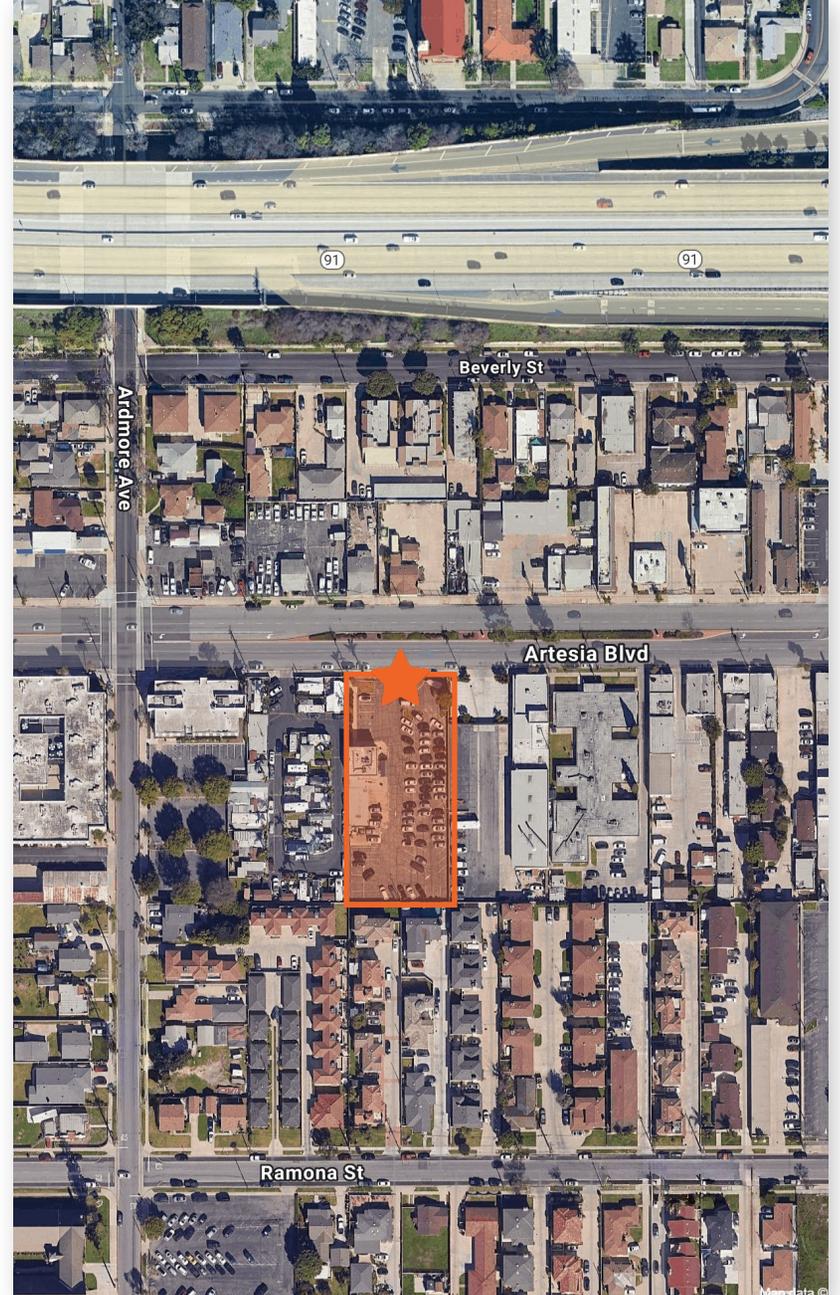
Avison Young's Automotive Properties Group is pleased to present the opportunity to sublease a ±4,014 square foot automotive/industrial facility on ±0.80 acres in the City of Bellflower, California.

Formerly operated as an automotive sales and fleet facility, this property offers a highly functional combination of office, warehouse, and expansive paved yard space. With significant recent site improvements, secure perimeter fencing, and an active CUP for auto sales through October 2025, the site is well-positioned for immediate occupancy.

Located along Artesia Boulevard, the property benefits from strong visibility and convenient access to the 91, 605, and 105 freeways, providing excellent regional connectivity. The surrounding area includes a mix of automotive, industrial, and service-oriented businesses, making this a strategic location for operators seeking a turnkey site with substantial parking and storage capacity.

The master lease extends through the current term, with sublease options available.

In addition to its strong positioning, this asset serves a dense trade area with robust consumer demographics and a population exceeding 669,880 within a 5-mile radius.



Demographics	3 Miles	5 Miles
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2024 Estimated Population:	263,325	669,880
Average Household Income:	\$100,427	\$102,620

Traffic Count	
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Artesia Blvd & Ardmore Ave	18,952 Vehicles Per Day
91 Fwy & Artesia Fwy	275,244 Vehicles Per Day

Property Highlights

PROPERTY: 9624-9626 Artesia Blvd., Bellflower, CA

BUILDING AREA: ±4,014 SF

- 2-Story Office: ±2,664 SF
- Shop/Warehouse: ±1,350 SF

LOT SIZE: ±34,780 SF (±0.80 acres)

ASKING RATE: \$20,000/mo

ZONING: M1 Industrial Zoning

YEAR BUILT: 1966

AMENITIES:

- Fully Paved, Gated, and Secured with block-wall perimeter
- \$150,000+ in Recent Site Upgrades including paving, fencing, and building improvements
- Full Kitchen & Large Break Room inside the office building

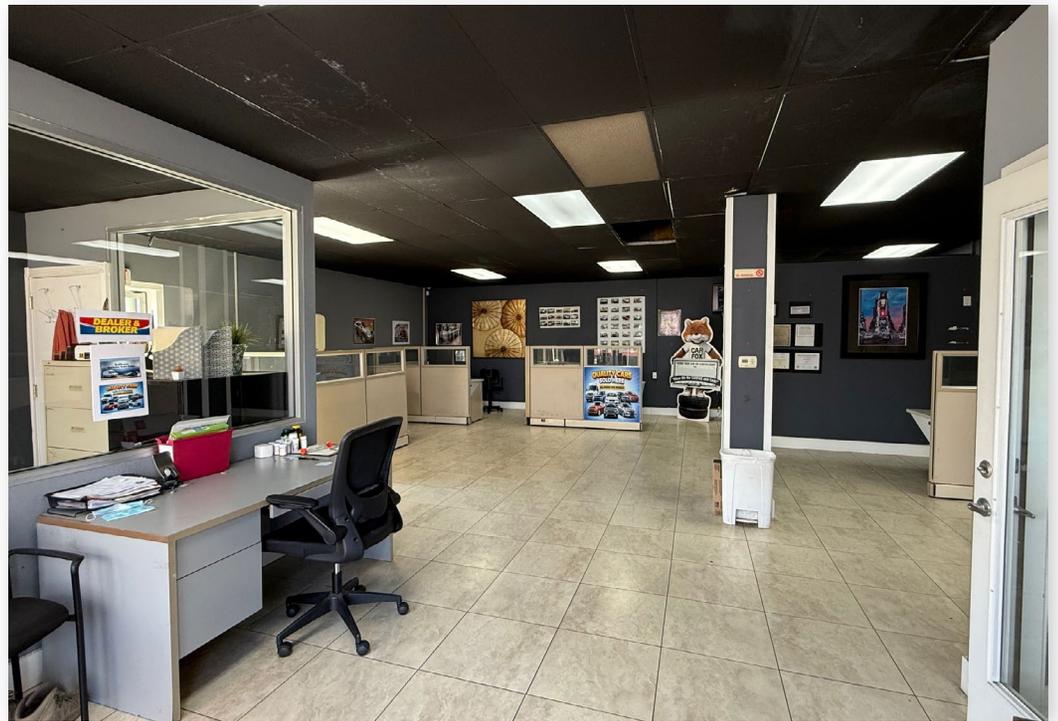
PARKING: Up to 85 vehicle spaces, ideal for dealership or fleet storage

IDEAL USES:

- Auto dealership or wholesale operation
- Fleet storage or dispatch center
- Auction or remarketing site
- Contractor yard with office + shop

KEY ADVANTAGES:

- Turn-key auto dealership setup; ready for immediate occupancy
- High-visibility frontage along Artesia Blvd
- Extensive improvements
- Strong regional access to the 91, 605, and 105 freeways
- Secure, fully improved yard suitable for high-value inventory
- DMV and city license approved





AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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