

OFFERING MEMORANDUM

16720 LAKEWOOD BLVD



BELLFLOWER, CA 90706

km Kidder Mathews

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*Exclusively
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EXECUTIVE SUMMARY

Section 01

20,314 SF CORNER LOT *DEVELOPMENT SITE* WITH ±30,000 VPD

We are pleased to present an estimated ±20,314 SF commercial lot with ±2,176 SF of improvements located in the City of Bellflower.

The property is currently occupied by an auto sales with a soon-to-be expiring lease, allowing a new owner the ability to reposition the property.

Located along the busy Lakewood Blvd and Flower corridor, the property is well-positioned for an owner-user/investor seeking significant street presence, or for a developer seeking a substantial site for a new development.

The City of Bellflower has historically been accommodating to residential developers seeking either a market-rate or an affordable housing development.

As a development opportunity, the corner lot allows a developer the ability for easy ingress/egress while building a high-density residential property.

As a repositioning opportunity, the property's corner location with ±30,000 VPD and being just 3 blocks from the 91 freeway, there's potential to attract a credit-rated tenant once the current lease expires.

With its close proximity to the 91, 105, 605, and 710 freeways, the property is well-positioned for any type of investor to take advantage of continued appreciation for years to come.

Any Buyer shall complete their own due diligence to determine what the current legal use allowed is for the property.

For more information, please contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com.

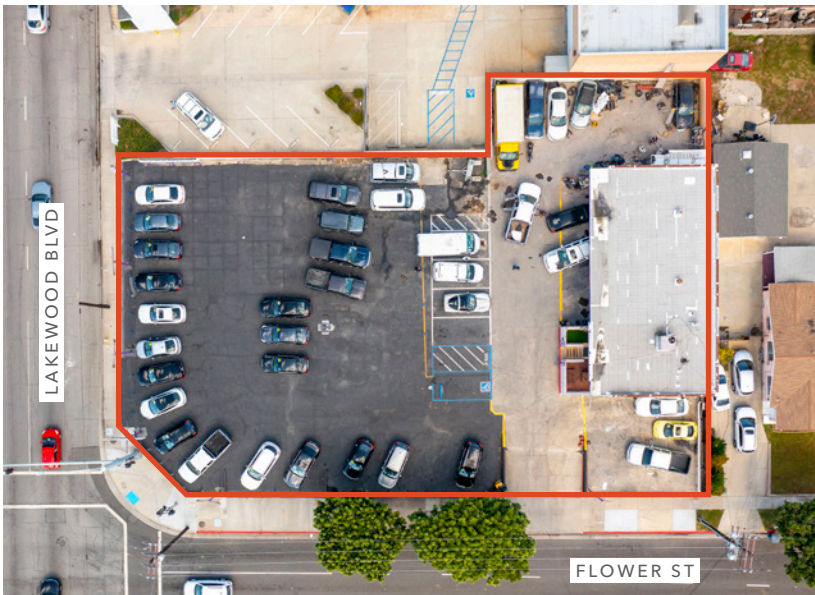


ADDRESS	16720 Lakewood Blvd, Bellflower, CA 90706
APN'S	7105-013-022, 7105-013-006, & 7105-013-007
BUILDING SIZE	±2,176 SF
LAND SIZE	±20,314 SF
ZONING	General Commercial (Buyer to verify)
LAND PRICE/SF	\$117/SF
LIST PRICE	\$2,395,000



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



Domino's

DOLLAR TREE

usbank

Jersey Mike's SUBS

ALDI

blink

RAMONA ELEMENTARY SCHOOL

SIMMS PARK

ROKKA

BELLFLOWER LIBRARY

CERRITOS IRON-WOOD NINE GOLF COURSE

SOMERSET HIGH SCHOOL

16720 LAKEWOOD BLVD

FLOWER MARKET LIQUOR

LAUREL ST

ELEVEN

FLOWER ST FLOWERS

19

LAKEWOOD BLVD

CAL OIL GAS STATION

PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS 16720 Lakewood Blvd,
Bellflower, CA 90706

PRICE \$2,395,000

CURRENT CAP 5.07%

MARKET CAP 6.03%

YEAR BUILT 1971

LOT SIZE ±20,314 SF

BUILDING SIZE ±2,176 SF

PRICE/SF \$1,101

ZONING BFGG

\$2.395M

LIST PRICE

5.07%

CAP RATE





FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$159,774		\$183,438	
Less: Vacancy	(\$4,793)	3%	(\$5,503)	3%
Gross Operating Income	\$154,980		\$177,934	
Less: Expenses	(\$33,438)	21.6%	(\$33,438)	18.8%
Net Operating Income	\$121,543		\$144,497	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes (1.25%)	\$29,938	\$29,938
Insurance - Estimate	\$3,500	\$3,500
Estimated Total Expenses	\$33,438	\$33,438
Per Net SF	\$15.37	\$15.37

SCHEDULED INCOME

Tenant Type	Lease Term	Current Rents	Market Rents
		Monthly Rent/Unit	Monthly Rent/Unit
Auto Sales	Expires November 30, 2027	\$10,528	\$12,500
Monthly Scheduled Gross Income		\$10,528	\$12,500
NNN Reimbursement		\$2,786	\$2,786
Total Monthly Scheduled Gross Income		\$13,314	\$15,286
Annual Scheduled Gross Income		\$159,774	\$183,438

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. Buyer must verify the information and bears all risk for inaccuracies.



COMPARABLES

Section 04

SALE COMPARABLES

	Property Address	Zoning	Year Built	Bldg SF	Lot SF	Bldg Price/SF	Land Price/SF	Cap Rate	Location	Sale Price	Sold Date	Notes
	16720 Lakewood Blvd Bellflower, CA 90706	BFGG/ BFCG	1971	2,176	20,314	\$1,101	\$118	5.07%	Corner	\$2,395,000	SOON	Multi-parcel assemblage. Auto tenant in place.
01	9733-9737 Flower St Bellflower, CA 90706	BFCG	1946	4,000	6,534	\$228	\$139	-	Mid-block	\$910,000	2/27/2026	Multi-tenant retail. Limited parking.
02	16529 Lakewood Blvd Bellflower, CA 90706	BFCG-R1	1947	1,544	5,663	\$470	\$128	-	Mid-block	\$725,000	2/19/2026	Multiple existing structures.
03	7534 Adams St Paramount, CA 90723	PAM2	1975	4,140	6,970	\$290	\$172	-	Corner	\$1,200,000	1/2/2026	Standalone commercial/ industrial building.
04	10947-10953 Alondra Blvd Norwalk, CA 90650	NOC1	1960	6,640	30,019	\$303	\$67	-	Mid-block	\$2,011,000	12/30/2025	Multi-tenant retail with parking. Great ingress/egress.
05	13255 Woodruff Ave Downey, CA 90242	DOC2	1954	4,606	22,390	\$413	\$85	-	Corner	\$1,900,000	12/1/2025	Auto Repair facility. (4) Drive-ins. Sold to owner-user. Great ingress/egress.
06	9855 Flower St Bellflower, CA 90706	BFCN	1927	4,517	20,763	\$587	\$128	-	Mid-block	\$2,650,000	11/24/2025	Mixed-use. Multiple structures. On-site parking. Purchased by the City of Bellflower.
07	8701 Park St Bellflower, CA 90706	BFM1	1946	6,839	53,579	\$391	\$50	6.25%	Mid-block	\$2,672,225	11/13/2025	(2) Parcel assemblage. Multiple metal buildings. Ample on-site parking.

SALE COMPARABLES CONT.

	Property Address	Zoning	Year Built	Bldg SF	Lot SF	Bldg Price/SF	Land Price/SF	Cap Rate	Location	Sale Price	Sold Date	Notes
	16720 Lakewood Blvd Bellflower, CA 90706	BFGG/ BFCG	1971	2,176	20,314	\$1,101	\$118	5.07%	Corner	\$2,395,000	SOON	Multi-parcel assemblage. Auto tenant in place.
08	9638-9648 Artesia Blvd Bellflower, CA 90706	BFM1	1958	9,738	34,810	\$380	\$106	-	Mid-block	\$3,700,000	10/1/2025	(2) Parcel assemblage. (38) Parking. (4) Drive-ins. Sold to owner-user.
09	9162 Rosecrans Ave Bellflower, CA 90706	BFM1	1968	3,600	24,916	\$653	\$94	-	Mid-block	\$2,350,000	8/4/2025	(11) On-site parking.
10	10355-10401 Alondra Blvd Bellflower, CA 90706	BFCG	1977	8,424	26,136	\$347	\$112	-	Corner	\$2,925,000	7/8/2025	Corner lot with street access on three sides. Multiple structures. (15) On-site parking.
11	6205 Bellflower Blvd Lakewood, CA 90713	LKC1	1970	5,800	18,141	\$345	\$110	-	Corner	\$2,000,000	4/18/2025	(2) Parcel assemblage. Ample on-site parking. Sold to owner-user. Great ingress/egress.
	Averages					\$400	\$108					

COMPARABLES

Sale Comparables

- 01 **9733-9737 Flower St**
Bellflower, CA 90706

- 02 **16529 Lakewood Blvd**
Bellflower, CA 90706

- 03 **7534 Adams St**
Paramount, CA 90723

- 04 **10947-10953 Alondra Blvd**
Norwalk, CA 90650

- 05 **13255 Woodruff Ave**
Downey, CA 90242

- 06 **9855 Flower St**
Bellflower, CA 90706

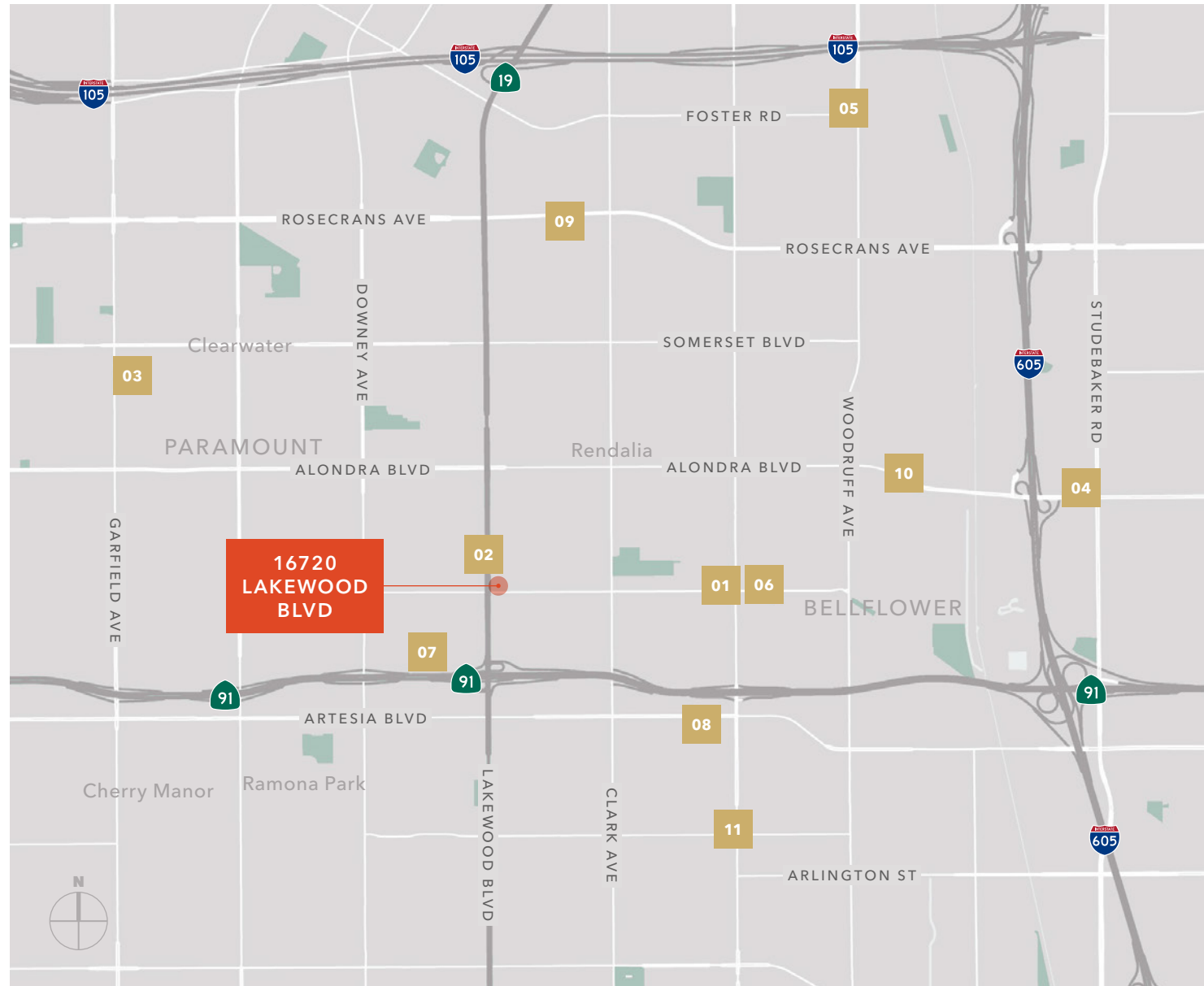
- 07 **8701 Park St**
Bellflower, CA 90706

- 08 **9638-9648 Artesia Blvd**
Bellflower, CA 90706

- 09 **9162 Rosecrans Ave**
Bellflower, CA 90706

- 10 **10355-10401 Alondra Blvd**
Bellflower, CA 90706

- 11 **6205 Bellflower Blvd**
Lakewood, CA 90713



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