

FOR LEASE

17401 Bellflower Blvd, Bellflower, CA 90706

First Time on the Market in 25 Years!

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STEVEN RHEE, MBA

Vice President | DRE# 01894583

(714) 788-7777

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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				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	126,008	700,901	2,560,741	2010 Households	39,020	205,217	751,230
2023 Population	125,213	682,129	2,494,720	2023 Households	38,750	198,556	728,235
2028 Population Projection	122,541	664,879	2,435,594	2028 Household Projection	37,882	193,120	709,747
Annual Growth 2010-2023	0%	-0.2%	-0.2%	Annual Growth 2010-2023	0.4%	0.3%	0.2%
Annual Growth 2023-2028	-0.4%	-0.5%	-0.5%	Annual Growth 2023-2028	-0.4%	-0.5%	-0.5%
Median Age	37	37	36.7	Owner Occupied Households	18,511	110,913	365,769
Bachelor's Degree or Higher	21%	22%	21%	Renter Occupied Households	19,372	82,207	343,978
U.S. Armed Forces	119	604	1,711	Avg Household Size	3.2	3.4	3.3
Population By Race				Avg Household Vehicles	2	2	2
	2 mile	5 mile	10 mile	Total Specified Consumer Spending (\$)	\$1.4B	\$7.5B	\$26.2B
White	82,258	465,806	1,777,990	Income			
Black	15,627	67,546	241,239		2 mile	5 mile	10 mile
American Indian/Alaskan Native	2,092	10,813	42,123	Avg Household Income	\$93,110	\$99,452	\$94,431
Asian	19,322	109,850	342,050	Median Household Income	\$74,986	\$79,486	\$72,987
Hawaiian & Pacific Islander	1,383	6,319	17,763	< \$25,000	5,552	25,141	112,298
Two or More Races	4,532	21,796	73,555	\$25,000 - 50,000	6,904	34,739	136,782
Hispanic Origin	61,568	380,319	1,499,079	\$50,000 - 75,000	6,923	34,456	124,670
Housing				\$75,000 - 100,000	5,512	27,541	95,299
	2 mile	5 mile	10 mile	\$100,000 - 125,000	4,734	24,764	84,714
Median Home Value	\$642,108	\$627,174	\$620,868	\$125,000 - 150,000	3,037	16,351	53,125
Median Year Built	1960	1959	1961	\$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

