

OFFERING MEMORANDUM

# 15804 LAKEWOOD BLVD

*28,505 SF Commercial  
Land Assemblage*

BELLFLOWER, CA 90706



SUBJECT  
PROPERTY

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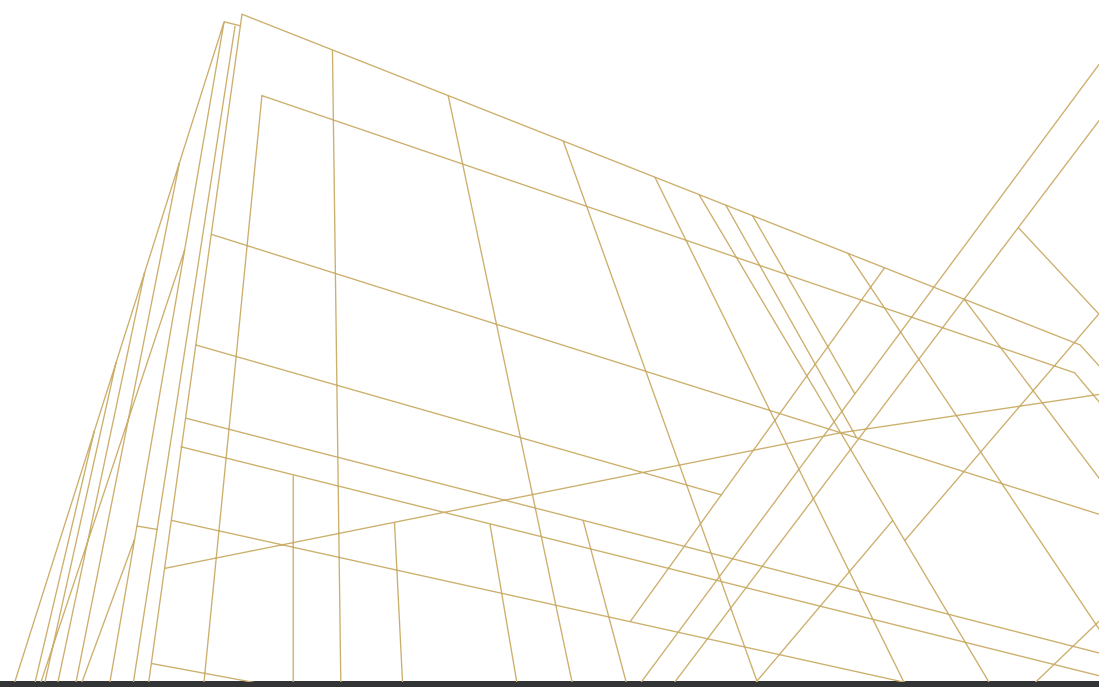
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*Exclusively listed by*

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LIC N° 01902650

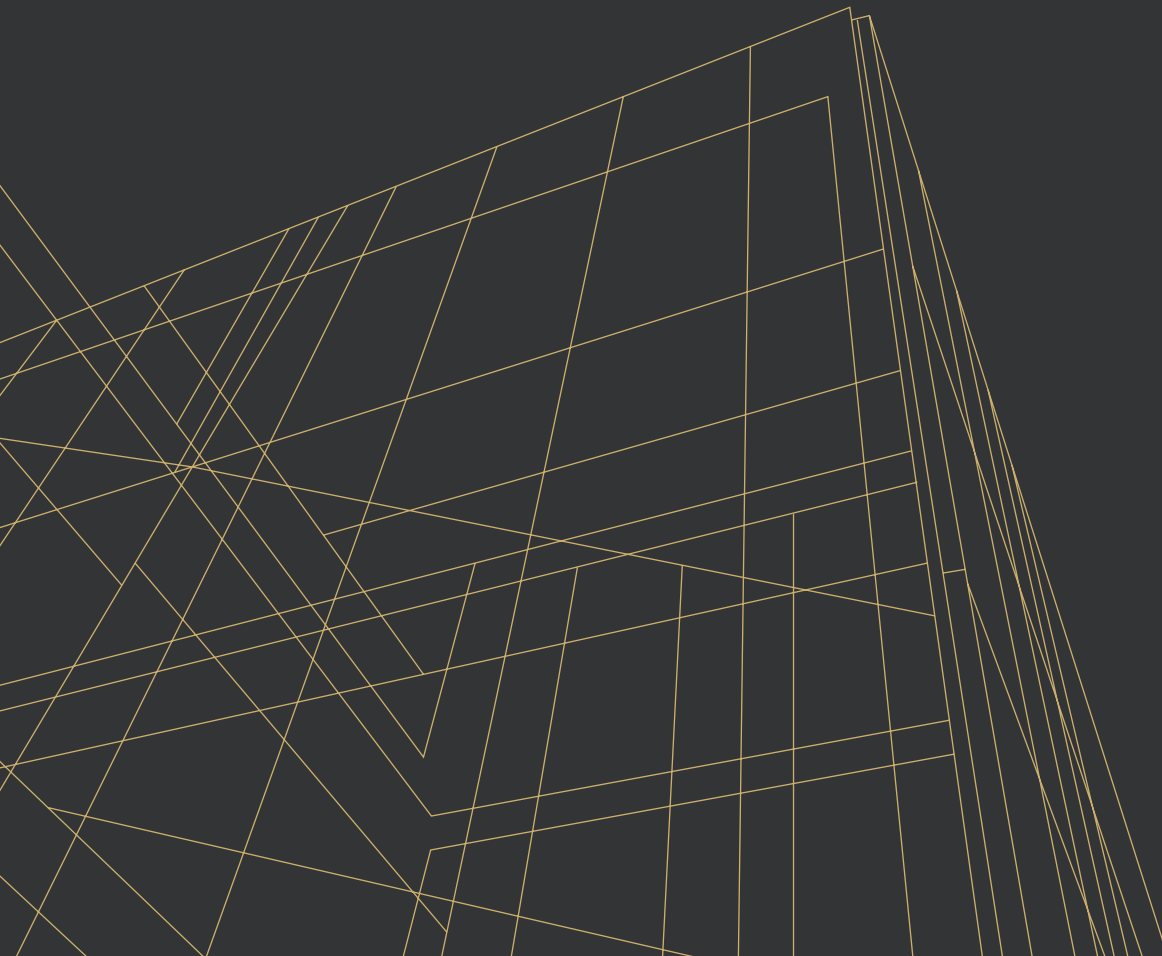
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# EXECUTIVE SUMMARY

# *FOR SALE*, ±28,505 SF COMMERCIAL LOT WITH ±2,242 SF OF IMPROVEMENTS LOCATED IN THE CITY OF BELLFLOWER

We are pleased to present an estimated ±28,505 SF commercial lot with ±2,242 SF of improvements located in the City of Bellflower. The property is currently occupied by two month-to-month auto repair and auto sales tenants, with an existing spray paint booth in place.

Located along the busy Lakewood Blvd and Alondra Blvd corridor with ±288 feet of frontage, the property is well positioned for an owner-user seeking significant street presence, or for a developer seeking a substantial site for a new development.

Zoned General Commercial (<https://ecode360.com/43108644>), the property is permitted for car washes, auto, retail,

medical, restaurant, offices, hotel/motel, service station, churches, and a various number of additional uses.

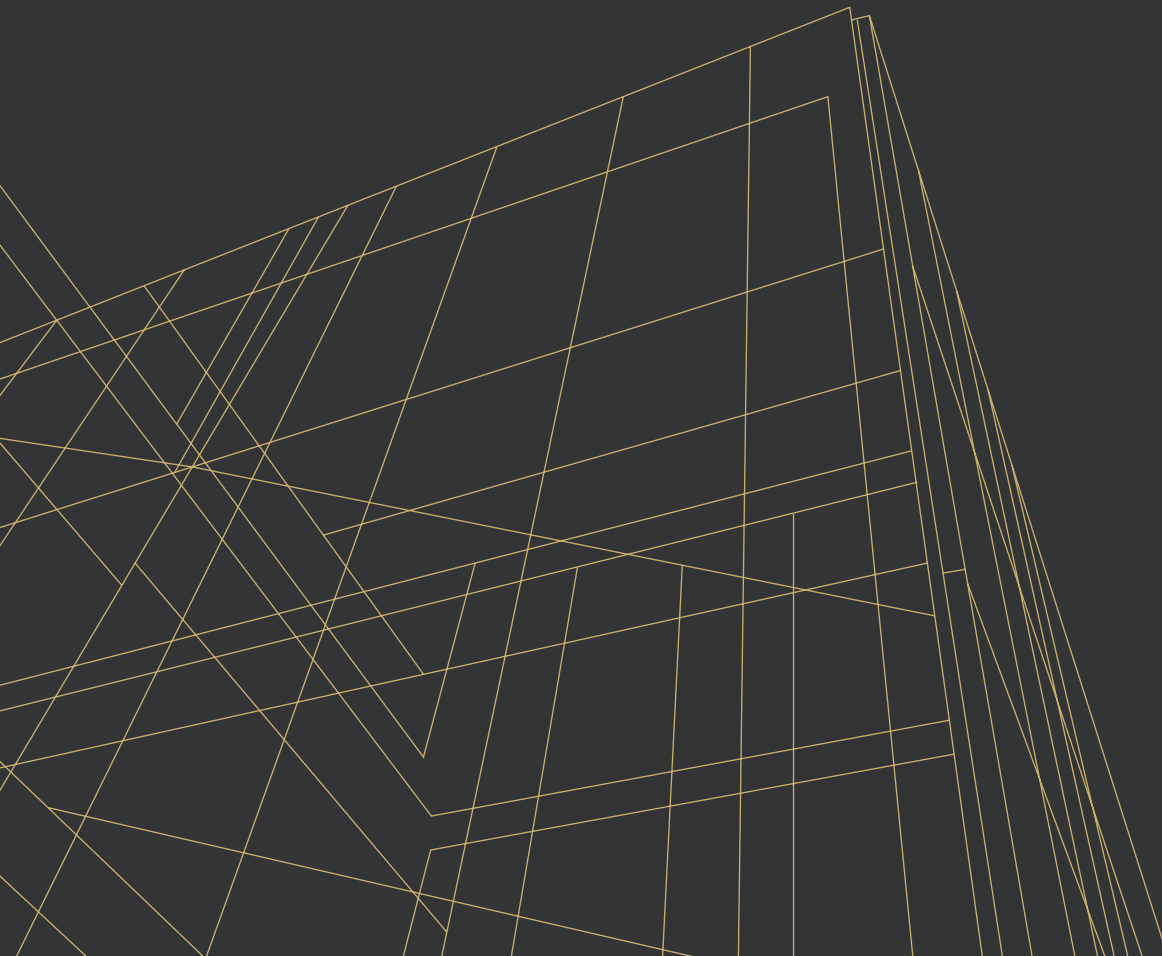
With its close proximity to the 91 freeway, 105 freeway, 605 freeway, and 710 freeway, the property is well positioned for any type of investor to take advantage of continued appreciation for years to come.

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](mailto:casey.lins@kidder.com)



ADDRESS	15804 Lakewood Blvd   Bellflower, CA 90706
APN'S	6271-007-001, 6271-007-016, 6271-007-014
BUILDING SF	±2,242
LAND SF	±28,505
EXISTING USE	Auto repair and sale
SPRAY BOOTH	Yes
FRONTAGE	±288 feet
ZONING	General Commercial ( <a href="https://ecode360.com/43108644">https://ecode360.com/43108644</a> )
LAND/SF	\$128/SF
LIST PRICE	<b>\$3,650,000</b>



# PROPERTY OVERVIEW



SUBJECT  
PROPERTY

ALONDRA BLVD

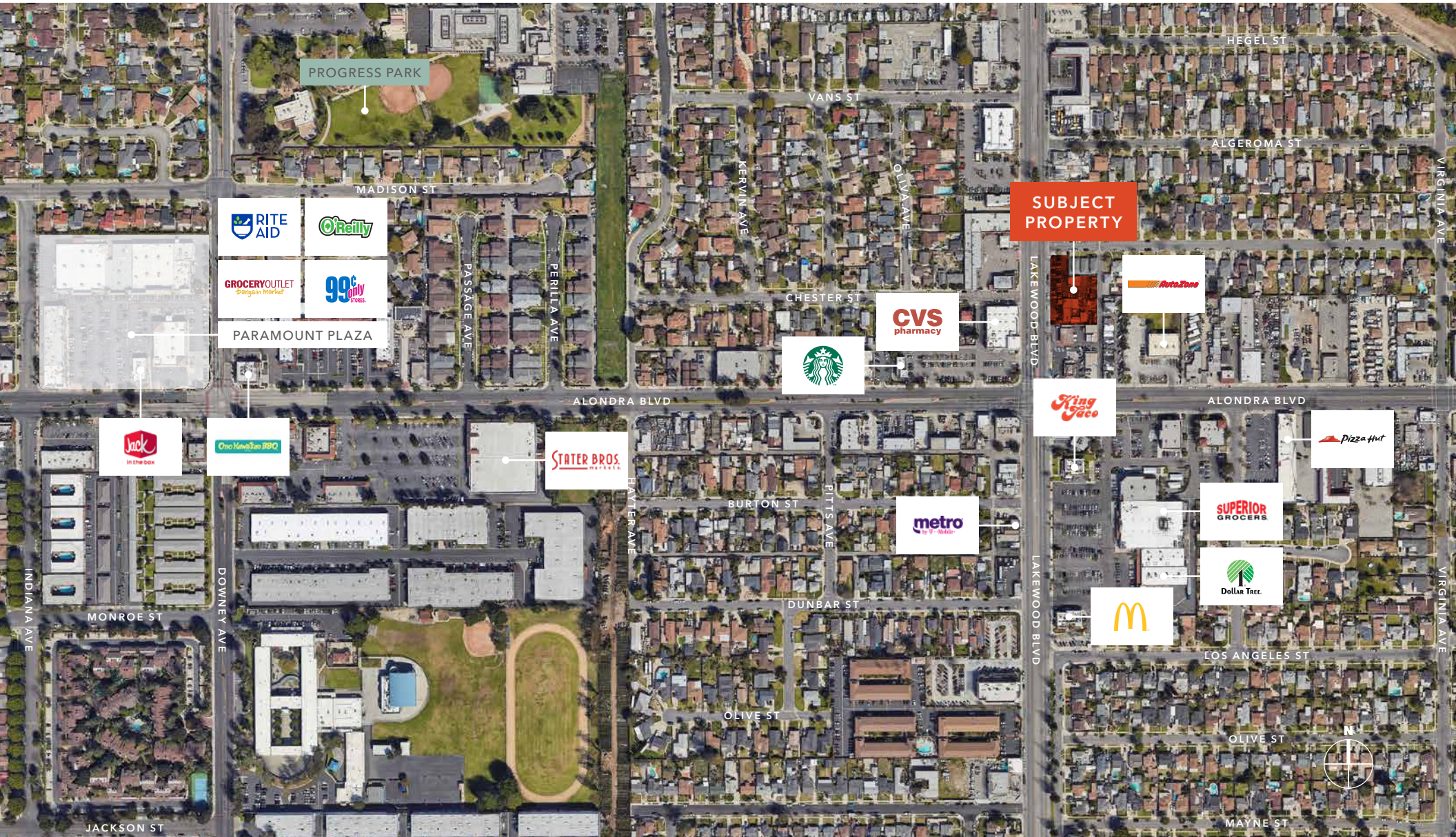
LAKWOOD BLVD

ALONDRA BLVD

RENDALIA ST

LAKWOOD BLVD

# AMENITY MAP



PROPERTY PHOTOS



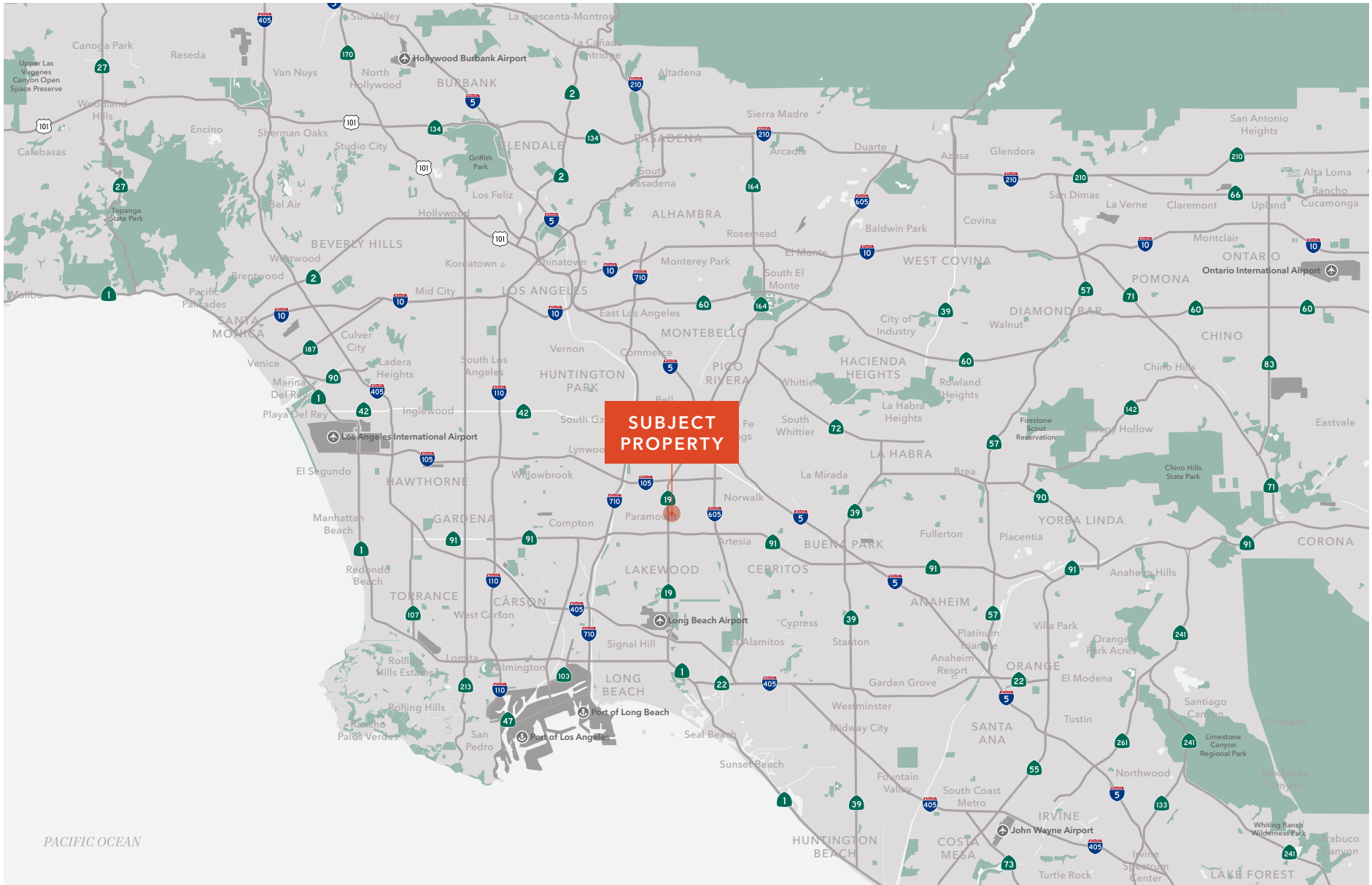
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# AERIAL MAP





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