

COURTVIEW

PROFESSIONAL BUILDING



16600 Woodruff Ave. Bellflower, CA 90706



CENTURY 21
COMMERCIAL.



Q1 Property Summary

16600 WOODRUFF AVENUE



PROPERTY SUMMARY

Property Address	16600 Woodruff Ave, Bellflower, CA 90706
Year Built	1994
Property Type	Office Building
Building Size	±15,040 SF
Lot Size	±17,488 SF
APN 1	7017-020-001
APN 2	7017-020-005
Zoning	BFCG* (Bellflower General Commercial)

OVERVIEW

Construction Type	Modern, low-rise office construction
Parking	Surface parking ± 44
Access	Excellent access via Woodruff Ave and minutes from the 91 Freeway
Visibility	Strong street frontage with high daily traffic exposure
Occupancy	± 90%
Utilities	Fully serviced with standard office utilities
Potential Uses	Medical office, professional services, general office, educational/training
Tenant Profile	CPA's, Attorneys, Professional Services, Property Management, HealthCare Providers



Courtyard
Professional
Building

This is an aerial photograph of a suburban neighborhood. In the center, a large, multi-story building with a grey roof and light-colored siding is outlined with a yellow dashed line. The building has a complex roofline with multiple gables and dormers. To the left of the building is a parking lot with several cars. To the right is a large, white, rectangular building with a flat roof. The surrounding area is filled with residential houses, trees, and streets. A large, tall, thin tree stands to the right of the central building. The sky is blue with scattered white clouds.

PROPERTY OVERVIEW

16600 WOODRUFF AVENUE

Welcome to the Courtview Professional Building, one of the most iconic and recognizable office buildings in the heart of Bellflower. This well-maintained three-story commercial property offers a rare opportunity to acquire a prominent and versatile office space with exceptional visibility and functionality.

The property features a strong diverse tenant mix, including professionals in tax preparation, insurance(State Farm), legal services, and other established service-based businesses.

Strategically positioned between Los Angeles and Orange County, and with easy access to major freeways, this prime location is ideal for professionals seeking a central hub for business operations.

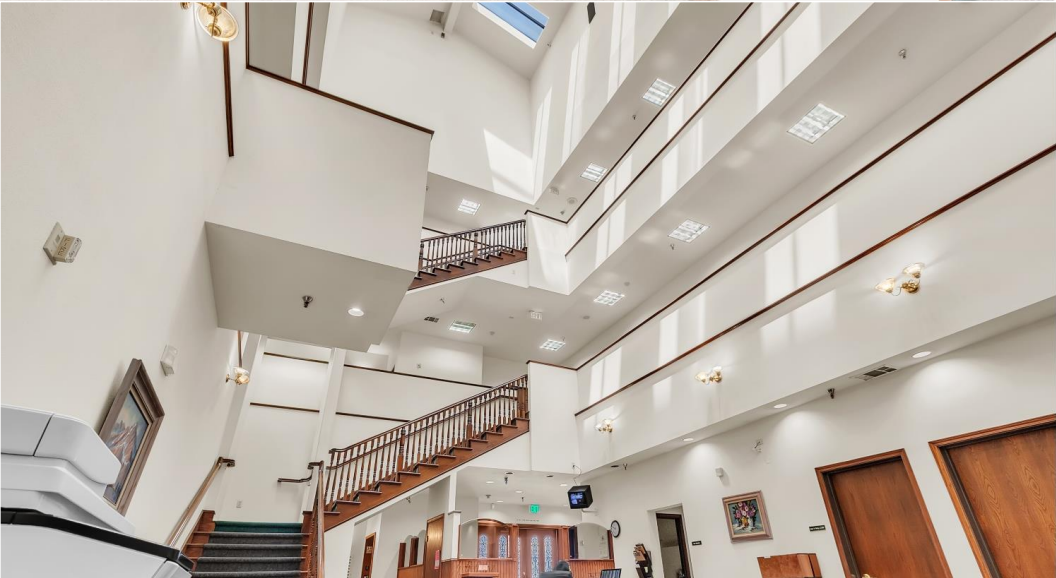
- ± 15,040 of Office Space Across 3 Floors
- Variety of Office Suites in Multiple Sizes
- Large Conference Room – Ideal for Meetings & Team Collaboration
- Community Kitchen & Comfortable Patio Area
- Abundant On-Site Parking for Tenants & Visitors
- Spacious Attic – Perfect for Additional Storage
- Excellent Curb Appeal in a Highly Desirable Area
- High Occupancy Potential with Strong Demand





Courtview
Professional
Building







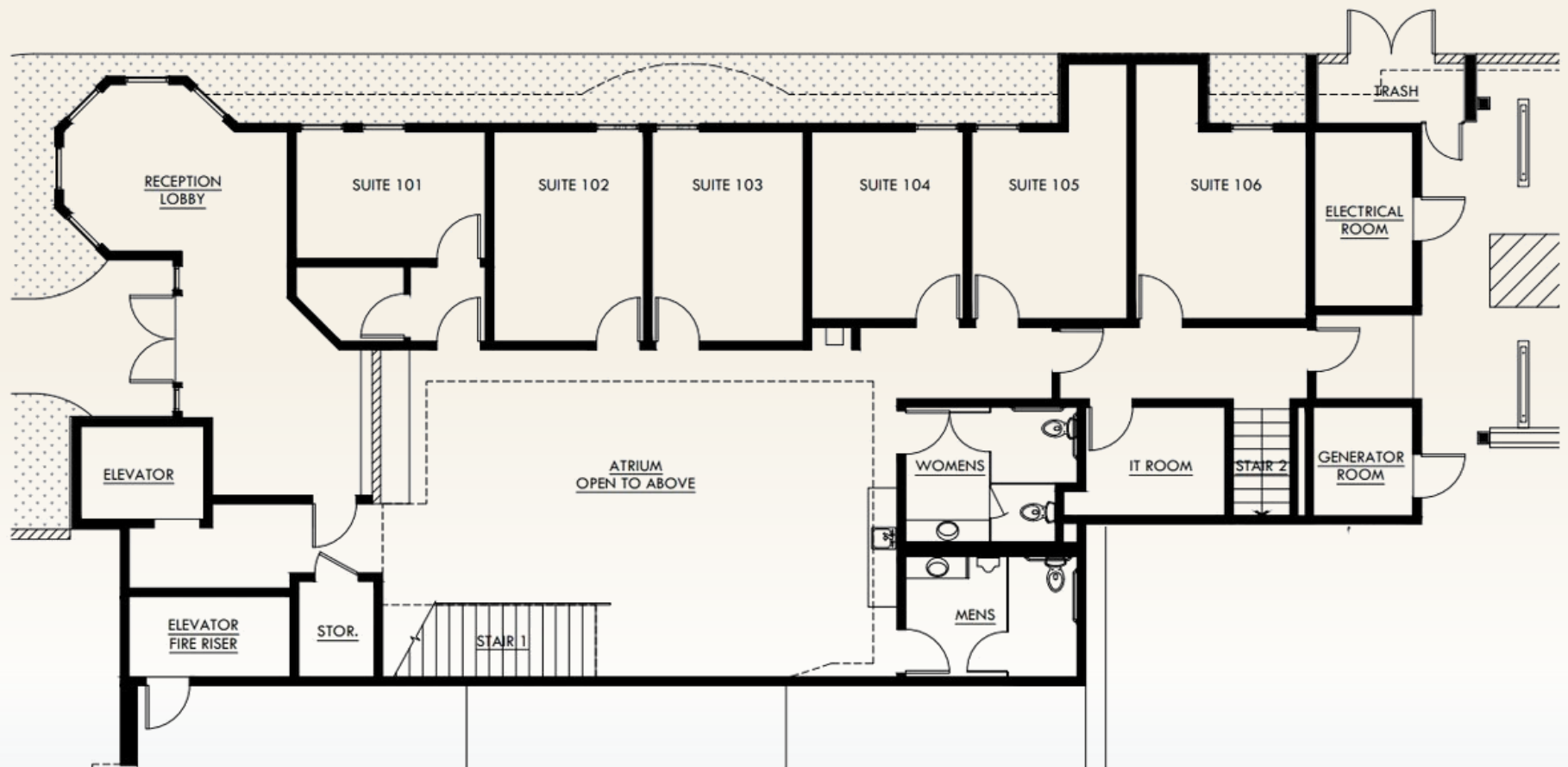


02 Floor Plans

16600 WOODRUFF AVENUE

1st Floor Plan

COURTVIEW PROFESSIONAL BUILDING
16600 WOODRUFF AVE., BELLFLOWER, CA



2nd Floor Plan



3rd Floor Plan





03 Financial Analysis

16600 WOODRUFF AVENUE

Financial Analysis

Income	Current	Pro Forma
1st Floor	\$32,745	\$37,140
2nd Floor	\$97,602	\$116,856
3rd Floor	\$133,234	\$150,420
Total	\$263,581	\$304,416
Expenses		
Taxes	\$47,500	\$47,500
Cleaning	\$36,020	\$36,020
Insurance	\$7,639	\$7,639
Repair	\$22,196	\$22,196
Utilities	\$45,525	\$45,525
Pest	\$435	\$435
Alarm	\$2,429	\$2,429
Elevator	\$996	\$996
Total	\$162,740	\$162,740
Net	\$100,841	\$141,676

RENT ROLL

1ST FLOOR

Unit Number	Monthly Rent (\$)	Annual Rent (\$)	Market	Market Annual	Notes
101	\$334.79	\$4,017.48	\$499.00	\$5,988.00	
102	\$450.00	\$5,400.00	\$499.00	\$5,988.00	
103	\$575.00	\$6,900.00	\$599.00	\$7,188.00	
104	\$406.00	\$4,872.00	\$499.00	\$5,988.00	
105	\$500.00	\$6,000.00	\$500.00	\$6,000.00	Vacant
106	\$463.00	\$5,556.00	\$499.00	\$5,988.00	
Total	\$2,728.79	\$32,745.48	\$3,095.00	\$37,140.00	

RENT ROLL

2ND FLOOR

Unit Number	Monthly Rent (\$)	Annual Rent (\$)	Market	Annual Market Rent
201	\$628.00	\$7,536.00	\$699.00	\$8,388.00
201A	\$419.00	\$5,028.00	\$499.00	\$5,988.00
202	\$399.00	\$4,788.00	\$499.00	\$5,988.00
203	\$575.00	\$6,900.00	\$599.00	\$7,188.00
204	\$399.00	\$4,788.00	\$499.00	\$5,988.00
209	\$231.00	\$2,772.00	\$250.00	\$3,000.00
210	\$231.00	\$2,772.00	\$250.00	\$3,000.00
211	\$231.00	\$2,772.00	\$250.00	\$3,000.00
212	\$200.00	\$2,400.00	\$299.00	\$3,588.00
213	\$200.00	\$2,400.00	\$299.00	\$3,588.00
214	\$231.00	\$2,772.00	\$250.00	\$3,000.00
215	\$1,312.50	\$15,750.00	\$1,350.00	\$16,200.00
216	\$350.00	\$4,200.00	\$499.00	\$5,988.00
217A	\$399.00	\$4,788.00	\$499.00	\$5,988.00
217B	\$399.00	\$4,788.00	\$499.00	\$5,988.00
218	\$399.00	\$4,788.00	\$499.00	\$5,988.00
219	\$1,000.00	\$12,000.00	\$1,250.00	\$15,000.00
220	\$299.00	\$3,588.00	\$499.00	\$5,988.00
224	\$231.00	\$2,772.00	\$250.00	\$3,000.00
Total	\$8,133.50	\$97,602.00	\$9,738.00	\$116,856.00

RENT ROLL

3RD FLOOR

Unit Number	Monthly Rent (\$)	Annual Rent (\$)	Market	Annual Market Rent	Notes
300	\$628.00	\$7,536.00	\$699.00	\$8,388.00	
301	\$418.95	\$5,027.40	\$499.00	\$5,988.00	
302	\$419.00	\$5,028.00	\$499.00	\$5,988.00	
303	\$500.00	\$6,000.00	\$599.00	\$7,188.00	
304	\$472.50	\$5,670.00	\$499.00	\$5,988.00	
307	\$1,200.00	\$14,400.00	\$1,200.00	\$14,400.00	VACANT
308	\$450.00	\$5,400.00	\$499.00	\$5,988.00	
309	\$1,337.92	\$16,055.04	\$1,350.00	\$16,200.00	
310	\$450.00	\$5,400.00	\$499.00	\$5,988.00	
312	\$399.00	\$4,788.00	\$499.00	\$5,988.00	
313	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00	VACANT
314	\$399.00	\$4,788.00	\$499.00	\$5,988.00	
315	\$399.00	\$4,788.00	\$499.00	\$5,988.00	
316	\$458.24	\$5,498.88	\$499.00	\$5,988.00	
317	\$367.04	\$4,404.48	\$499.00	\$5,988.00	
318	\$1,200.00	\$14,400.00	\$1,200.00	\$14,400.00	VACANT
319	\$405.17	\$4,862.04	\$499.00	\$5,988.00	
321	\$399.00	\$4,788.00	\$499.00	\$5,988.00	
322	\$200.00	\$2,400.00	\$499.00	\$5,988.00	
TOTAL	\$11,102.82	\$133,233.84	\$12,535.00	\$150,420.00	

An aerial photograph of a city street intersection. A large, multi-story blue building with a complex roofline is the central focus. It is surrounded by various other buildings, including a large brick building in the foreground and several smaller commercial structures. A parking lot with several cars is visible in front of the blue building. In the bottom right corner, there is a swimming pool with a curved edge. The background shows a dense urban landscape with many smaller buildings and trees. The sky is overcast.

02 Location Overview

16600 WOODRUFF AVENUE

Bellflower CALIFORNIA

Strategically located in the heart of Bellflower, 16600 Woodruff Avenue offers excellent visibility and accessibility within a highly trafficked commercial corridor. The property is situated just south of the 91 Freeway and minutes from the 605 and I-5 interchanges, providing seamless regional connectivity across Los Angeles and Orange Counties.

BUSINESS FRIENDLY CITY

Bellflower is a growing, business-friendly city in southeast Los Angeles County, known for its revitalized downtown, steady economic growth, and proximity to key employment hubs. The surrounding area features a diverse mix of national and local retailers, professional services, healthcare providers, and dense residential neighborhoods, contributing to strong daytime foot traffic and demand for office and retail space.

LOCAL SNAPSHOT

The location benefits from nearby public transit options and is within a short drive of Long Beach, Downey, Cerritos, and Lakewood. Major nearby destinations include the Los Cerritos Center, Kaiser Permanente Downey Medical Center, and Cerritos College, all of which support a steady flow of visitors and working professionals throughout the week.

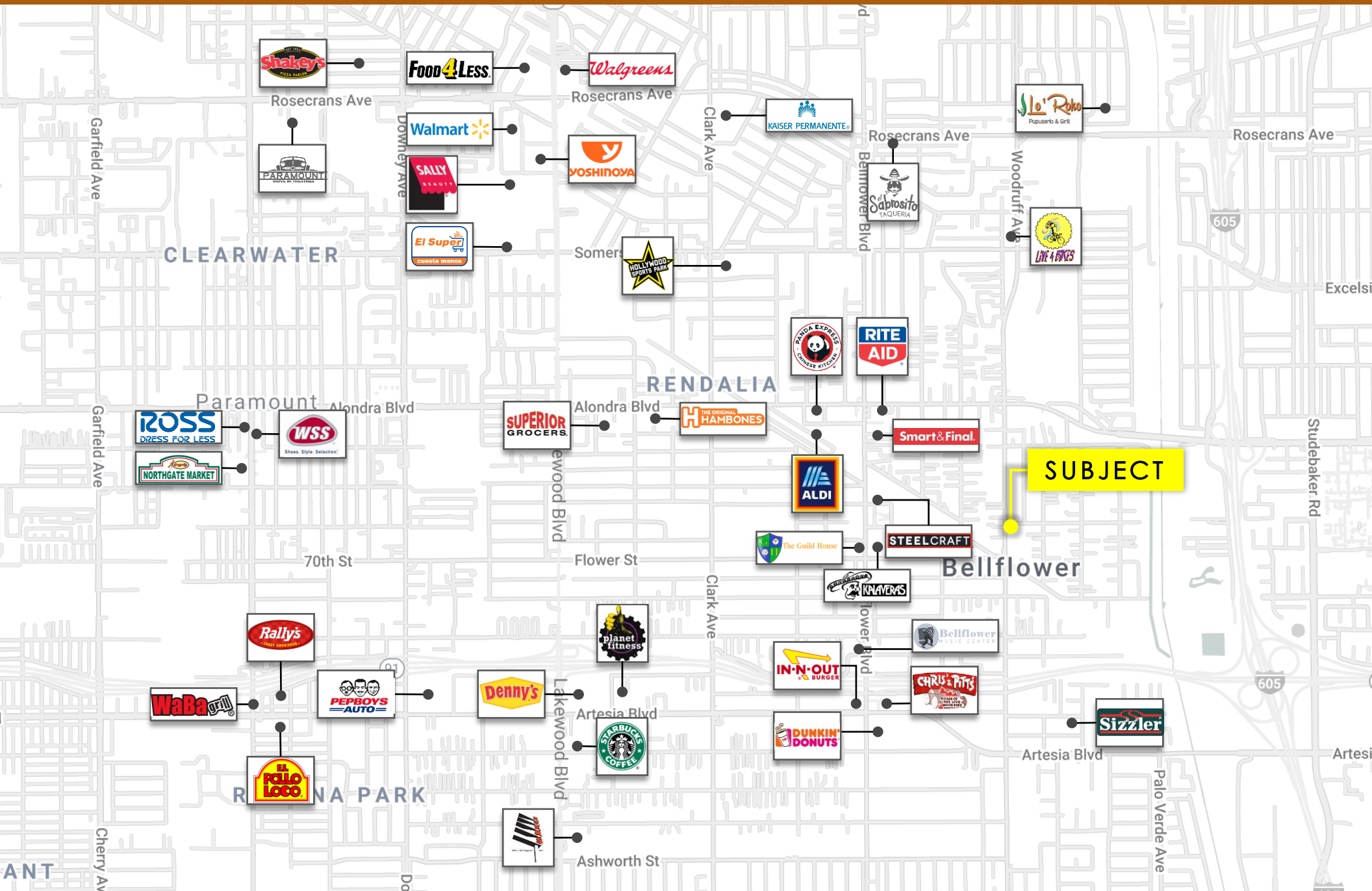
AVG HH
INCOME
\$93,000

MEDIAN HOME
VALUE
\$661,000

POPULATION
79,000



BELLFLOWER ACCESSIBILITY



TOP AREA EMPLOYERS

BELLFLOWER



TOP REGIONAL



LOCATION HIGHLIGHTS



Freeway Access

Minutes from the 91 Freeway, with close proximity to I-605 and I-5



Central Connectivity

Centrally located between Los Angeles and Orange Counties



Surrounding Cities

Near Lakewood, Cerritos, Downey, Norwalk, and Long Beach



Public Transit

Accessible via multiple LA Metro bus lines and close to Norwalk/Santa Fe Springs Metrolink Station



Retail Amenities

Surrounded by national and local retailers, including Target, CVS, and Superior Grocers



Medical Proximity

Less than 2 miles from Kaiser Permanente Bellflower and multiple urgent care facilities



Nearby Education

Close to Cerritos College and multiple public/private schools



Population Density

High-density residential area with ~13,000 people per square mile



Business Environment

Located in a pro-business city with steady economic development initiatives

16600 WOODRUFF AVENUE **BELLFLOWER, CA 90706**



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**CENTURY 21
COMMERCIAL®**

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