



BELLFLOWER  
MARKETPLACE

# 2ND GENERATION QSR AVAILABLE FOR LEASE

14301 BELLFLOWER BLVD, BELLFLOWER, CA 90706



COMMERCIAL  
ASSET GROUP

## SPACE SIZE

±1,160 SQFT INLINE  
(HOOD, GREASE INTERCEPTOR, SINKS AND  
OTHER EQUIPMENT AVAILABLE)

## CPD

50,000



- SIGNALIZED CORNER OF BELLFLOWER BLVD AND ROSECRANS AVE
- EASILY ACCESSIBLE LOCATION
- AMPLE PARKING
- MONUMENT SIGNAGE AVAILABLE
- SEEKING QSR
- PRIME BELLFLOWER LOCATION ON HEAVILY TRAFFICKED BELLFLOWER BLVD
- PROPERTY IS LOCATED LESS THAN 1.5 MILES AWAY FROM KAISER PERMANENTE, DOWNEY MEDICAL & BELLFLOWER MEDICAL CENTER
- CO-TENANTS: STARBUCKS, WING STOP, PITA & BASIL MEDITERRANEAN

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2022 POPULATION	35,262	290,368	733,504
2022 TOTAL DAYTIME POPULATION	28,230	261,577	662,727
<b>HOUSEHOLDS</b>			
2022 AVG HOUSEHOLD INCOME	\$101,943	\$96,751	\$101,132
<b>HOUSING</b>			
2022 AVERAGE HOME VALUE	\$651,187	\$645,039	\$656,343
2027 PROJECTED HOME VALUE	\$749,777	\$744,547	\$759,843
HOME VALUE GROWTH 2022-2027	15.14%	15.43%	15.77%
2022 AVERAGE HOUSEHOLD INCOME	\$101,943	\$96,751	\$101,132
2027 PROJECTED HOUSEHOLD INCOME	\$124,728	\$117,707	\$121,551
<b>INCOME GROWTH 2022-2027</b>	<b>18.27%</b>	<b>17.80%</b>	<b>16.80%</b>



PARAMOUNT

Walmart  
SUPERCENTER

BELLFLOWER  
MARKETPLACE

Bellflower Plaza

99c  
Only

BIG  
LOTS!

Denny's

KAISER  
PERMANENTE

ROSECRANS AVE (30,000 VPD)

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T. MAYNE  
THOMPSON PARK

BELLFLOWER BLVD (20,000 VPD)

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DOWNEY



103,000 VPD

TLC FAMILY  
RESOURCE CENTER

ST. JOHN BOSCO  
HIGH SCHOOL



T. MAYNE  
THOMPSON PARK

BELLFLOWER BLVD (20,000 VPD)

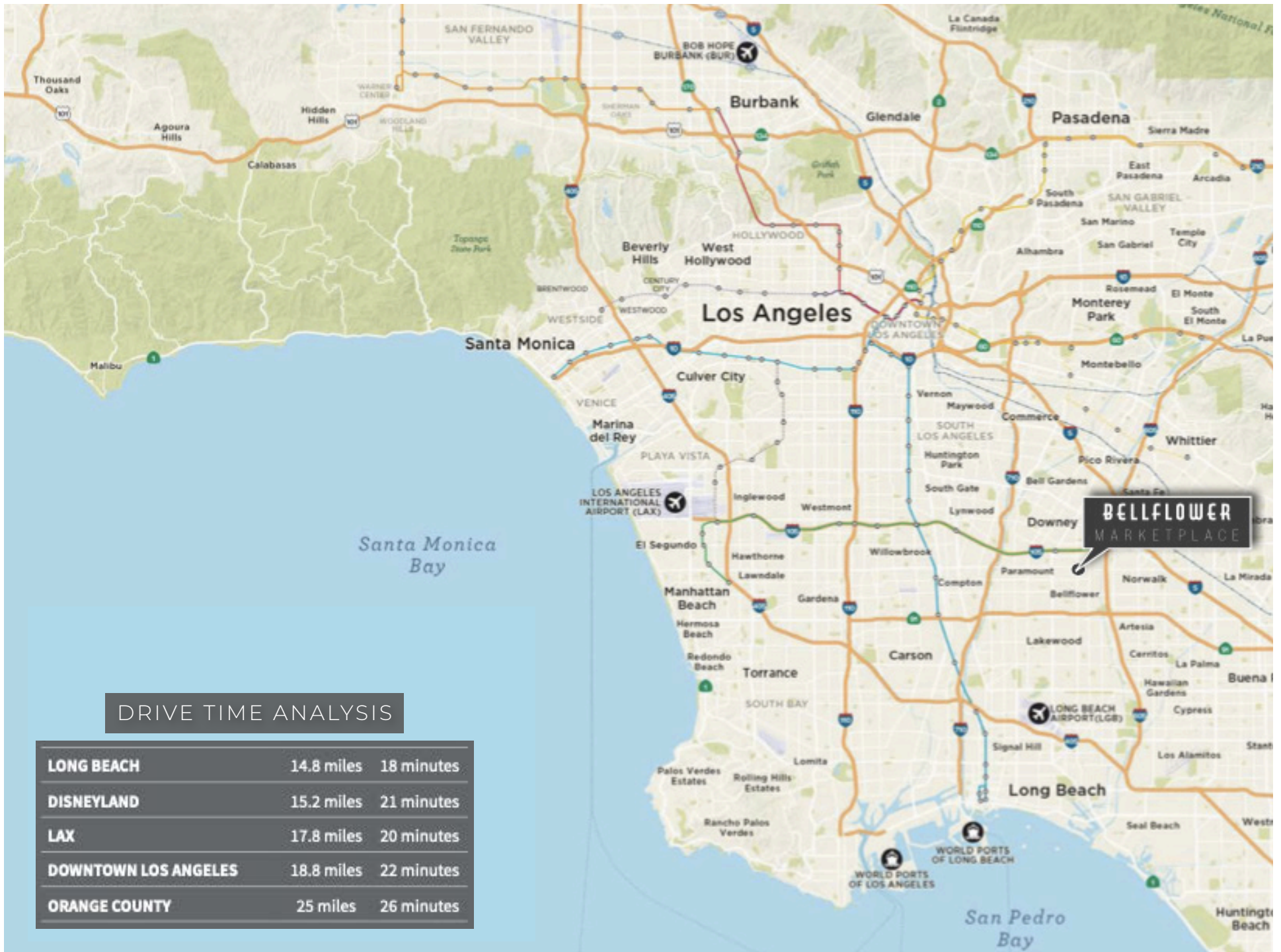
Bell-Rose Plaza

ROSECRANS AVE (30,000 VPD)



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