

For Sale in Bellflower, CA 90706

# 16701 & 16705 BELLFLOWER BLVD

*±20,519 Square Foot Commercial/  
Religious Facilities Situated on  
±17,438 Square Feet of Land*

*Exclusively listed by*

ERIC KNOWLES  
213.660.9337  
eric.knowles@kidder.com  
LIC N° 00944210

ROBERT FLETCHER  
213.225.7246  
robert.fletcher@kidder.com  
LIC N° 01706060

KIDDER.COM

 Kidder  
Mathews



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

TOTAL BUILDING SF (100% IMPROVED)	Total 16701 Bellflower Blvd 16705 Bellflower Blvd	±20,519 ±3,791 ±16,728
GROSS LAND SF	±17,438	
NO. OF PARCELS	2	
MAIN SANCTUARY	±800 seats	
FEATURES	Classrooms, offices, small to large meeting rooms, & 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	7106-027-001 & -027	
SALE PRICE	Negotiable	

**±20,519**

TOTAL AVAILABLE SF

**±17,438**

TOTAL AC (2 LAND PARCELS)

# GENERAL COMMERCIAL ZONING (C)

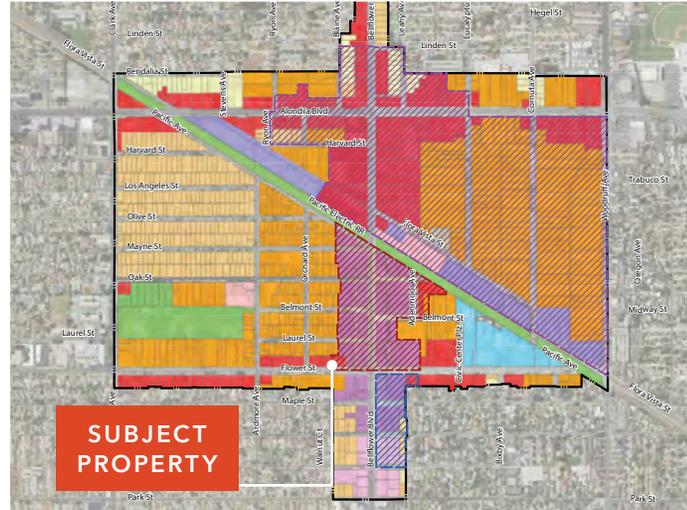
## Specific Plan - Town Center District (T-C) Area 1, Allows Residential

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.

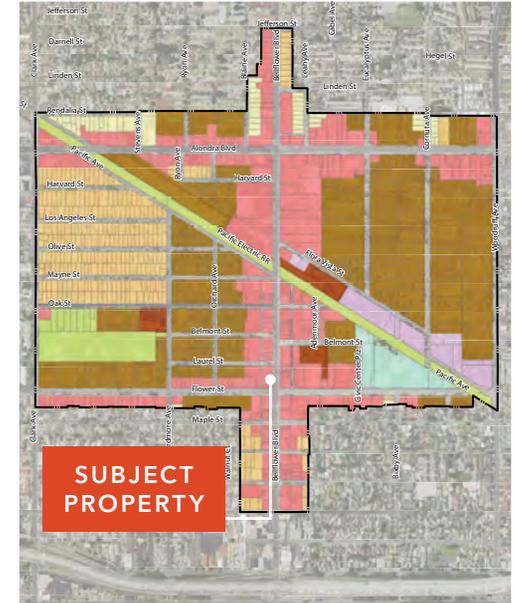
The subject property's present religious facility use is permitted within this zoning designation with a conditional use permit. The subject has a conditional use permit. The subject improvements represent a legally non-conforming use of the subject site.

### 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

16701 & 16705 BELLFLOWER BLVD



AVAILABLE FOR SALE

KIDDER MATHEWS

16701 & 16705 BELLFLOWER BLVD



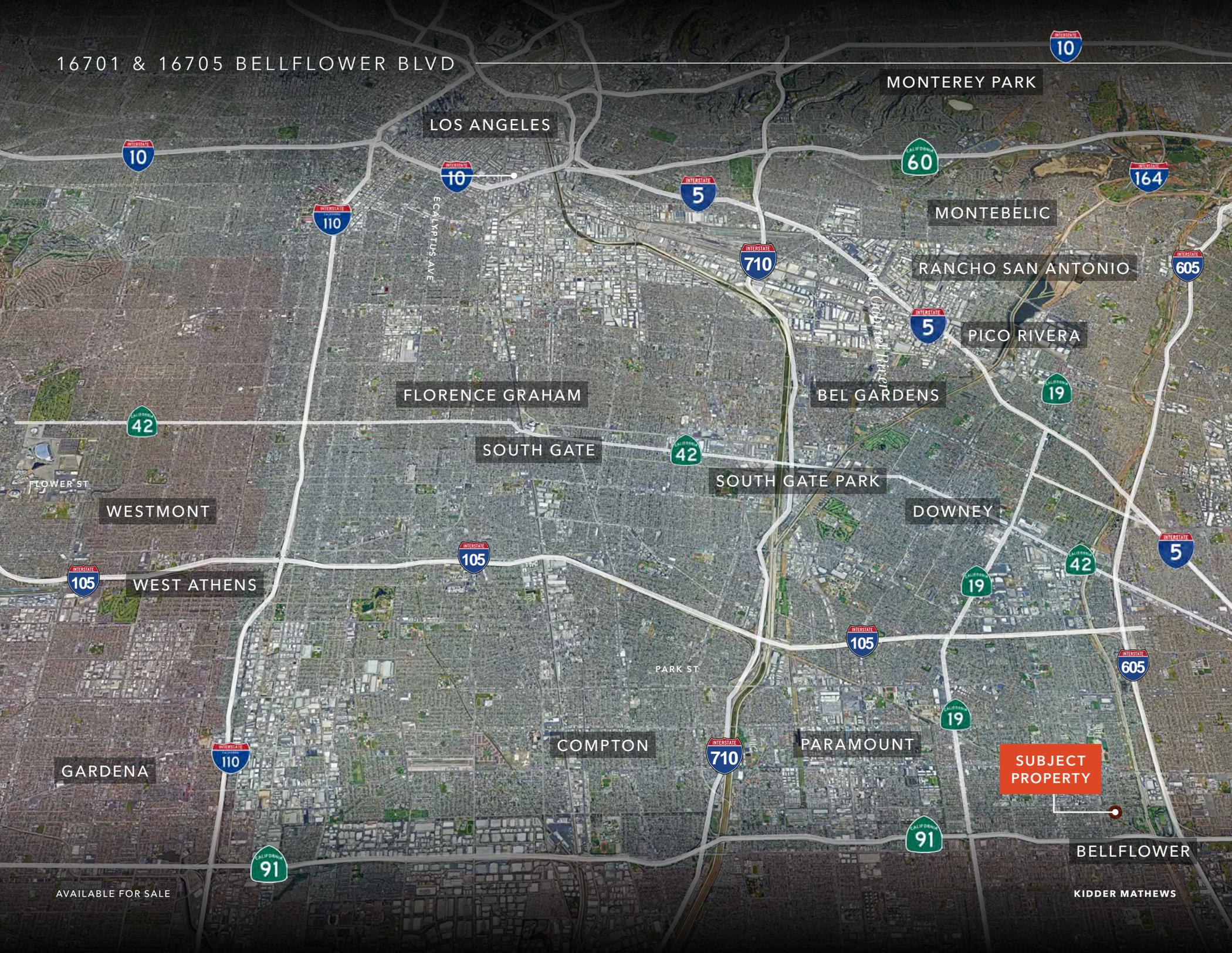
AVAILABLE FOR SALE

KIDDER MATHEWS

16701 & 16705 BELLFLOWER BLVD



16701 & 16705 BELLFLOWER BLVD



LOS ANGELES

MONTEREY PARK

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

## 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

- Stipulate total price
  - Evidence of funds
- 

#### OFFER STRUCTURE

- Investor, Developer, or User
- 

#### PROPOSED USE OF SITE

- List proposed use
- 

#### DEPOSITS

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

#### CONTINGENCIES/CONDITIONS TO CLOSING

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

#### ESCROW CLOSING DATE

- Specify for all scenarios
- 

#### TITLE AND ESCROW

- First American Title Insurance Company
-

# 16701 & 16705 BELLFLOWER BLVD



*Exclusively listed by*

ERIC KNOWLES  
213.660.9337  
eric.knowles@kidder.com  
LIC N° 00944210

ROBERT FLETCHER  
213.225.7246  
robert.fletcher@kidder.com  
LIC N° 01706060

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

