

FOR LEASE

17401 Bellflower Blvd, Bellflower, CA 90706

First Time on the Market in 25 Years!

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7 TENANTS COMMERCIAL BUILDING
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STEVEN RHEE, MBA
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RE/MAX 2024 Commercial Market
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City of Bellflower Overview

24th Largest City in Los Angeles County

- Type: General Law City
- Incorporated: September 3, 1957
- Population: 79,190 (based on Census April 2020)
- Area: 6.1 square miles
- City Mottos: "Growing Together" and "The Friendly City"
- City Flower: The Dahlia
- Origin: Settled by Dutch dairy farmers at the turn of the century.
- Name: Derived from the "Belle Fleur" apple, which grew abundantly in the region.
- Households: 23,473
- Businesses: 4,686
- Primary School District: Bellflower Unified



Bellflower, located in California, is a vibrant city that combines small-town charm with the convenience of being close to Los Angeles. It offers diverse housing options, from single-family homes to modern apartments, catering to different lifestyles. Residents can enjoy well-maintained parks, community events, and recreational activities, fostering a strong sense of unity. The downtown area features local businesses, shops, and restaurants, providing entertainment and shopping opportunities.

Bellflower values education, with reputable schools and nearby higher education institutions. Its strategic location allows for easy access to nearby attractions, including beaches and cultural offerings in Los Angeles. With its welcoming community, convenient location, and diverse amenities, Bellflower is an attractive place to call home.



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City of Bellflower Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	126,008	700,901	2,560,741
2023 Population	125,213	682,129	2,494,720
2028 Population Projection	122,541	664,879	2,435,594
Annual Growth 2010-2023	0%	-0.2%	-0.2%
Annual Growth 2023-2028	-0.4%	-0.5%	-0.5%
Median Age	37	37	36.7
Bachelor's Degree or Higher	21%	22%	21%
U.S. Armed Forces	119	604	1,711

Population By Race			
	2 mile	5 mile	10 mile
White	82,258	465,806	1,777,990
Black	15,627	67,546	241,239
American Indian/Alaskan Native	2,092	10,813	42,123
Asian	19,322	109,850	342,050
Hawaiian & Pacific Islander	1,383	6,319	17,763
Two or More Races	4,532	21,796	73,555
Hispanic Origin	61,568	380,319	1,499,079

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$642,108	\$627,174	\$620,868
Median Year Built	1960	1959	1961

Households			
	2 mile	5 mile	10 mile
2010 Households	39,020	205,217	751,230
2023 Households	38,750	198,556	728,235
2028 Household Projection	37,882	193,120	709,747
Annual Growth 2010-2023	0.4%	0.3%	0.2%
Annual Growth 2023-2028	-0.4%	-0.5%	-0.5%
Owner Occupied Households	18,511	110,913	365,769
Renter Occupied Households	19,372	82,207	343,978
Avg Household Size	3.2	3.4	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.4B	\$7.5B	\$26.2B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$93,110	\$99,452	\$94,431
Median Household Income	\$74,986	\$79,486	\$72,987
< \$25,000	5,552	25,141	112,298
\$25,000 - 50,000	6,904	34,739	136,782
\$50,000 - 75,000	6,923	34,456	124,670
\$75,000 - 100,000	5,512	27,541	95,299
\$100,000 - 125,000	4,734	24,764	84,714
\$125,000 - 150,000	3,037	16,351	53,125
\$150,000 - 200,000	3,586	18,795	62,713
\$200,000+	2,503	16,769	58,634





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Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Bellflower Blvd	Artesia Blvd N	26,562	2022	0.02 mi
Bellflower Blvd	Artesia Blvd S	33,817	2022	0.07 mi
Artesia Blvd	Bellflower Blvd W	19,356	2022	0.10 mi
Artesia Blvd	Ardmore Ave W	18,894	2022	0.10 mi
Bellflower Blvd	Artesia Fwy N	28,923	2022	0.12 mi
Artesia Freeway	-	277,637	2020	0.14 mi
91	Artesia Fwy W	277,076	2022	0.15 mi
Bellflower Blvd	Cedar St S	25,812	2022	0.15 mi
91	Artesia Fwy E	280,155	2022	0.16 mi
Bellflower Blvd	Beach St N	25,373	2022	0.21 mi



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Surrounding National Tenants



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