

# BELLFLOWER PLAZA

*Bellflower, California*



↗ 17620 BELLFLOWER BLVD  
BELLFLOWER, CA 90706

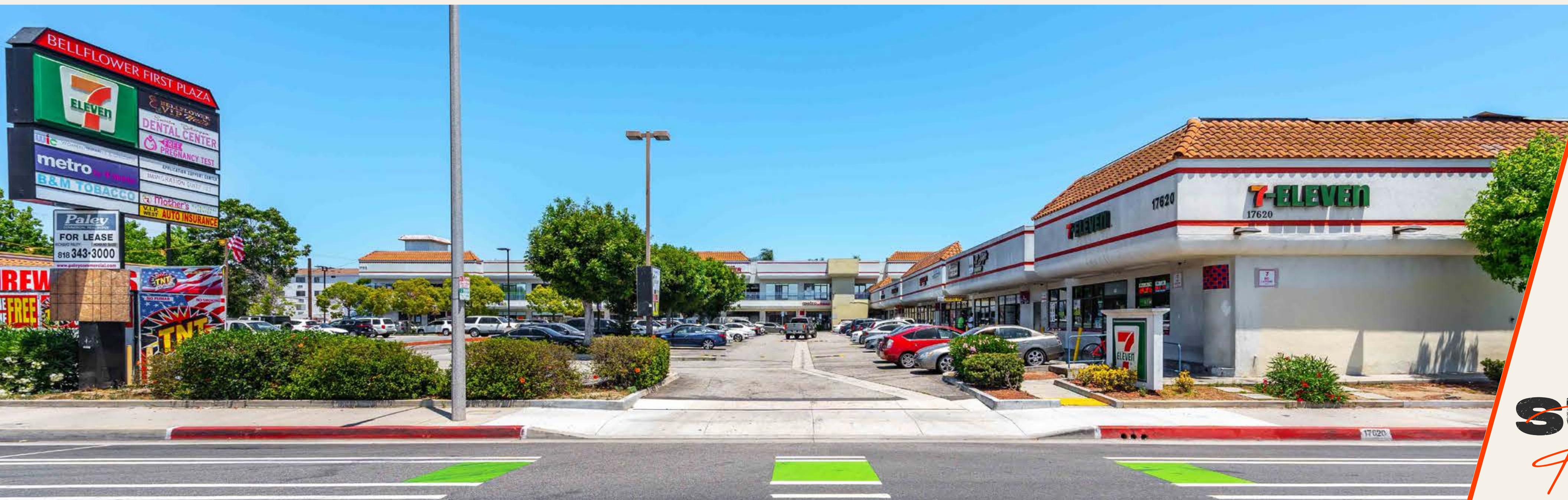
± 900 - 3,600 SF  
RETAIL & OFFICE AVAILABLE

BELLFLOWER PLAZA: LIFESTYLE & SERVICE  
SHOPPING CENTER IN THE LOS ANGELES METRO

ANCHORED BY 7-ELEVEN & JACK-IN-THE-BOX

ONE BLOCK FROM CA-91 ACCESS RAMPS  
(265,000 VPD)





**SUBJECT**  
*Property*

E



Cerritos College  
20,000 Students

INTERSTATE  
CALIFORNIA  
605

259,000 VPD

309,000 VPD

VALLEY CHRISTIAN  
ELEMENTARY SCHOOL

CALIFORNIA  
91  
265,000 VPD

NEW THE BOULEVARD  
3-Story Townhomes | 67 Units

golden  
corral  
Buffet & Grill

ARTESIA BLVD

DUNKIN'

AutoZone

IN-N-OUT  
BURGER

PLAZA 183



LOS CERRITOS  
CENTER

1M+ SF  
Regional Mall



ESTHER LINDSTROM  
ELEMENTARY SCHOOL

THOMAS JEFFERSON  
ELEMENTARY SCHOOL

MAYFAIR  
MIDDLE/HIGH SCHOOL

SUBJECT  
space

RAMONA STREET

BELLFLOWER BLVD | 35,200 VPD

FUTURE DEVELOPMENT

STARBUCKS

TACO  
BELL



MONTEBELLO  
20-Minute Drive Time

**KAISER PERMANENTE®**  
DOWNEY MEDICAL CENTER

**Walmart** Supercenter **24 HOUR FITNESS**  
**T.J.maxx** **HomeGoods** **BEST BUY**  
**FLOOR DECOR** & **Jerome's Furniture** **Michaels** **ULTA BEAUTY**  
**Lazy Dog** **CEPOTIC** **crumbl COOKIES** **7 LEAVES**



**COSTCO WHOLESALE**

WHITTIER  
30-Minute Drive Time



LA MIRADA  
30-Minute Drive Time



NORWALK  
10-Minute Drive Time

Cerritos College  
20,000 Students



ARTESIA  
10-Minute Drive Time

BELLFLOWER

**ALDI** **usbank** **T-Mobile** **GameStop**  
**Little Caesars** **WENDY'S** **CHINA EXPRESS** **JUNKIN' MIRACLE**

**WELLS FARGO**

CALIFORNIA  
91  
265,000 VPD



RAMONA STREET  
FUTURE  
DEVELOPMENT



DUNKIN'



NEW **THE BOULEVARD**  
3-Story Townhomes | 67 Units

**SUBJECT**







# BELLFLOWER PLAZA

Bellflower, California

**# 900 - 3,600 SF  
RETAIL & OFFICE AVAILABLE**

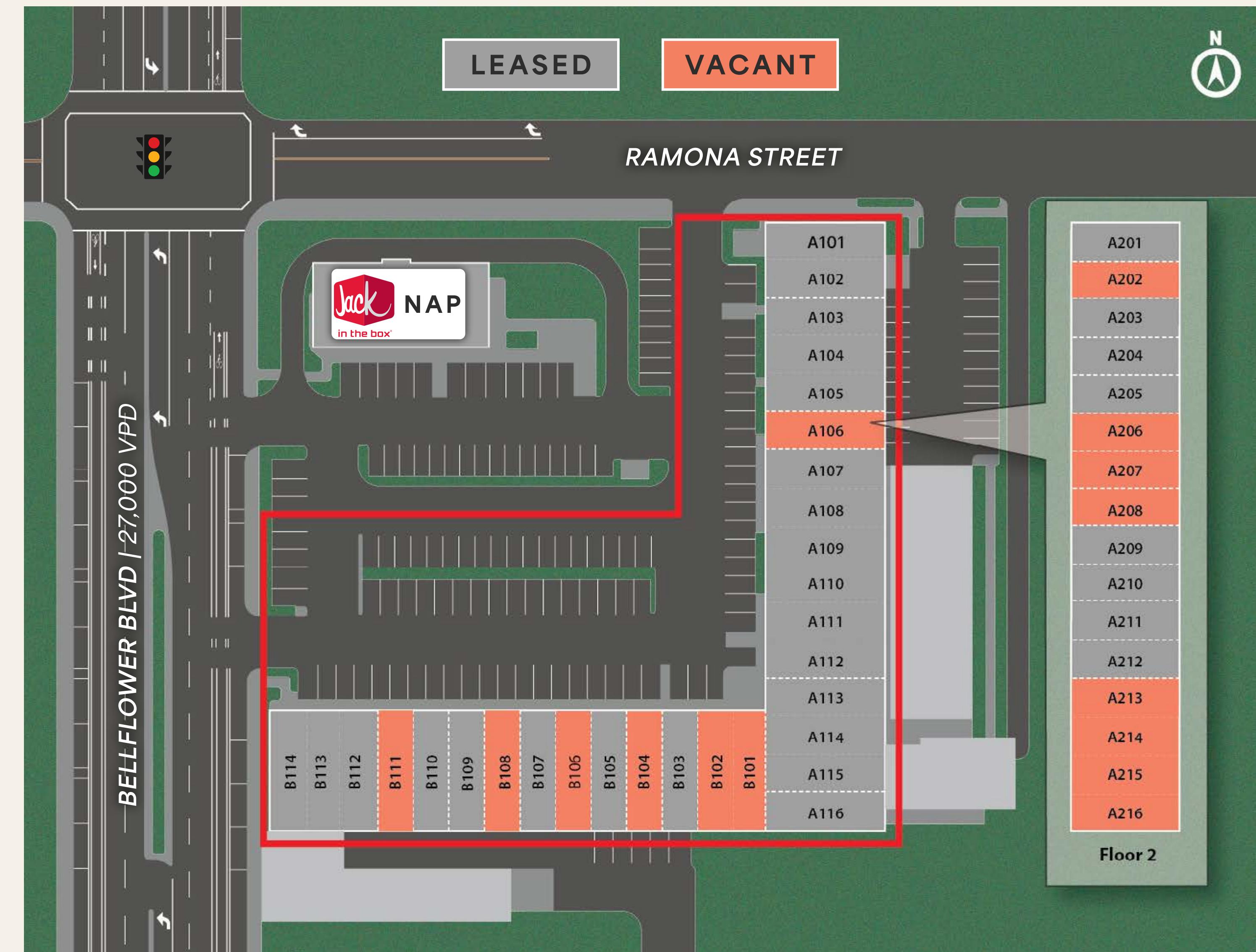


# TENANT ROSTER & SITE PLAN



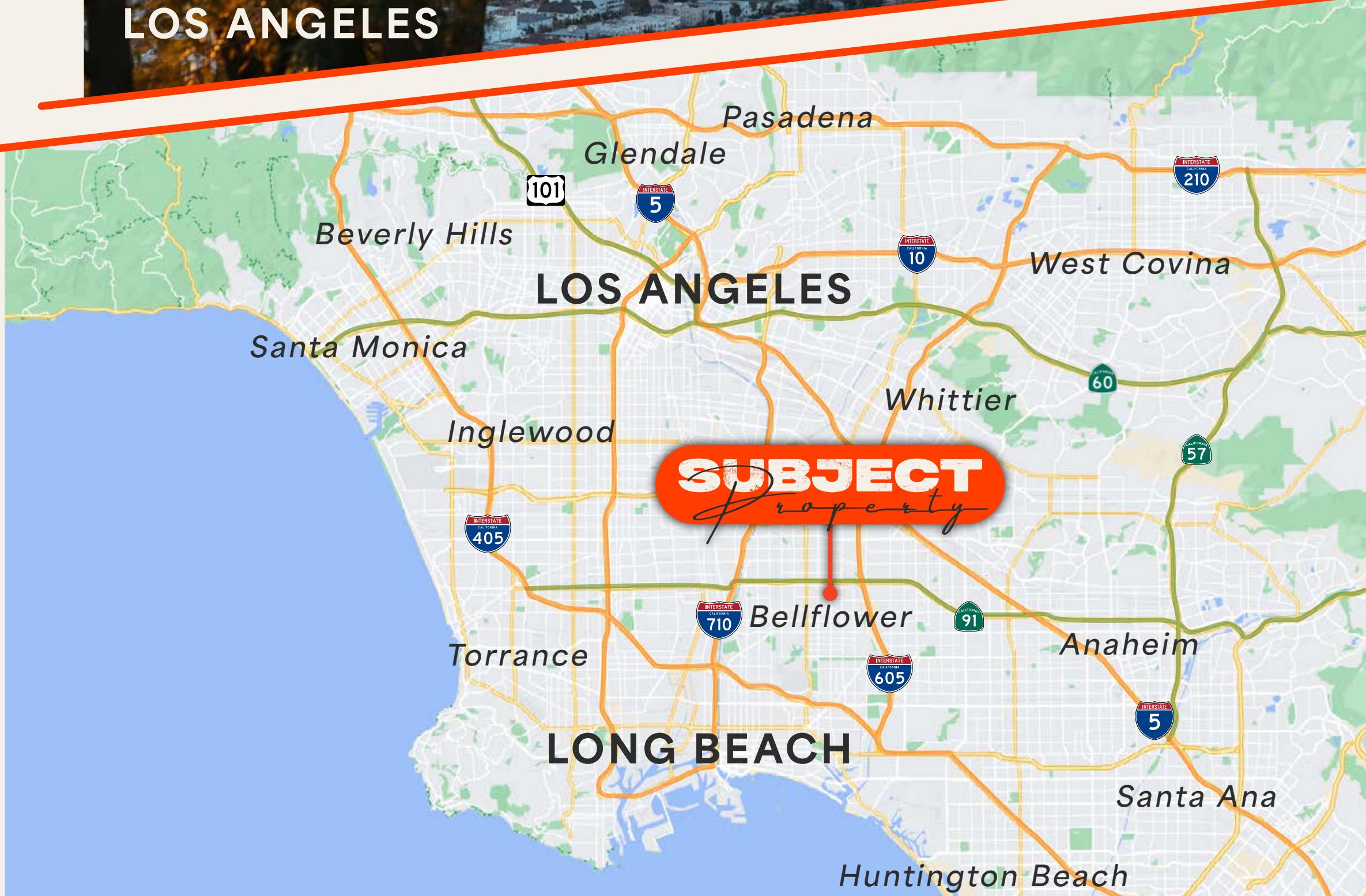
17620 BELLFLOWER BLVD  
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FLOOR	SUITE	TENANT	SIZE
Ground	A101-102	Mother's Nutritional Center	1,430 SF
Ground	A103-105	Public Health Foundation	2,700 SF
<b>Ground</b>	<b>A106</b>	<b>AVAILABLE</b>	<b>900 SF</b>
Ground	A107-111	PAE Professional Services	4,500 SF
Ground	A112	Metro PCS	900 SF
Ground	A113-115	Faithful Praise Outreach	2,800 SF
Ground	A116	Service All-Stars	900 SF
2 <sup>nd</sup>	A201	Rose Compassionate Care	1,200 SF
<b>2<sup>nd</sup></b>	<b>A202</b>	<b>AVAILABLE</b>	<b>600 SF</b>
2 <sup>nd</sup>	A203	VanBuren Council	900 SF
2 <sup>nd</sup>	A204	HDG Care	900 SF
2 <sup>nd</sup>	A205	Extended Tax Services	900 SF
<b>2<sup>nd</sup></b>	<b>A206</b>	<b>AVAILABLE</b>	<b>900 SF</b>
<b>2<sup>nd</sup></b>	<b>A207</b>	<b>AVAILABLE</b>	<b>900 SF</b>
<b>2<sup>nd</sup></b>	<b>A208</b>	<b>AVAILABLE</b>	<b>900 SF</b>
2 <sup>nd</sup>	A209-210	Santa Theresa Dental Care	1,800 SF
2 <sup>nd</sup>	A211	Precision Personal Care	900 SF
2 <sup>nd</sup>	A212	Primary Home Health	900 SF
<b>2<sup>nd</sup></b>	<b>A213-216</b>	<b>AVAILABLE</b>	<b>3,600 SF</b>
<b>Ground</b>	<b>B101-102</b>	<b>AVAILABLE</b>	<b>1,720 SF</b>
Ground	B103	So Cal Immigration Center	900 SF
<b>Ground</b>	<b>B104</b>	<b>AVAILABLE</b>	<b>900 SF</b>
Ground	B105	VIP West Insurance Services	900 SF
<b>Ground</b>	<b>B106</b>	<b>AVAILABLE</b>	<b>900 SF</b>
Ground	B107	Yuhong Xu	900 SF
<b>Ground</b>	<b>B108</b>	<b>AVAILABLE</b>	<b>900 SF</b>
Ground	B109	B&M Tobacco Smoke Shop	900 SF
Ground	B110	VIP Nails	900 SF
<b>Ground</b>	<b>B111</b>	<b>AVAILABLE</b>	<b>900 SF</b>
Ground	B112-114	7-Eleven	2,592 SF





LOS ANGELES



# MARKET *Overview*

## SUBMARKET OVERVIEW: BELLFLOWER, CALIFORNIA

Bellflower, California, is a city in Los Angeles County with a population of about 80,000. It was incorporated in 1957 and is known for its suburban environment. The city is home to various parks, schools, and commercial areas. It is well-connected by major roads and highways, providing convenient access to neighboring areas and to all other parts of the LA Metro. Bellflower has become an attractive submarket within Los Angeles County for dual-income families and young professionals, highlighted by a population of nearly ~270,000 people and average annual household incomes of ~\$100,000 within a 3-mile radius of the Property.

	1-MILE	3-MILE	5-MILE
2023 POPULATION	39,251	262,911	677,912
NO. OF HOUSEHOLDS	13,001	79,353	197,662
AVG. HOUSEHOLD INCOME	\$84,844	\$98,037	\$99,994



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**THE**  
*Leasing Team*

#### ANDREW COHEN

*Executive Vice President / Leasing*

[acohen@pegasusam.com](mailto:acohen@pegasusam.com)

LIC # 01996379 (CA)

#### EMMET PIERSON

*Senior Associate | Leasing*

[epierson@pegasusam.com](mailto:epierson@pegasusam.com)

LIC # 02048600 (CA)

#### DANIEL WOZNICA

*Associate | Leasing*

[dwoznica@pegasusam.com](mailto:dwoznica@pegasusam.com)

LIC # 02211034 (CA)

#### JOSH DEMBO

*Associate | Leasing*

[jdembo@pegasusam.com](mailto:jdembo@pegasusam.com)

LIC # 02242456 (CA)



**CONTACT THE LEASING TEAM**



**(424) 363-7800**

**BELLFLOWER**  
*Plaza*  
*Bellflower, California*

#### PEGASUS ASSET MANAGEMENT INC.

1901 Avenue of the Stars, Suite 630

Los Angeles, CA 90067

(310) 691-1350

CA DRE LIC # 02119442

[www.pegasusam.com](http://www.pegasusam.com)

