

8820 Artesia Blvd. Bellflower, CA 90706

Flexible Commercial Development Opportunity | C-G Zoning | ±17,933 SF Lot



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DRE#02009968



8820 Artesia Blvd

## Property Summary

**Address:** 8820 Artesia Blvd

**City:** Bellflower, CA

**Property Type:** Commercial/Office

**Year Built:** 1982

**Building Size:** ±6,840 SF (two-story)

**Lot Size:** ±17,934 SF (0.41 Acre)

**Zoning:** BFCG\* - General  
Commercial (flexible uses)

**Traffic Exposure:** High on Artesia Blvd  
(~22,000-25,000 cars/day)

**Parking Ratio:** 2.92/1,000 SF

**Parking Spaces:** Surface (20)



8820 Artesia Blvd

## Executive Summary

Rare opportunity to acquire a **±17,934 SF lot** improved with a **±6,840 SF** building along the highly trafficked Artesia Boulevard corridor.

Zoned **BFCG\*** (General Commercial), the site allows for a wide range of commercial uses including retail, medical, service-oriented businesses, and other institutional or conditional uses (subject to city approval). The flexible zoning and site configuration make it well suited for a variety of redevelopment or repositioning strategies.

Strategically located near the intersection of Artesia Blvd and Lakewood Blvd, with convenient access to 91 fwy, the property benefits from strong traffic counts and connectivity to surrounding markets. The immediate area features a mix of retail, service businesses, and established residential neighborhoods, providing consistent demand drivers.

This offering presents an attractive opportunity for investors, developers, and owner-users seeking a flexible commercial site with long-term upside potential in a supply-constrained market. Existing improvements are offer **as-is**.

Buyer to verify all potential uses, zoning and development standards with the City of Bellflower.



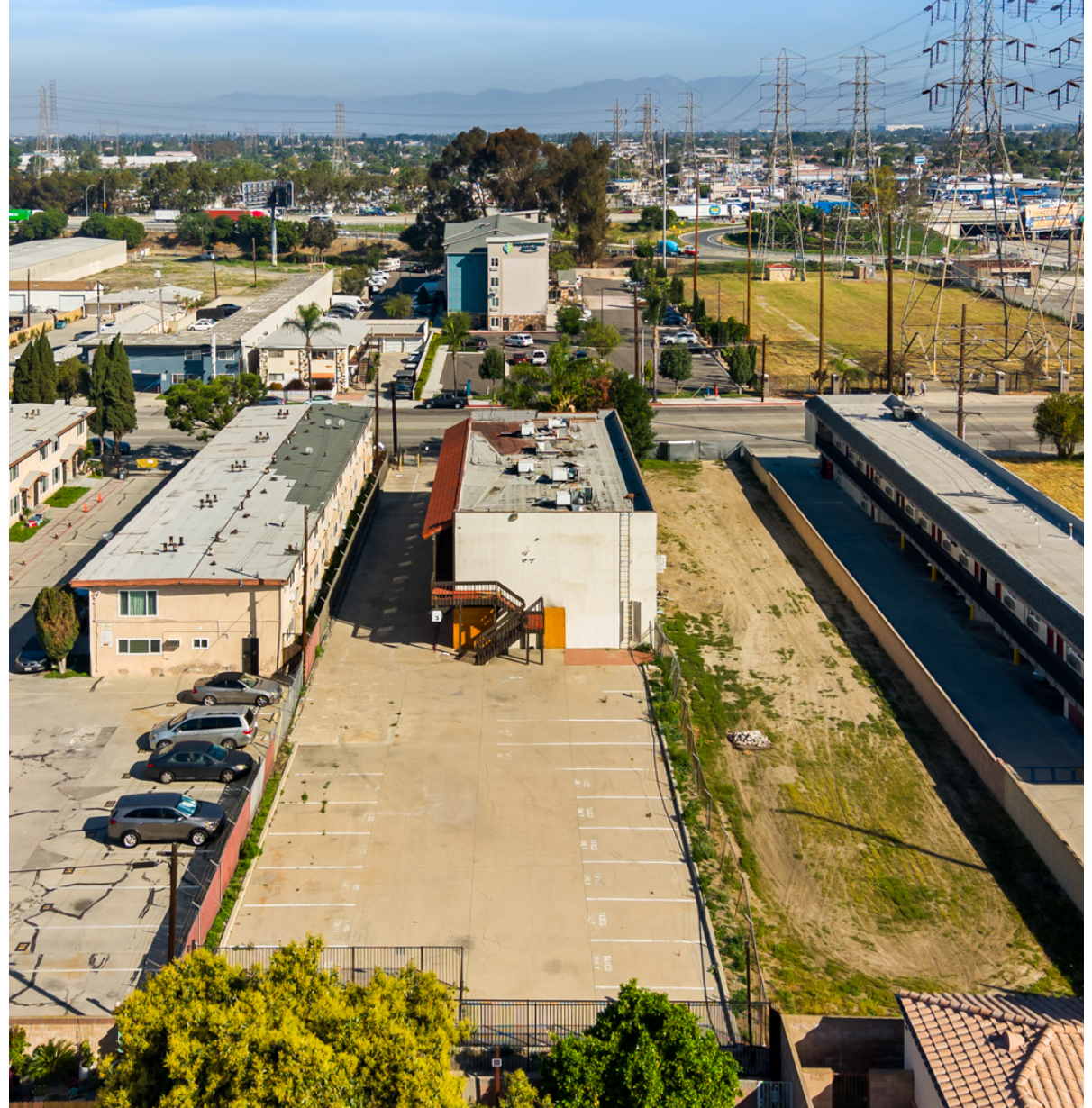
## 8820 Artesia Blvd Property Features

- ±17,933 SF high-visibility commercial lot
- C-G zoning allowing broad commercial flexibility
- Suitable for retail, medical/care facility, or service-based commercial use
- Conditional uses include hospitality, car wash, and specialized commercial uses (buyer to verify CUP requirements)
- Existing improvements sold as-is, offering redevelopment or repositioning opportunity
- Potential assemblage with adjacent parcels for larger-scale development



# 8820 Artesia Blvd, Bellflower

## Exterior Photos



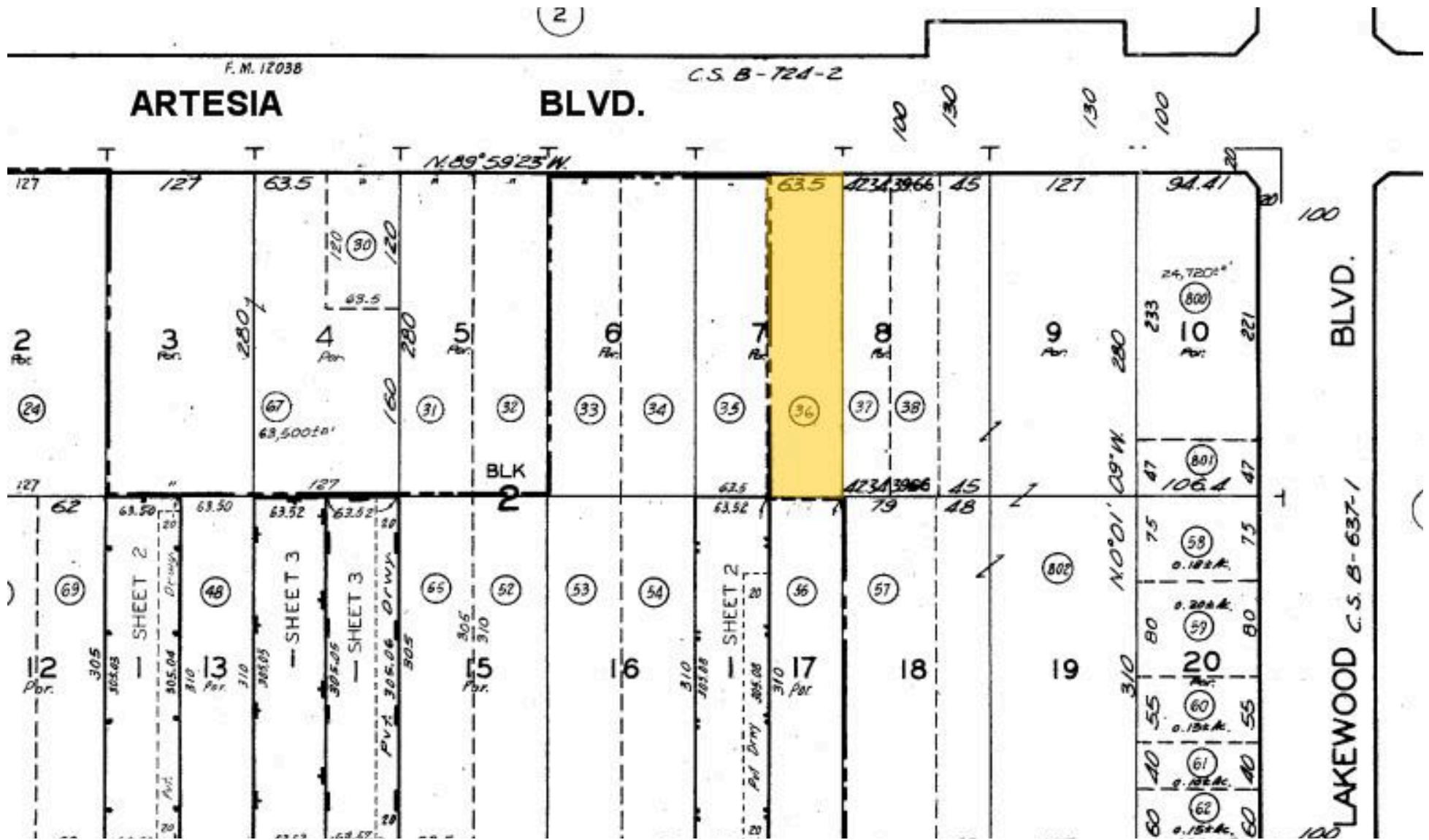
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## Exterior Photos



# 8820 Artesia Blvd Bellflower

## Plat Map



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