

BELLFLOWER PLAZA

Bellflower, California



17620 BELLFLOWER BLVD
BELLFLOWER, CA 90706

SUBJECT

Property

± 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



THE HOME DEPOT
CVS
Staples LA|FITNESS
CRUNCH FITNESS
7 ELEVEN
Starbucks
IN-N-OUT BURGER
DEL TACO

Cerritos College
20,000 Students



259,000 VPD

309,000 VPD

**VALLEY CHRISTIAN
ELEMENTARY SCHOOL**



NEW THE BOULEVARD
3-Story Townhomes | 67 Units



265,000 VPD



ARTESIA BLVD
RAMONA STREET

SUBJECT
space

BELLFLOWER BLVD | 35,200 VPD

FUTURE DEVELOPMENT

PLAZA 183
24 HOUR FITNESS **TJ-maxx**
Saks Fifth Avenue **OLD NAVY** **Burlington**
BLAZE PIZZA **NORDSTROM** **1 RACK** **TORRID**
Luna Grill **Olive Garden** **BJ's** **Habit** **BUFFALO WILD WINGS**

LOS CERRITOS CENTER 1M+ SF Regional Mall
Apple **NORDSTROM** **macys**
SEPHORA **JARED** **DICK'S SPORTING GOODS**
Cane's **Lazy DOG** **Chick-fil-A** **The Cheesecake Factory**

TARGET **ALDI** **GEN** **Starbucks** **WING STOP**

**ESTHER LINDSTROM
ELEMENTARY SCHOOL**

**MAYFAIR
MIDDLE/HIGH SCHOOL**





MONTEBELLO
20-Minute Drive Time

WHITTIER
30-Minute Drive Time

LA MIRADA
30-Minute Drive Time

STATER BROS. markets.
Walgreens
DOLLAR TREE
McDonald's
Starbucks
DEL TACO

THE HOME DEPOT
CVS
Staples
LA FITNESS
CRUNCH FITNESS
7 ELEVEN
Starbucks
IN-N-OUT
DEL TACO

NORWALK
10-Minute Drive Time

Cerritos College
20,000 Students

SPROUTS
FARMERS MARKET

ARTESIA
10-Minute Drive Time

KAISER PERMANENTE
DOWNEY MEDICAL CENTER



Walmart Supercenter
TJ-maxx
HomeGoods
FLOOR DECOR
Jerome's Furniture
Michaels
ULTA
Lazy DOG
crumbl
7 LEAVES

O'Reilly
SUBWAY
WaBa Grill

COSTCO WHOLESALE

DOLLAR TREE
Denny's
PAPA JOHN'S
Auto Zone
DUNKIN'
POPEYES

Smart & Final
extra!

Walgreens

jiffy lube

COLD STONE
CREAMERY

KNABER'S

ALDI
usbank
T-Mobile
GameStop
Little Caesars
PANDA EXPRESS
Jersey Mike's

WELLS FARGO

Winchell's

BELLFLOWER

ARCO

SUBWAY

7 ELEVEN

Sizzler

BURGER KING

golden corral
Buffet & Grill

NEW THE BOULEVARD
3-Story Townhomes | 67 Units

DUNKIN'

IN-N-OUT
BURGER

Starbucks

TACO BELL

Jack
in the box

RAMONA STREET

FUTURE
DEVELOPMENT

BELLFLOWER BLVD

265,000 VPD

35,200 VPD

SUBJECT
space



DOWNTOWN LOS ANGELES
20.5 Miles Northwest

DOWNEY
5.7 Miles North

LYNWOOD
8.3 Miles Northwest

COMPTON
6.8 Miles West

PARAMOUNT
3.3 Miles Northwest

KAISER PERMANENTE®
DOWNEY MEDICAL CENTER

COLLINS ELEMENTARY SCHOOL



SOMERSET HIGH SCHOOL



Smart & Final extra!

jiffy lube

Walgreens

BELLFLOWER



DUNKIN'

NEW THE BOULEVARD
3-Story Townhomes | 67 Units

SUBJECT space

THOMAS JEFFERSON ELEMENTARY SCHOOL



BELLFLOWER BLVD | 35,200 VPD

RAMONA STREET



265,000 VPD

FUTURE DEVELOPMENT



± 900 - 3,600 SF
RETAIL & OFFICE AVAILABLE

SUBJECT
space



FUTURE
DEVELOPMENT

BELLFLOWER BLVD | 35,200 VPD

RAMONA STREET



20,000
Students

265,000 VPD

DUNKIN'



NEW

THE BOULEVARD
3-Story Townhomes | 67 Units

BELLFLOWER BLVD | 35,200 VPD

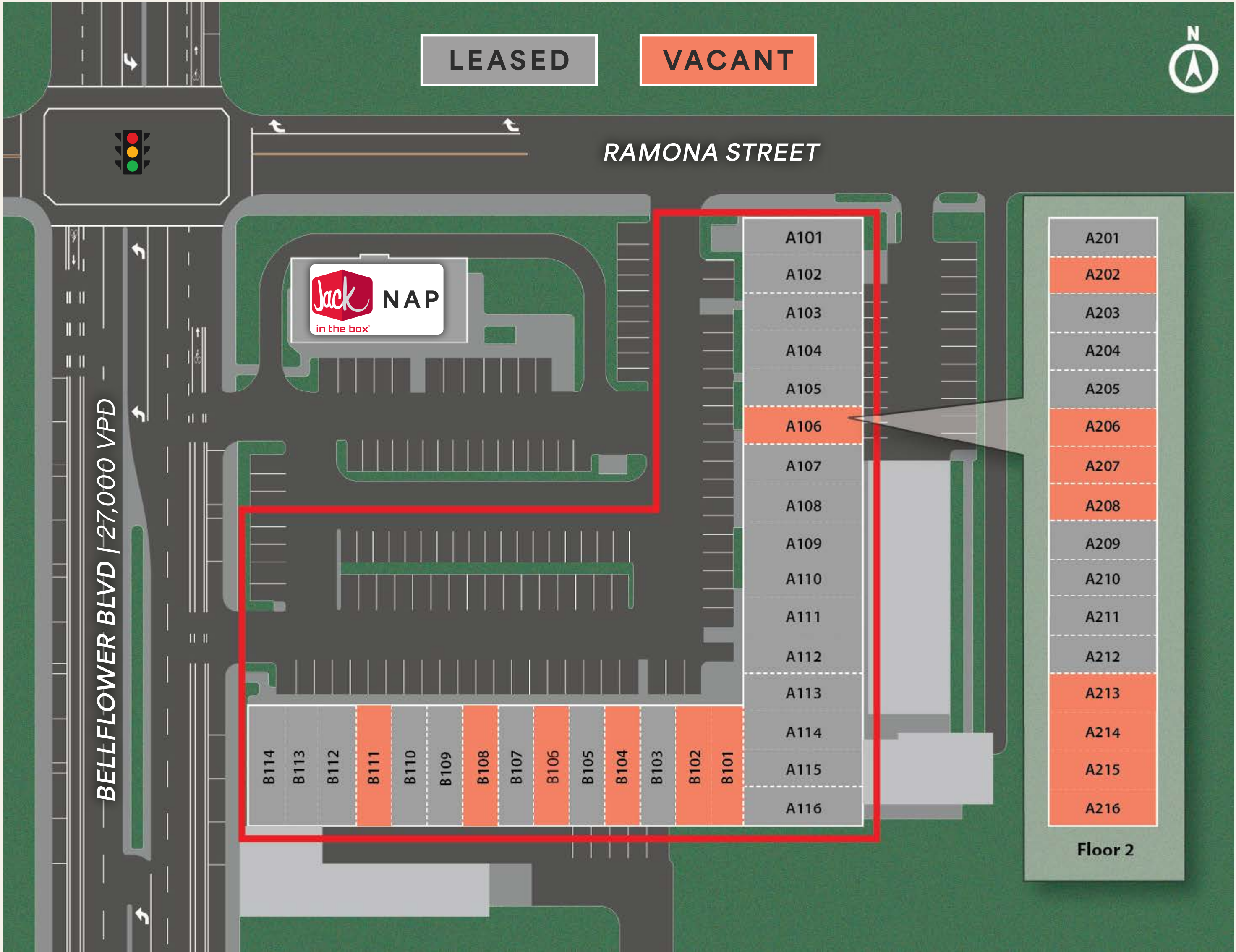
FUTURE
DEVELOPMENT

BELLFLOWER
PLAZA *Bellflower, California*

FLOOR	SUITE	TENANT	SIZE
Ground	A101-102	Mother's Nutritional Center	1,430 SF
Ground	A103-105	Public Health Foundation	2,700 SF
Ground	A106	AVAILABLE	900 SF
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 nd	A201	Rose Compassionate Care	1,200 SF
2 nd	A202	AVAILABLE	600 SF
2 nd	A203	VanBuren Council	900 SF
2 nd	A204	HDG Care	900 SF
2 nd	A205	Extended Tax Services	900 SF
2 nd	A206	AVAILABLE	900 SF
2 nd	A207	AVAILABLE	900 SF
2 nd	A208	AVAILABLE	900 SF
2 nd	A209-210	Santa Theresa Dental Care	1,800 SF
2 nd	A211	Precision Personal Care	900 SF
2 nd	A212	Primary Home Health	900 SF
2 nd	A213-216	AVAILABLE	3,600 SF
Ground	B101-102	AVAILABLE	1,720 SF
Ground	B103	So Cal Immigration Center	900 SF
Ground	B104	AVAILABLE	900 SF
Ground	B105	VIP West Insurance Services	900 SF
Ground	B106	AVAILABLE	900 SF
Ground	B107	Yuhong Xu	900 SF
Ground	B108	AVAILABLE	900 SF
Ground	B109	B&M Tobacco Smoke Shop	900 SF
Ground	B110	VIP Nails	900 SF
Ground	B111	AVAILABLE	900 SF
Ground	B112-114	7-Eleven	2,592 SF

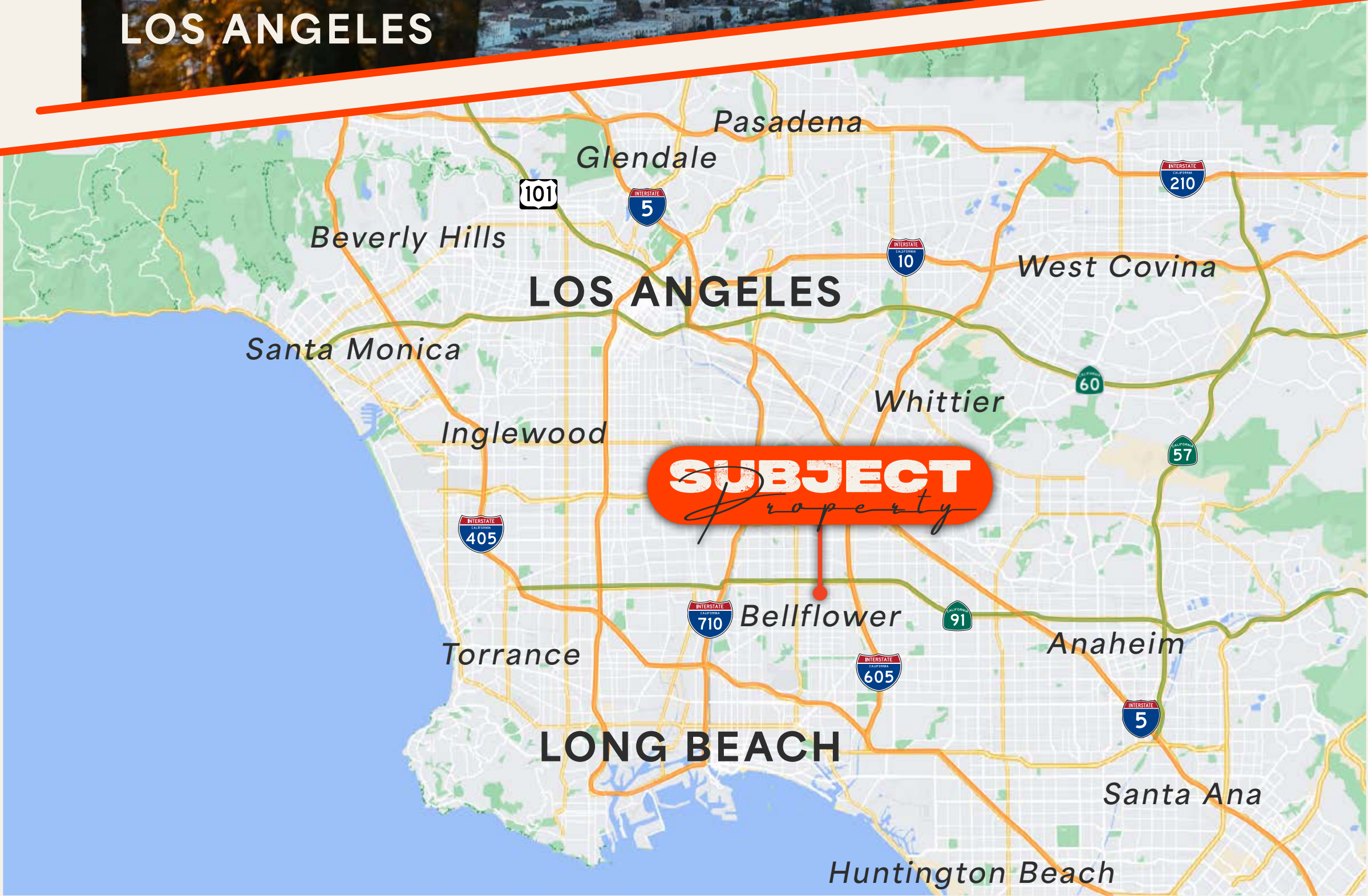
TENANT ROSTER & SITE PLAN

 17620 BELLFLOWER BLVD
BELLFLOWER, CA 90706





LOS ANGELES



MARKET *review*

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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