



5819-5835 Bellflower Blvd

5819-5835 Bellflower Blvd, Lakewood, CA 90713

RE/MAX



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5819-5835 Bellflower Blvd

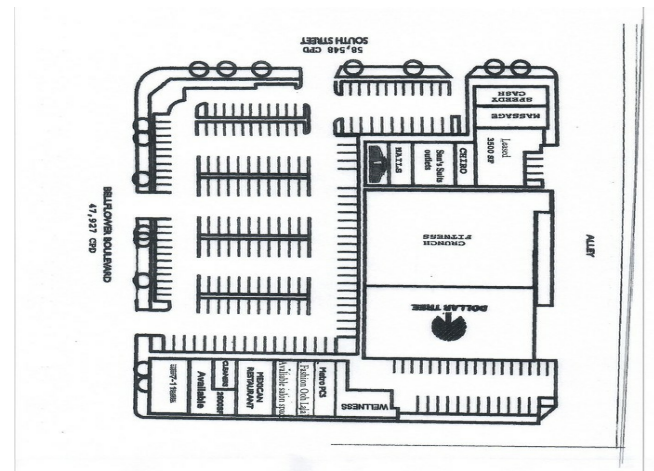
\$12.00 - \$27.00 /SF/Yr

" Very busy South Street and Bellflower Blvd North/West Corner in city Lakewood, Los Angeles County, entrance from South Street and Bellflower Blvd. Anchored by 7-Eleven, Crunch Gym, Papa John's Pizza and Dollar Tree Top Store in Region. Ideal Mid-Size space with excellent signage. Excellent Service Tenants in Center-Nail, Speedy Cash, Don Ruben Mexican Grill, San's Suit Outlet and Metro PCS. Central location of Dense Lakewood Community (over 26,000 Persons-1 Mile, 220,000 - 3 Mile, 595,000 - 5 Mile). Excellent Average Household Income over \$92,000 5837 E. South St. is also available for lease 1138 SF \$2 Per SF +NNN 40 cent. good for restaurant, retail and office, 3 year lease

Corner of Bellflower Blvd and South Street, close to Cerritos and Long Beach, easy access to fwy 605 and 91.

- Traffic Count: South St Bellflower Blvd E Traffic Vol: 23,431 Year:2016 0.05 mi
- Traffic Count: South St Bellflower Blvd W Traffic Vol: 29,369 Year:2016 0.10 mi

Rental Rate:	\$12.00 - \$27.00 /SF/Yr
Total Space Available:	7,090 SF
Min. Divisible:	1,000 SF
Max. Contiguous:	3,490 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	1
Frontage:	Bellflower
Gross Leasable Area:	55,115 SF
Walk Score @:	64 (Somewhat Walkable)
Transit Score @:	39 (Some Transit)
Rental Rate Mo:	\$1.00 USD/SF/Mo



1st Floor Ste 5449

Space Available	3,490 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Base Rent is negotiable.

1

1st Floor Ste 5831

Space Available	1,300 - 2,600 SF
Rental Rate	\$22.20 - \$27.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

2

1st Floor Ste 5835B

Space Available	1,000 SF
Rental Rate	\$24.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

Existing Hair Salon Space. Available on 1/1/2019

3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
7-11	-	
CHECK N CASH I	-	
Crunch Fitness	-	
Dollar Tree	-	
Metro PCS	-	
Papa John's Pizza	-	



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Property Photos



5831 1



5831 5

Property Photos



5831 4

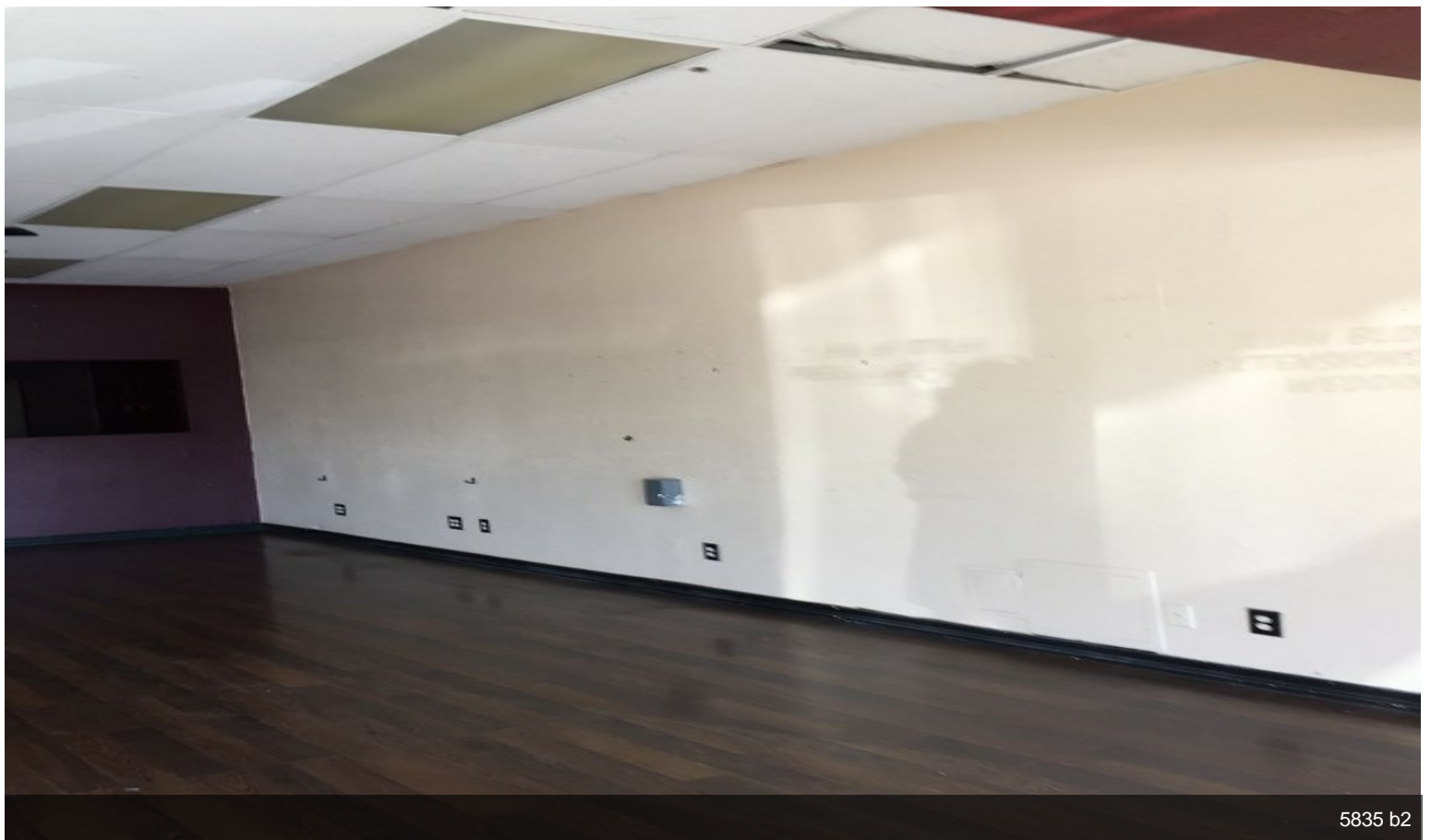


5831 3

Property Photos



5835b 3



5835 b2

Property Photos



5835 b1



5449 South St Exterior

Property Photos



Building Photo



5449 South St Interior

Property Photos



5449 South St Interior