

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
BLAIR

14760 BELLFLOWER BLVD.
BELLFLOWER, CA 90706



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LEASE RATES:	800 SF \$2.50/SF	Modified Gross
	2,000 SF \$2.25/SF	Modified Gross
ZONING:	Commercial General (CG)	
YEAR BUILT:	1987	
APN:	6274-005-001	

HIGHLIGHTS

- High Traffic Signalized Corner
- Ample Parking
- Recently Remodeled Unit
- Quick Access to 605 and 91 Freeways
- Great Signage Opportunities



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PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to list 14760 Bellflower Blvd for lease. This single-story multi-tenant retail shopping center is located along the high traffic corridor of Bellflower Blvd and Somerset Blvd in the city of Bellflower. The subject property currently is anchored by the renowned Tam's Burgers, who has been a tenant in the center for over 30 years. The center currently has one vacant inline space that is approximately 800 SF and one vacant end cap space that is approximately 2,800 SF. These units are turnkey and move in ready. They have been recently remodeled with new vinyl flooring, new paint, and updated led lighting throughout. The property is located within minutes from downtown with quick access to the 605 and 91 freeways. There are approximately 25 shared parking stalls located in the onsite parking lot. The property is zoned Commercial General (CG). The intent and purpose of this district is to provide adequate areas properly located to serve the needs of the community and the surrounding area. Uses would include but are not restricted too: Personal Services, Medical/ Dental related uses, Business Office Support, Entertainment, Retail Services, etc.

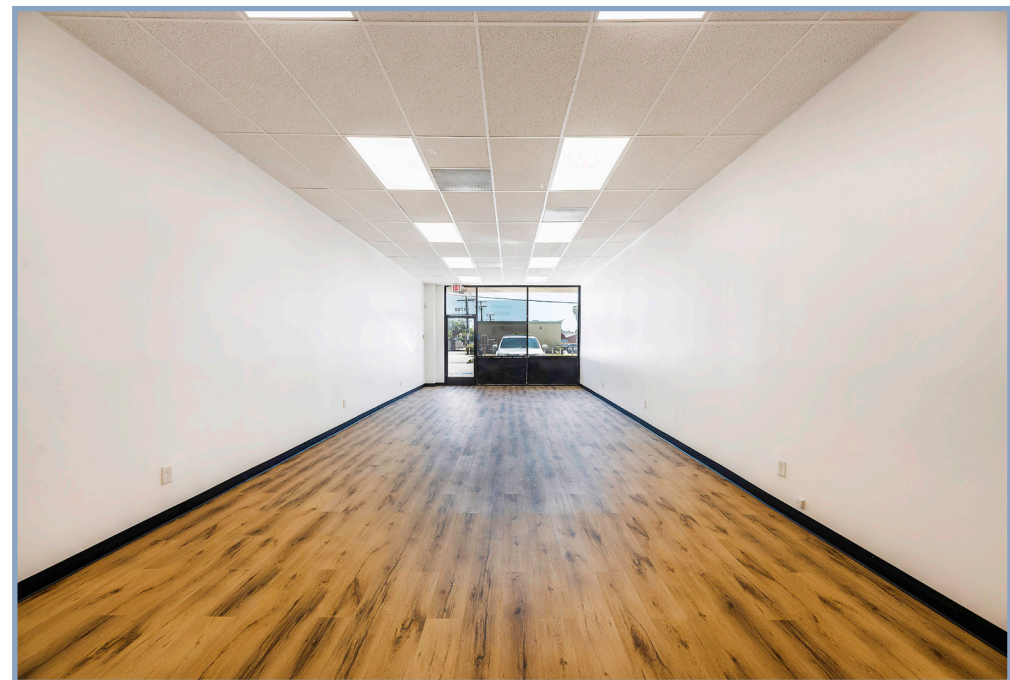
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14760 BELLFLOWER BLVD.

INTERIOR PHOTOS



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For more information contact:

SHEVA HOSSEINZADEH

Principal

Mobile: (562) 400-5949

Email: Sheva@cbcblair.com

BRE# 01922147

VACHEL MCKEEVER

Associate Vice President

Mobile: (562) 900-2938

Email: vmckeeper@cbcblair.com

BRE# 02074710