

FOR LEASE

RETAIL SPACE

AVAILABLE SPACE 1,700 SF

Retail Opportunity at Tally Ho Plaza

10470-10472 Artesia Boulevard, Bellflower, CA 90706

LEASE RATE

\$2.25/SF

+ Est. \$0.60 NNN

AVAILABLE SF

750–950 SF

Two suites available

BUILDING SIZE

10,450 SF

Community retail center



PROPERTY HIGHLIGHTS

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

Address: 10470-10472 Artesia Boulevard, Bellflower, CA 90706

Available: 750 SF (Suite 10470) and 950 SF (Suite 10472)

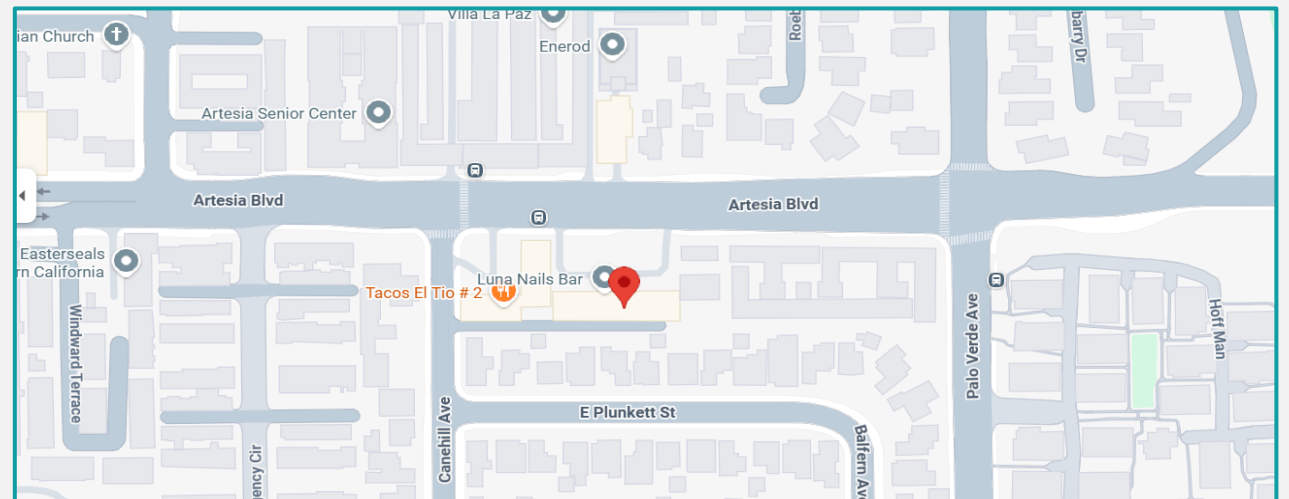
Lease Rate: \$2.25 PSF/month NNN

Est. NNN: \$0.60 PSF/month

Parking: 54 on-site stalls with ample shared anchor tenant parking

Access: 211 ft of prime Artesia Blvd frontage, signalized intersection, I-605 proximity

Anchor Tenants: Beauty salon, nail salon, laundromat, pizza, liquor store, water store, tax & accounting, Lobo Beauty



RETAIL OPPORTUNITY

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

PROPERTY DESCRIPTION

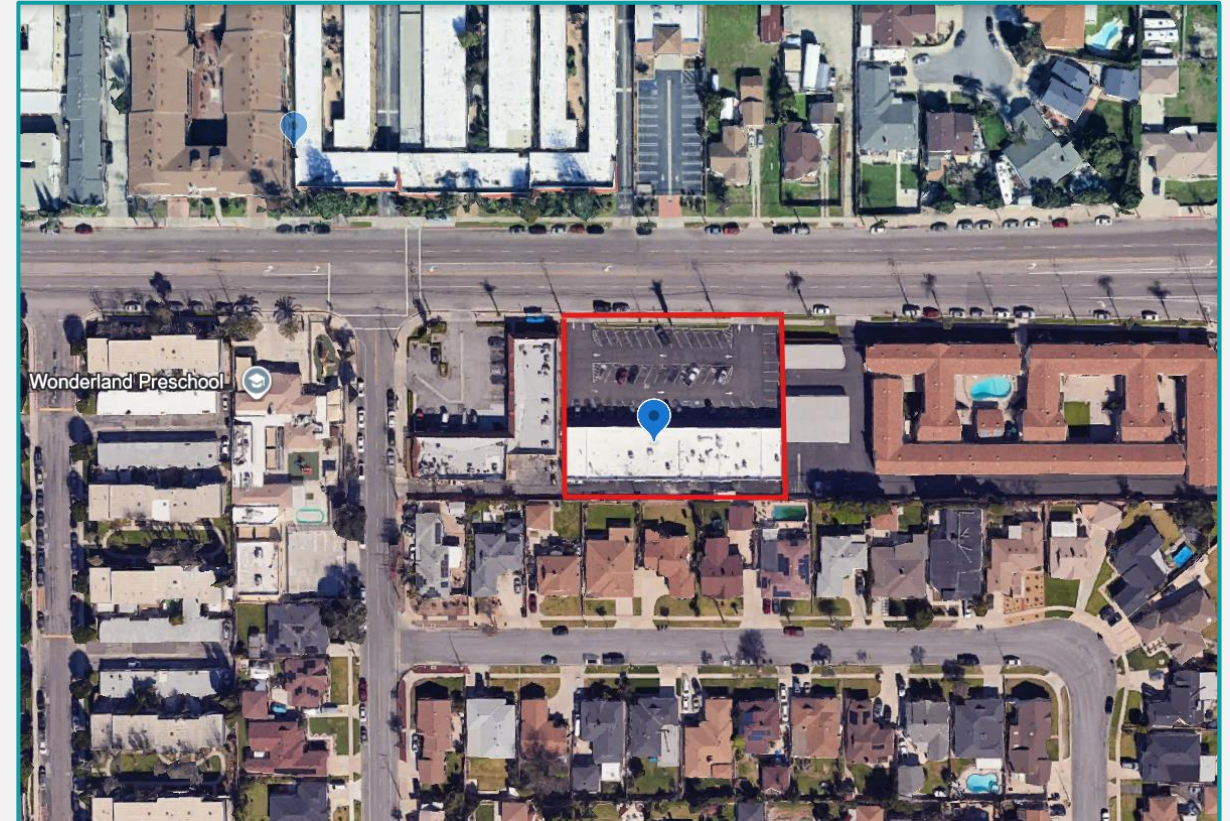
Tally Ho Plaza presents a compelling retail leasing opportunity in the heart of Bellflower's Artesia trade corridor. Two suites — 750 SF and 950 SF — are available within this vibrant 10,450 SF community shopping center. The center benefits from a diverse and established tenant mix, excellent walkability, and strong daily foot traffic.

LOCATION & ACCESS

Positioned at the signalized intersection of Artesia Boulevard and Bellflower Boulevard, Tally Ho Plaza commands 211 linear feet of prime arterial frontage with direct I-605 Freeway access. Anchored by heavy daily traffic volumes, 54 on-site parking stalls, and dense surrounding residential neighborhoods, this property delivers the visibility, convenience, and demographic depth that neighborhood-serving retailers demand.

MARKET OPPORTUNITY

Surrounded by over 200,000 households within five miles and an average household income of \$111,103 within one mile, Tally Ho Plaza is ideally positioned for neighborhood retail, food, service, health, and wellness concepts. The Bellflower/Artesia trade corridor continues to attract neighborhood-serving operators seeking affordable, high-visibility space with strong daily traffic.



AVAILABLE SPACE — SUITE 10470

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

SUITE 10470 | 750 SF | \$2.25/SF per Month (Est. \$0.60 NNN)

AVAILABLE

SPACE DESCRIPTION

An efficiently sized 750 SF shop space offering excellent street-level visibility along one of Bellflower's most trafficked arterials. Well-suited for boutique retailers, beauty and wellness operators, insurance offices, barber shops, or medical/wellness users seeking a cost-effective, high-exposure storefront in a proven neighborhood retail center.

KEY HIGHLIGHTS

- 750 SF of retail/service space
- 211 linear feet of prime Artesia Boulevard frontage
- Signalized intersection — Artesia Blvd & Bellflower Blvd
- 54 on-site parking stalls
- Strong co-tenancy: beauty, laundromat, pizza, liquor & more

BASE RENT

\$2.25/SF/mo

EST. NNN

\$0.60/SF/mo

TOTAL EST.

\$2.85/SF/mo

SUITE SIZE

750 SF



AVAILABLE SPACE — SUITE 10472

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

SUITE 10472 | 950 SF | \$2.25/SF per Month (Est. \$0.60 NNN)

AVAILABLE

SPACE DESCRIPTION

A 950 SF retail and office shop space offering strong storefront exposure within a proven neighborhood retail center. This efficiently-sized space provides direct visibility to heavy daily traffic at the Artesia Boulevard signalized intersection. Ideal for professional service firms, health and wellness concepts, boutique specialty retail, or community-oriented businesses seeking an affordable, high-visibility location.

KEY HIGHLIGHTS

- 950 SF of flexible retail/office space
- 211 linear feet of prime Artesia Boulevard frontage
- Signalized intersection — Artesia Blvd & Bellflower Blvd
- 54 on-site parking stalls — ample for retail/service use
- Dense residential area — avg. HH income \$111,103 within 1 mile



BASE RENT

\$2.25/SF/mo

EST. NNN

\$0.60/SF/mo

TOTAL EST.

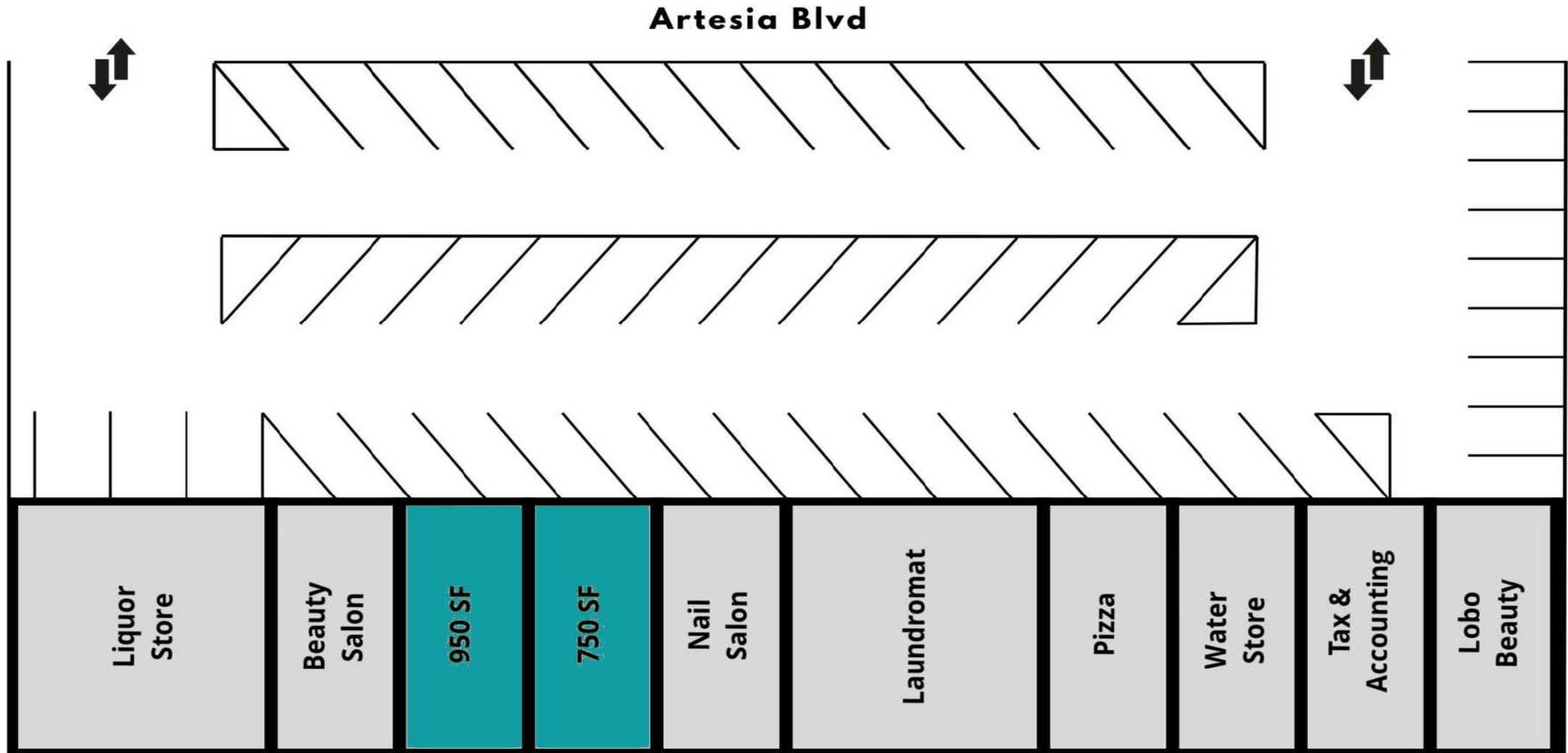
\$2.85/SF/mo

SUITE SIZE

950 SF

SITE PLAN

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706



AREA DEMOGRAPHICS

TALLY HO PLAZA | 10470-10472 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

665,114

TOTAL POPULATION

within 5 miles

\$117K

AVG. HOUSEHOLD INCOME

within 3 miles

203,068

TOTAL HOUSEHOLDS

within 5 miles

\$887K

AVG. HOME VALUE

within 1 mile

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	22,740	267,836	665,114
Average Age	41	40	40
Total Households	7,773	82,187	203,068
Average Household Income	\$111,103	\$117,093	\$115,679
Average Home Value	\$887,402	\$758,047	\$756,783
Per Capita Income	\$38,311	\$35,482	\$35,054

FOR LEASE

RETAIL SPACE

AVAILABLE 750 – 950 SF

Retail Opportunity at Tally Ho Plaza

10470-10472 Artesia Boulevard, Bellflower, CA 90706

FOR MORE INFORMATION, PLEASE CONTACT:

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"You don't get one of us. You get all of us."

lara

