

# RETAIL & DINING SPACES FOR LEASE

17434 BELLFLOWER BLVD, BELLFLOWER, CA 90706



[bellflowerexchange.com](http://bellflowerexchange.com)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES

COMMERCIAL DIVISION

## PROPERTY HIGHLIGHTS:

### Price:

5,000 & 10,000 sqft - \$2.50/sqft

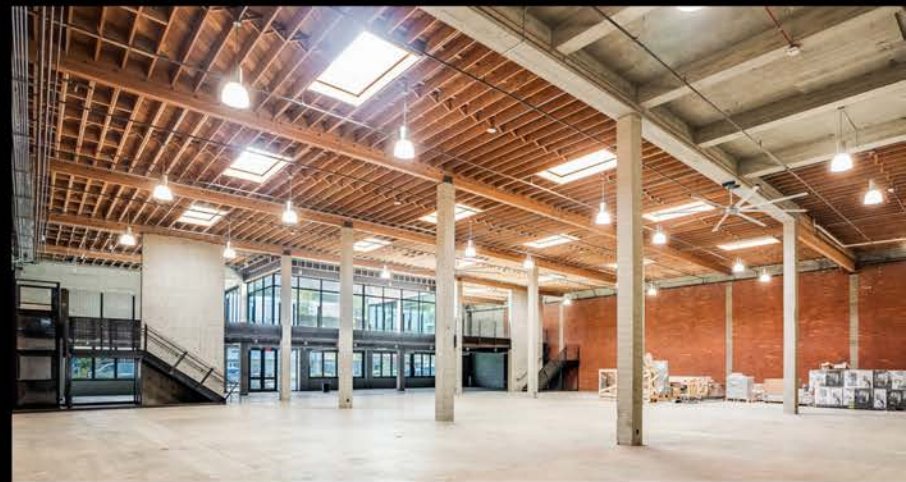
20,458 sqft - call for details

NNN \$0.7/sqft

**Tenant Improvement allowance provided by the landlord is available.**

Multi-tenant retail and production haven represents innovative design and function. The available rental spaces range from 1,300 to 20,500sqft, which can be tailored to match each tenant's requirements. It is preferred to find an anchor business first to occupy the majority of the space and later divide the rest of the building. The population of Bellflower is rapidly growing, primarily composed of young professionals with high spending power. The complex offers immersive and comprehensive space for tenants to create a special experience for locals and visitors within one complex. The Bellflower project promises to be a canvas for creativity across industries. It's ideal for bakeries, breweries, kitchens for catering, pizza places, coffee shops, distilleries, and furniture or clothes showrooms. First floor features an open-space plan and is perfect for your business' unique buildout. 24-foot ceiling height and plenty of natural light uplifts the atmosphere. Second floor mezzanine features two indoor spaces and an outdoor portion for use. The entire building is ADA compliant, featuring ADA bathrooms, elevator and parking. The ratio for parking is 3 stalls per 1,000 sqft. The rough estimate for the whole ground floor is 60 spaces.

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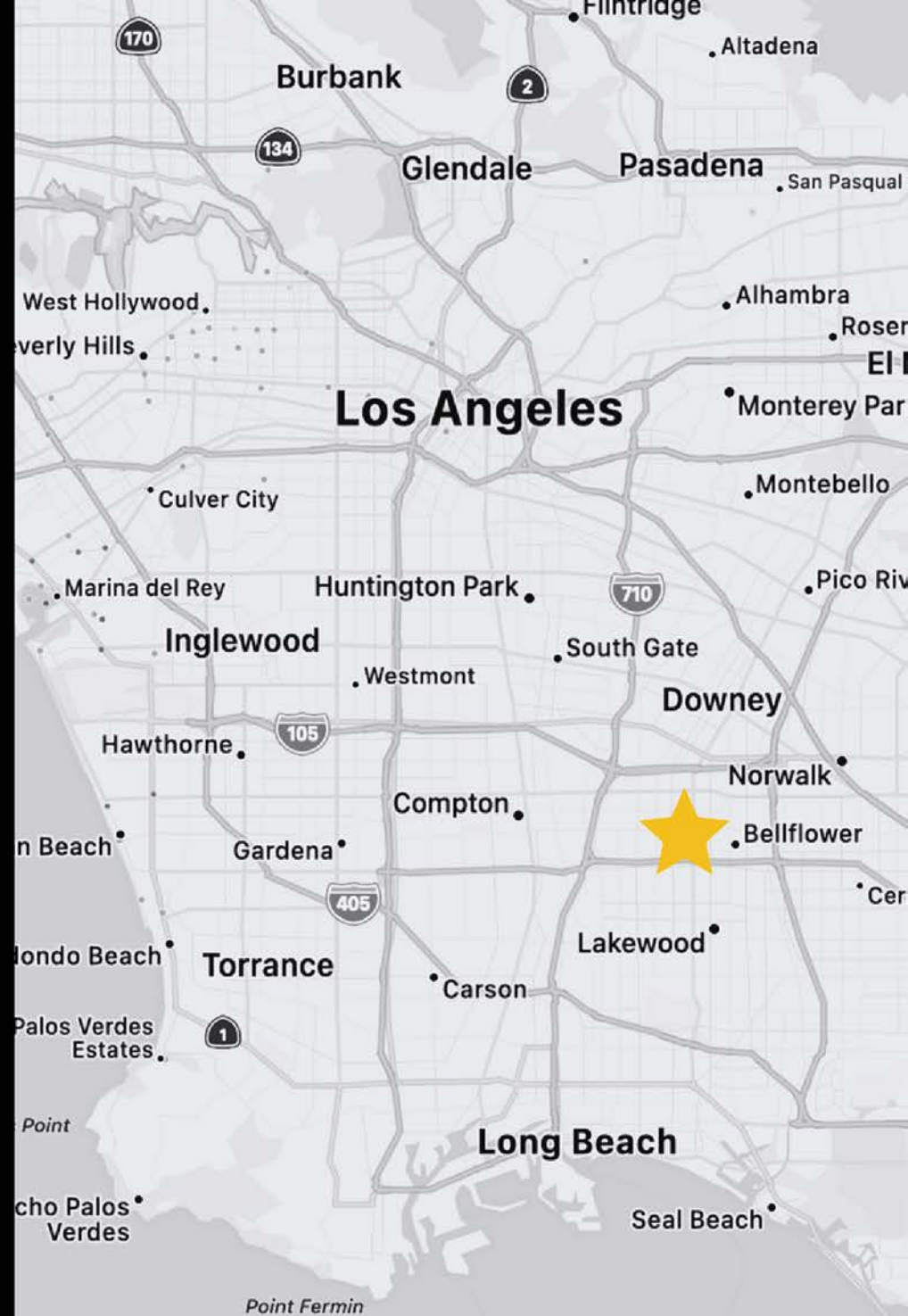
# ADA-COMPLIANT BUILDING



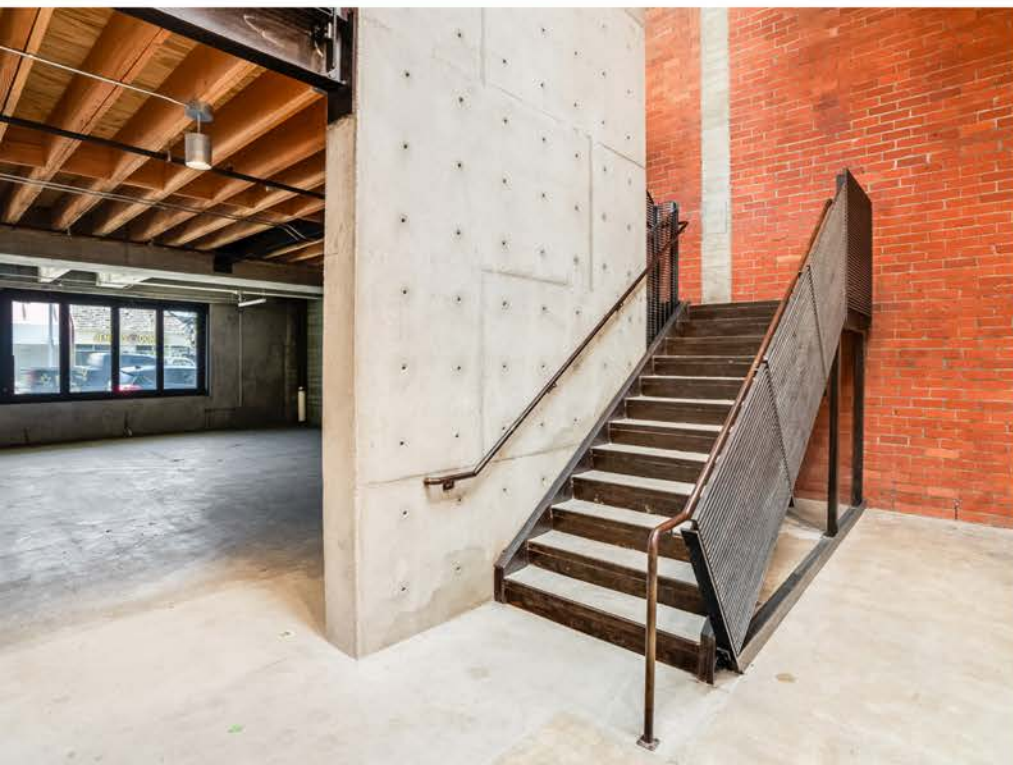
## PERFECT OPPORTUNITY FOR:

- BAKERY
- BREWERY
- DISTILLERY
- BUTCHERY
- ART GALLERY
- SHOWROOM
- RETAIL SPACE
- KOMBUCHA BAR
- CLOTHING STORE
- FURNITURE STORE
- COFFEE ROASTING
- ICE CREAM MAKER
- CRAFT FOOD PROVIDER
- CERAMIC PRODUCTION
- CORPORATE AND PRIVATE EVENTS
- COMMERCIAL KITCHEN OPPORTUNITIES

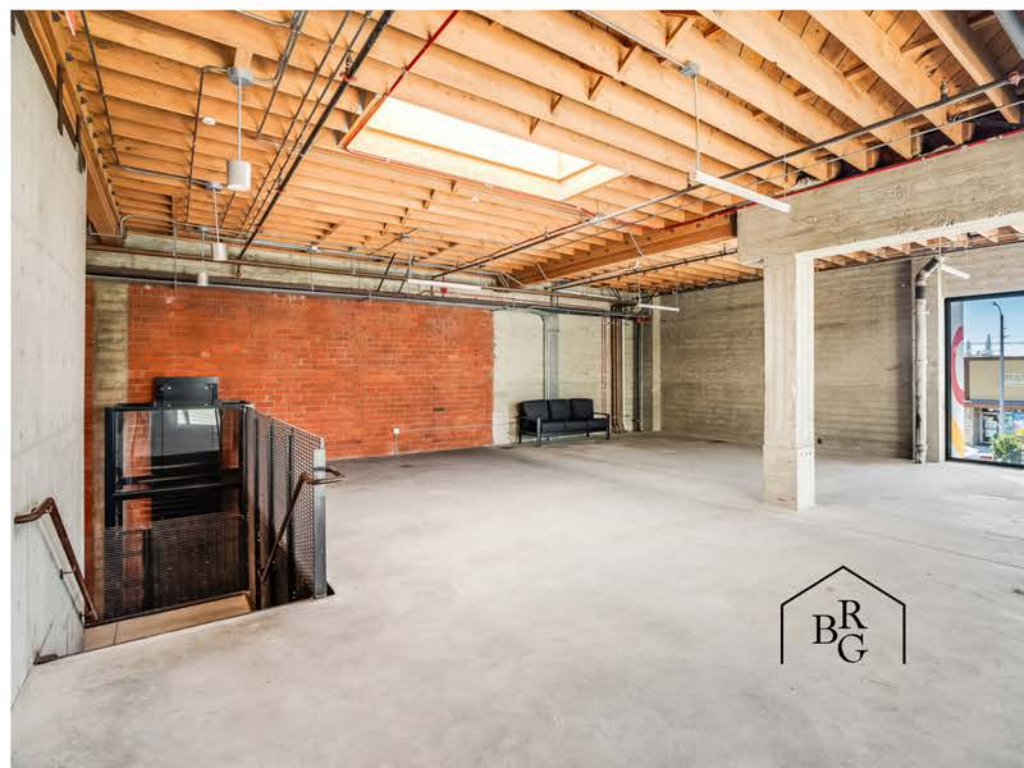
... AND MORE!



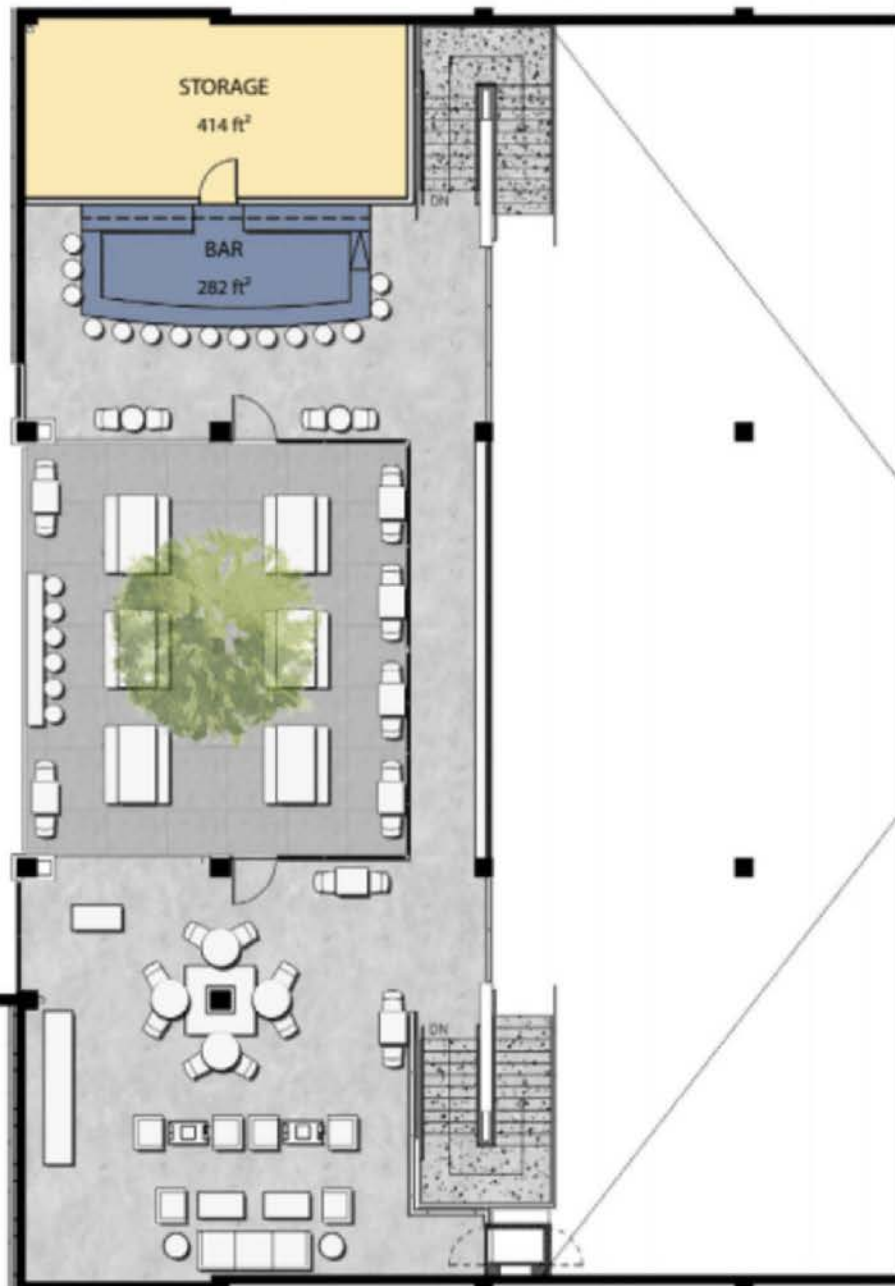
# FIRST FLOOR



# 2 FL / INDOOR MEZZANINE



# OPEN AIR MEZZANINE



# EXTERIOR





# DEMOGRAPHICS & INCOME



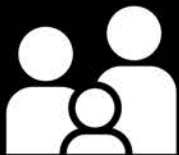
## POPULATION

1 mile	3 mile	5 mile
40,806	264,393	680,309



## AVERAGE HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$83,307	\$97,810	\$99,703



## BREAKDOWN BY AGE

0-19	20-39	40-64	65+
10,309	12,098	12,582	5,816
25.3%	29.6%	30.8%	14.3%



## ANNUAL SPENDING

1 mile	3 mile	5 mile
\$425,760	\$2,971,326	\$7,503,474

# ANNUAL SPENDING BREAKDOWN



## GROCERIES AND ALCOHOL

1 mile	3 mile	5 mile
\$73,139	\$478,912	\$1,218,506



## DINING OUT

1 mile	3 mile	5 mile
\$47,202	\$313,730	\$792,049



## HOUSEHOLD

1 mile	3 mile	5 mile
\$62,847	\$476,649	\$1,204,511



## ENTERTAINMENT & HOBBIES

1 mile	3 mile	5 mile
\$58,509	\$158,846	\$405,776



## APPAREL

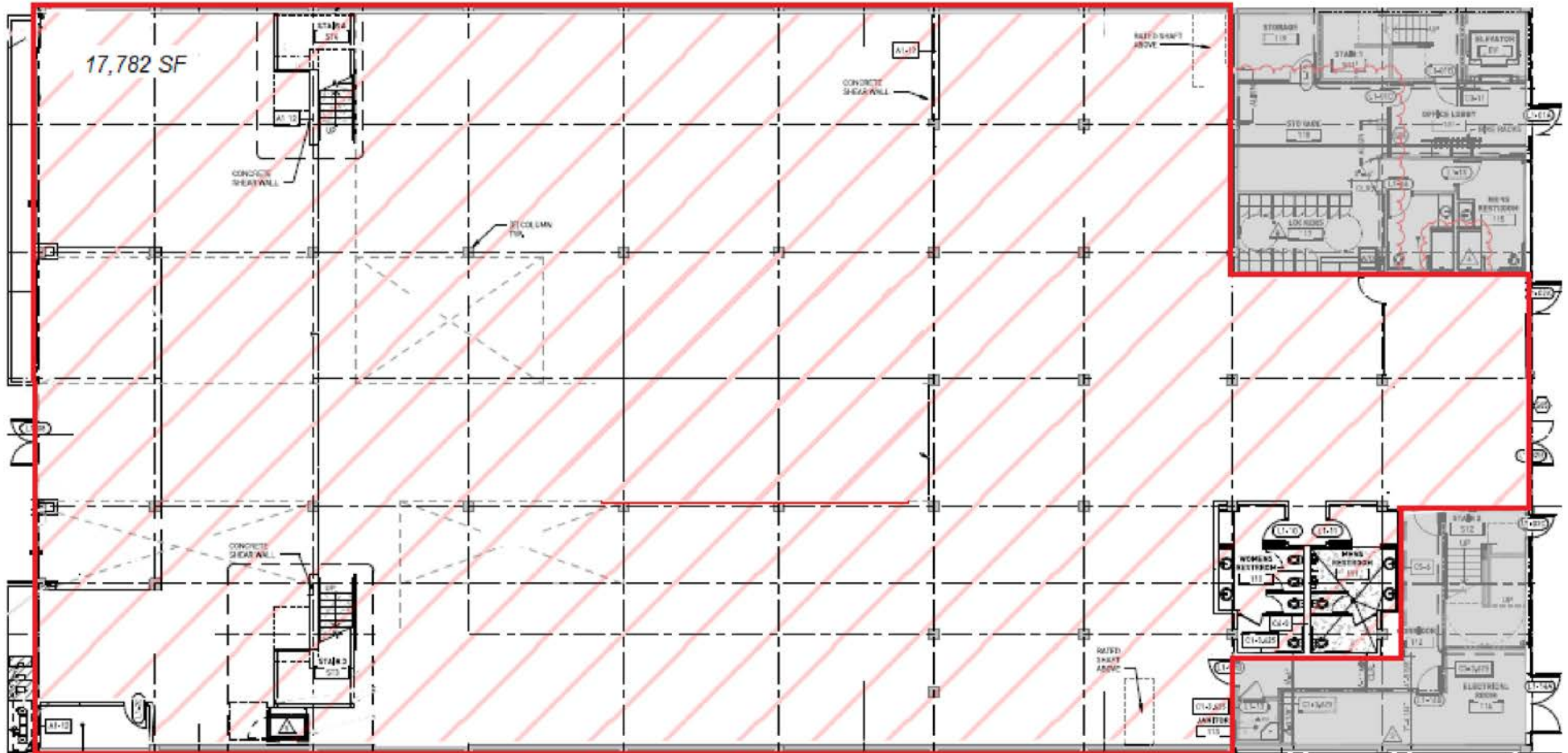
1 mile	3 mile	5 mile
\$23,924	\$158,846	\$405,776

# AERIAL VIEW

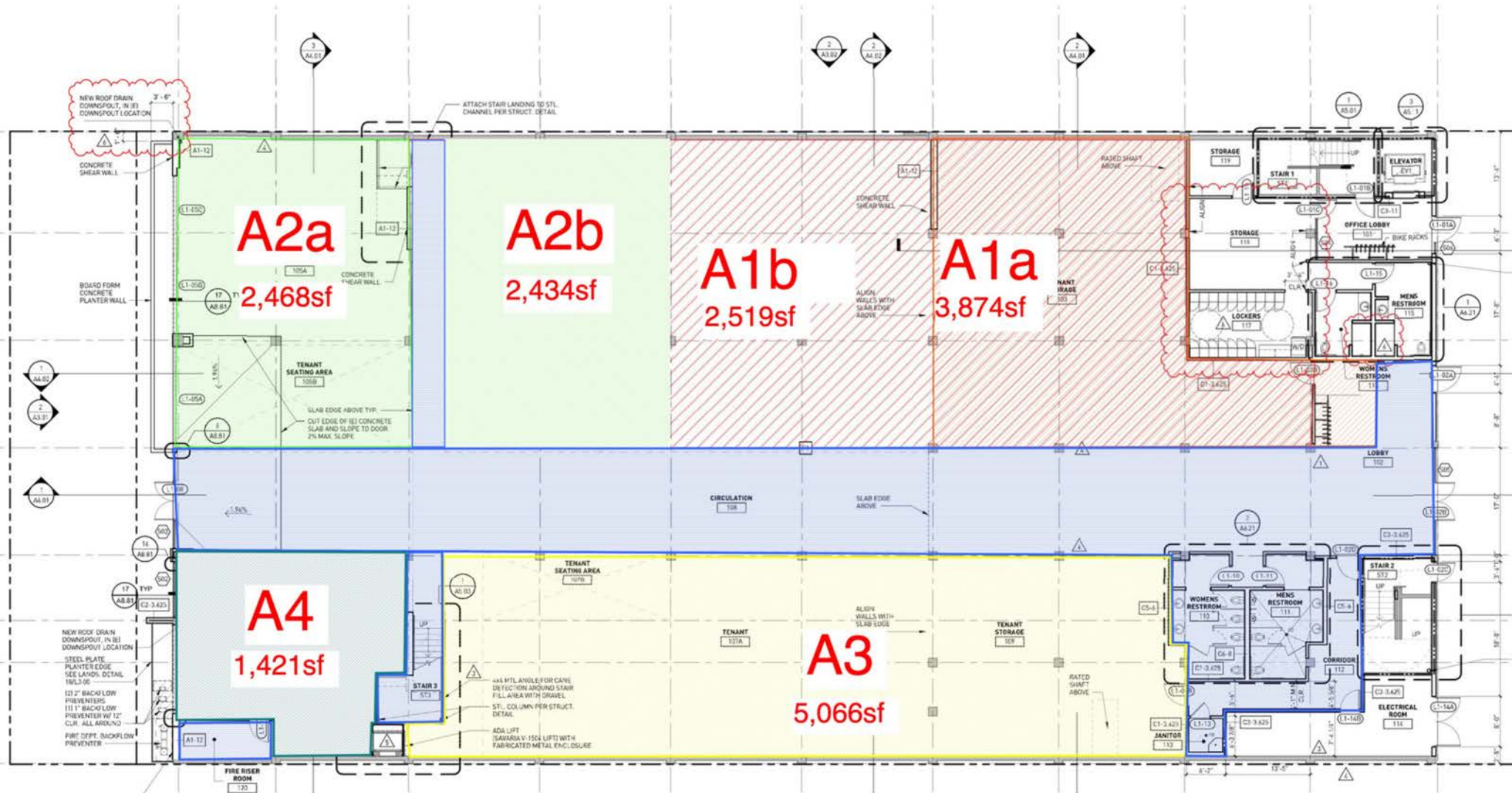


# FIRST FLOOR

17,782 SF available

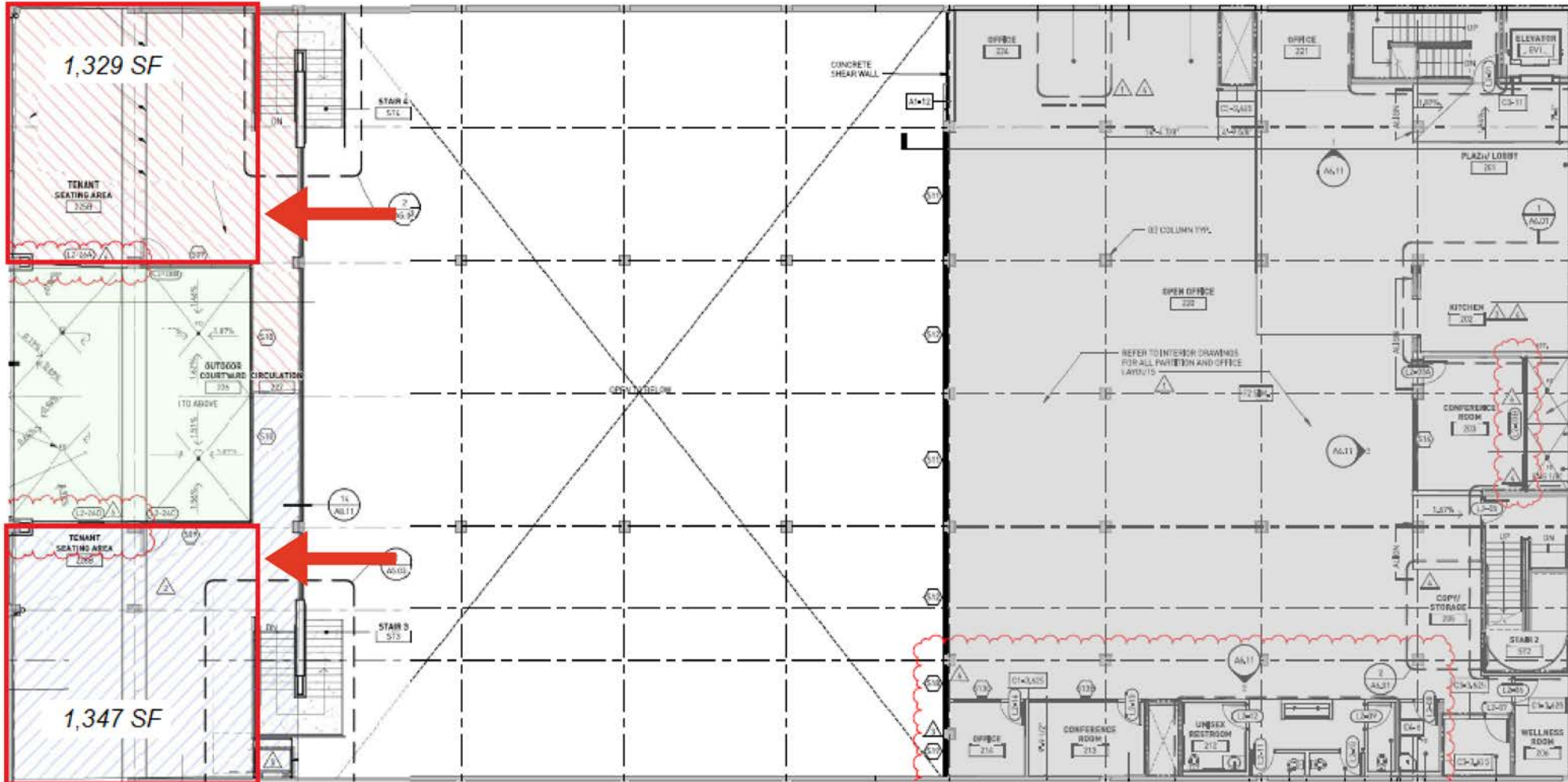


# FIRST FLOOR DIVISION OPTIONS

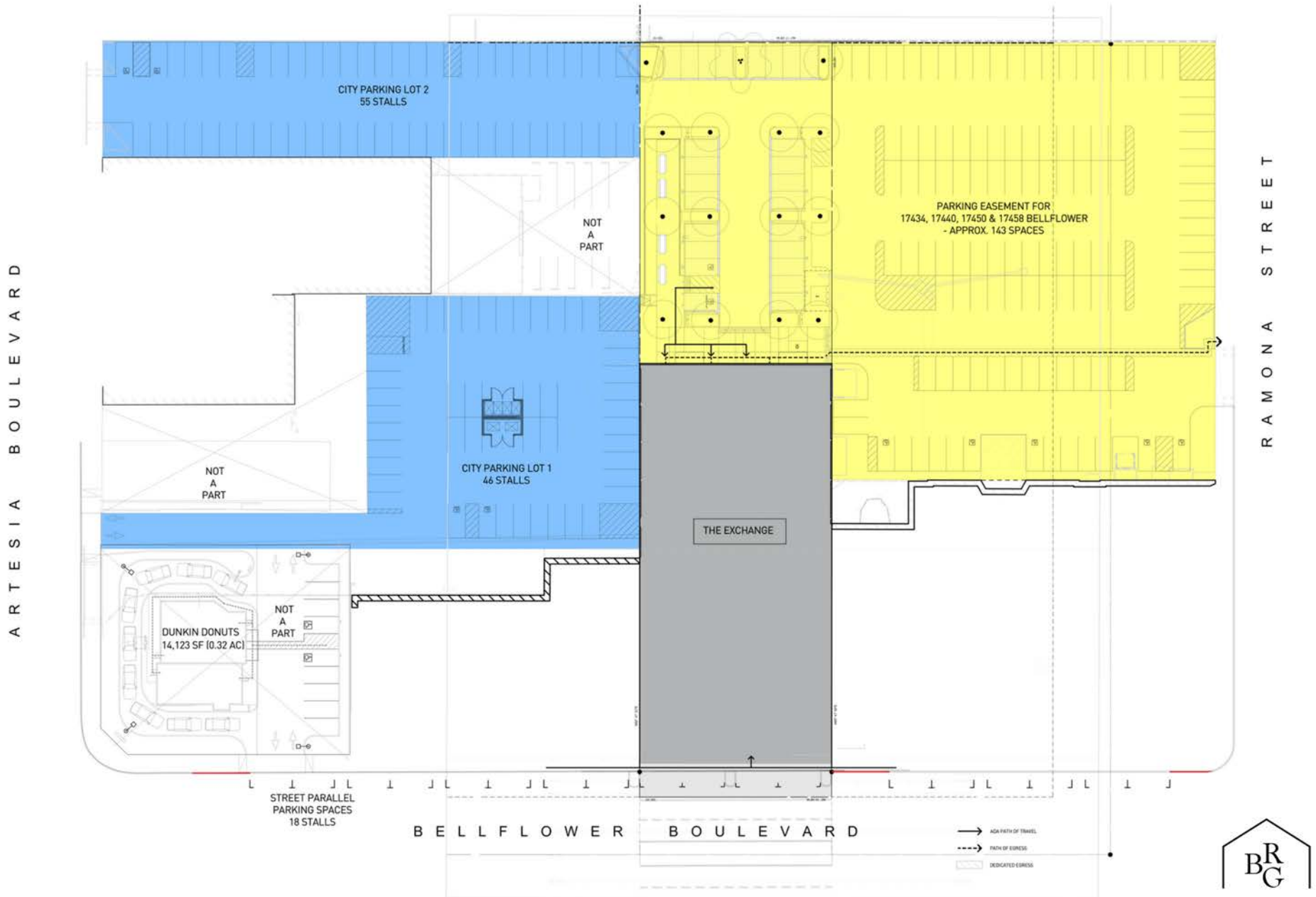


# MEZZANINE SPACES AVAILABLE

1,329 SF & 1,347 SF



# PARKING PLAN



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**BERANEK**  
REALTY GROUP

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