

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



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 BURGER GRILL BUFFALO WILD WINGS

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

TARGET ALDI GEN Starbucks KOREAN BBQ HOUSE

ESTHER LINDSTROM
ELEMENTARY SCHOOL

MAYFAIR
MIDDLE/HIGH SCHOOL

THOMAS JEFFERSON
ELEMENTARY 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

ARTESIA
10-Minute Drive Time

KAISER PERMANENTE®
DOWNEY MEDICAL CENTER



NORWALK
10-Minute Drive Time

Cerritos College
20,000 Students



BELLFLOWER



NEW THE BOULEVARD
3-Story Townhomes | 67 Units

SUBJECT
space



265,000 VPD



RAMONA STREET

FUTURE DEVELOPMENT



BELLFLOWER BLVD



35,200 VPD



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

Walmart Supercenter

WinCo FOODS

Auto Zone

ESPORTA FITNESS

Starbucks

DEL TACO

SUBWAY

PEPBOYS AUTO

Starbucks

McDonald's

Pollo Loco

Winchell's

Rally's

POPEYES

Food4Less

TARGET

TACO BELL

Jack in the box

WING STOP

ROSS

ihop

at&t

Starbucks

planet fitness

Starbucks

Denny's

Little Caesars

STATER BROS. markets.

GROCERY OUTLET bargain Market

O'Reilly

GNC LIVE WELL

Jack in the box

RITE AID

ALDI

usbank

T-Mobile

GameStop

Little Caesars

PANDA EXPRESS

Jersey Mike's

Walmart Supercenter

24 FITNESS

BEST BUY

TJ-maxx

HomeGoods

FLOOR DECOR

Jerome's Furniture

Michael's

ULTA

Lazy Dog

crumbl cookies

7 LEAVES

SOMERSET HIGH SCHOOL

WELLS FARGO

Winchell's

Smart & Final extra!

jiffy lube

Walgreens

BELLFLOWER

IN-N-OUT BURGER

golden corral Buffet & Grill

DUNKIN'

NEW THE BOULEVARD
3-Story Townhomes | 67 Units

SUBJECT space

THOMAS JEFFERSON ELEMENTARY SCHOOL

CRAIG WILLIAMS ELEMENTARY SCHOOL

FUTURE DEVELOPMENT

TACO BELL

BURGER KING

Sizzler

ARCO



RAMONA STREET

BELLFLOWER BLVD | 35,200 VPD

265,000 VPD

± 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

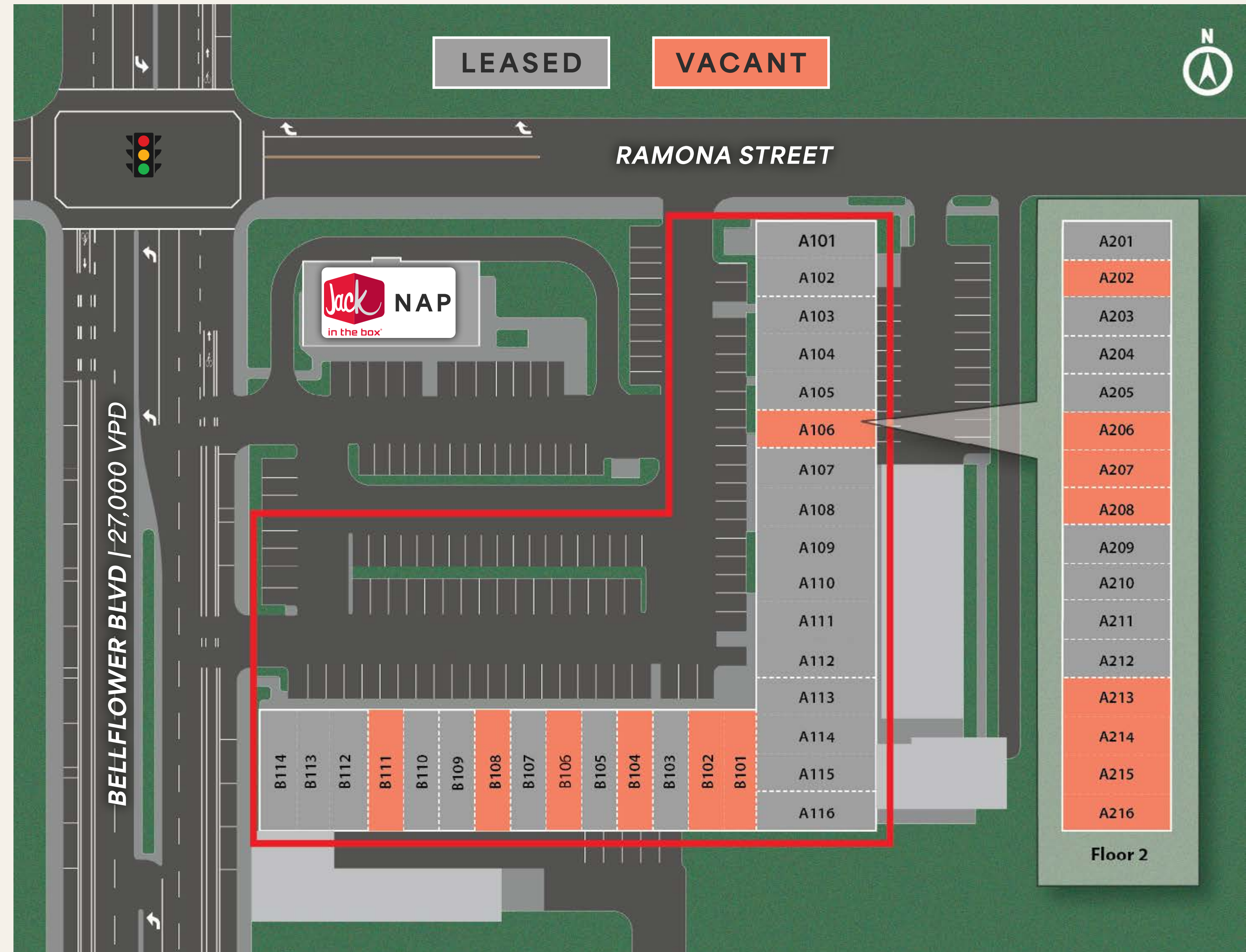
BELLFLOWER
PLAZA *Bellflower, California*

TENANT ROSTER & SITE PLAN



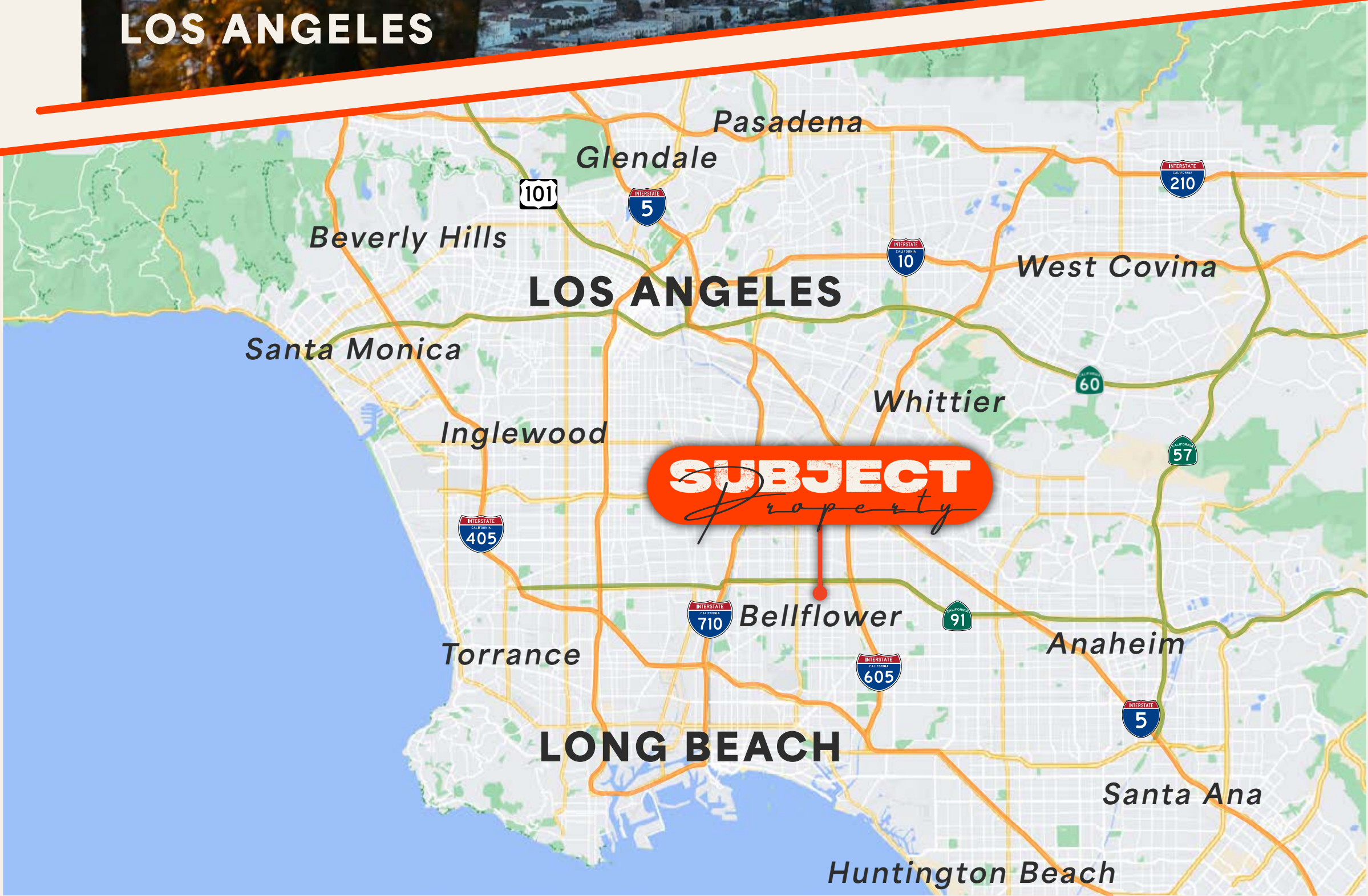
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FLOOR	SUITE	TENANT	SIZE
Ground	A101-102	Mother's Nutritional Center	1,430 SF
Ground	A103-105	Public Health Foundation	2,700 SF
Ground	A106	AVAILABLE	900 SF
Ground	A107-111	PAE Professional Services	4,500 SF
Ground	A112	Metro PCS	900 SF
Ground	A113-115	Faithful Praise Outreach	2,800 SF
Ground	A116	Service All-Stars	900 SF
2 nd	A201	Rose Compassionate Care	1,200 SF
2nd	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
2nd	A206	AVAILABLE	900 SF
2nd	A207	AVAILABLE	900 SF
2nd	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
2nd	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





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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