

For Sale in Bellflower, CA 90706

# 16517, 16701, & 16705 BELLFLOWER BLVD

*±30,919 Square Foot  
Commercial/Religious Facilities  
Situated on ±23,279 Acres*

*Exclusively listed by*

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 Kidder  
Mathews



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*Unique opportunity to develop or acquire an existing, well-located religious facility in Bellflower's Historic District*

	Total	±30,919
TOTAL BUILDING SF (100% IMPROVED)	16517 Bellflower Blvd	±10,400
	16701 Bellflower Blvd	±3,791
	16705 Bellflower Blvd	±16,728
GROSS LAND AC	±23,279	
NO. OF PARCELS	3	
MAIN SANCTUARY	±800 seats	
FEATURES	Classrooms, offices, small to large meeting rooms, a large kitchen & storage space	
PARKING	Provided by the city at the rear of the building	
LOCATION	Conveniently in Bellflower near I-605 & CA-91	
ZONING	General Commercial	
APNS	7106-023-004, 7106-027-001 & -027	
SALE PRICE	Negotiable	



# GENERAL COMMERCIAL ZONING (C)

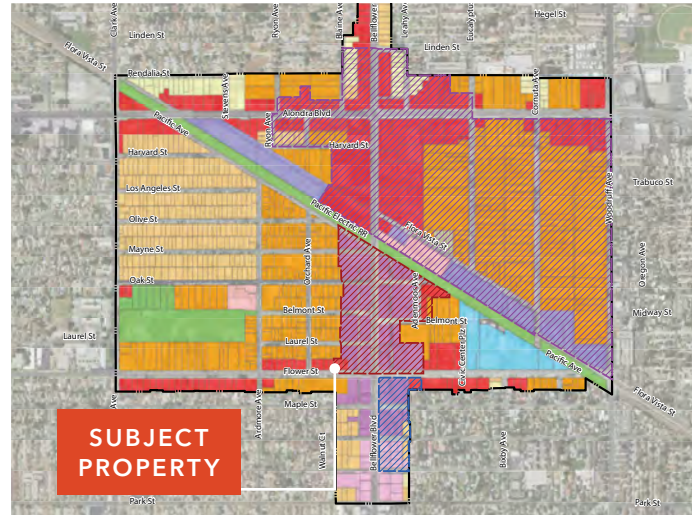
## Specific Plan - Town Center District (T-C) Area 1, Allows Residential

The purpose of the Town Center (TC) District is to provide for the development and redevelopment of the city's downtown area.

The intent of this downtown area is to accommodate and promote traditional specialty retail uses; enhance pedestrian activities through street furniture, landscape and hard-scape amenities; promote entertainment activities; and respect established traditional building designs.

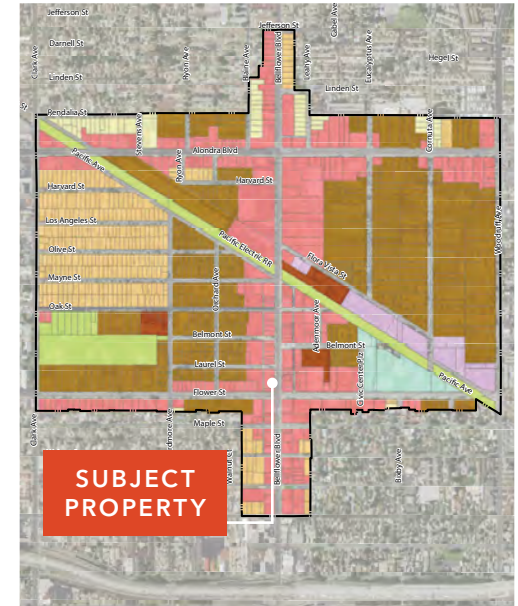
The subject property's present religious facility use is permitted within this zoning designation with a conditional use permit. The subject has a conditional use permit. The subject improvements represent a legally non-conforming use of the subject site.

SPECIFIC PLAN PROJECT AREA MAP



- R-1, Low Density Residential
- R-2, Medium Density Residential
- R-3, Multiple Residential
- SCH, Senior Citizen Housing
- C-G, General Commercial
- M-1, Light Industrial
- O-S, Open Space
- P, Public Uses
- SP, Specific Plan
- TC-1, Town Center, Area 1
- TC-2, Town Center, Area 2
- BV, Bellflower Village Overlay Zone
- BVN, Bellflower Village North Overlay Zone
- BAMU, Bellflower/Alondra Mixed Use Overlay Zone

GENERAL PLAN LAND USES



- L, Low Density Residential
- M, Medium Density Residential
- H, Multiple Residential
- SC, Senior Citizen Housing
- C, General Commercial
- I, Industrial
- OS, Open Space
- P, Public/Quasi Public



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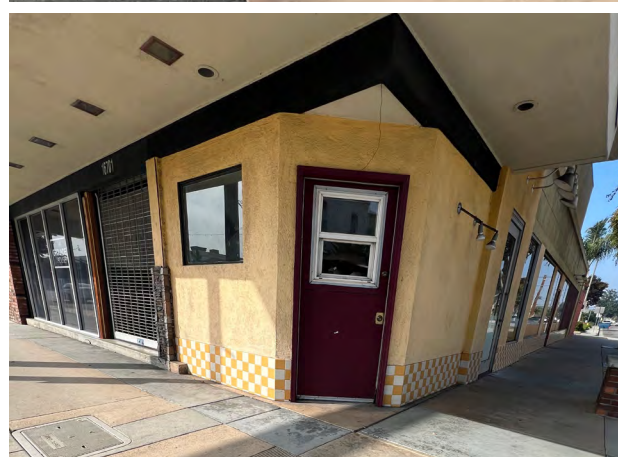


AVAILABLE FOR SALE

KIDDER MATHEWS



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**SUBJECT PROPERTY**

CITY OF BELLFLOWER

CERRITOS IRON-WOOD NINE GOLF COURSE

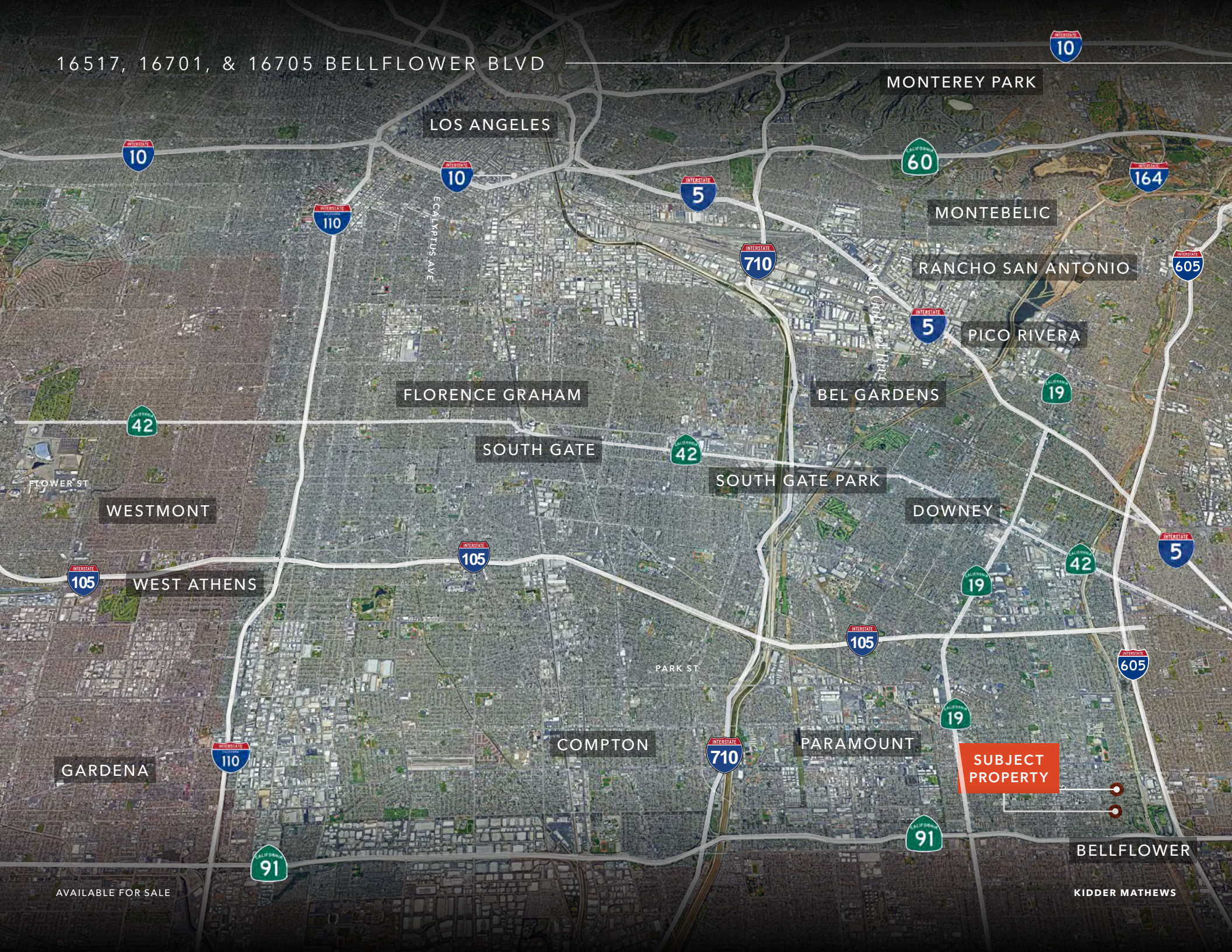
BELLFLOWER SKATE PARK

BELLFLOWER CITY CARUTHERS PARK

RUTH R CARUTHERS PARK



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MONTEREY PARK

LOS ANGELES

MONTEBELIC

RANCHO SAN ANTONIO

PICO RIVERA

FLORENCE GRAHAM

BEL GARDENS

SOUTH GATE

SOUTH GATE PARK

DOWNEY

WESTMONT

WEST ATHENS

COMPTON

PARAMOUNT

SUBJECT PROPERTY

GARDENA

BELLFLOWER

AVAILABLE FOR SALE

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## BID PROCESS / SUGGESTED TERMS

*All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.*

*The property is being offered on the basis of an all-cash closing.*

### THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

#### PRICE

- a. Stipulate total price
  - b. Evidence of funds
- 

#### OFFER STRUCTURE

- a. Investor, Developer, or User
- 

#### PROPOSED USE OF SITE

- a. List proposed use
- 

#### DEPOSITS

- a. A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
  - b. Indicate timing and amounts of additional deposits
- 

#### CONTINGENCIES/CONDITIONS TO CLOSING

- a. Indicate all buyer contingencies and length of contingency period
  - b. Specify all conditions necessary to trigger closing
  - c. If offering on an entitled basis, provide a projected entitlement timeline with major requirements
- 

#### ESCROW CLOSING DATE

- a. Specify for all scenarios
- 

#### TITLE AND ESCROW

- a. First American Title Insurance Company
- 





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