

NEW DEVELOPMENT OPORTUNITY IN PRIME BELLFLOWER LOCATION

9631 ARTESIA BLVD., BELLFLOWER, CA 90706

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CA 90706



**OFFERING
MEMORANDUM**



CECILIA LEE | Broker Associate

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Cal DRE#: 01977480

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INVESTMENT HIGHLIGHTS

Take advantage of this **commercial BFCG-zoned property** on **Artesia Boulevard** in the heart of Bellflower. The zoning allows for the construction of **6 or more retail units**, depending on parking allowances, offering immense potential for future development. Situated on a **9,802 sqft lot**, this property presents a lucrative investment opportunity with strong potential for rental income.

The **City of Bellflower** permits new retail buildings on this lot, but the buyer will need to submit a development plan through their own architect. The current building on the property is **well-maintained**, making it flexible for immediate use as owner business or as a rental property.

Key Features:

- **Zoning:** Commercial BFCG, allowing for 6+ retail units
- **Lot Size:** 9,802 sqft
- **Development Potential:** Buyer to submit architectural plans
- **Location:** Central Bellflower, on Artesia Blvd.
- **Proximity:** Close to 91 and 605 freeways
- **Nearby Businesses:** Medical buildings, In-N-Out Burger, and other high-traffic commercial establishments

This property is ideally located in a thriving commercial area, with easy freeway access and an established business environment. Whether you develop new retail spaces or repurpose the existing building, this is an exceptional opportunity to invest in a high-demand location.

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



PURCHASE PRICE	\$1,100,000
LOT SIZE	9,802 SQ.FT.
BUILDING SIZE	1,624 SQ.FT. (current)
CAP RATE	5.2%
PARKING	8/1000 SF
PARCEL	7161-003-009
USE	OWNER USE / ACUPUNCTURE / CLINIC
ZONE	BFCG (General commercial zone)
SUBD	Bellflower Acres E 84.5 FT of N 116 FT of S 136 FT of Lot 114

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	43,295	278,462	713,038
WHITE ALONE	8,455	56,674	135,126
BLACK ALONE	4,914	22,665	51,391
ASIAN ALONE	4,961	35,024	88,168
HISPANIC	16,513	109,290	303,181
MEDIAN AGE	37.1	37.9	37.9

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	14,921	84,952	216,766
OWNER OCCUPIED HOUSING UNITS	4,928	44,809	119,535
RENTER OCCUPIED HOUSING UNITS	9,409	37,457	90,728
VACANT HOUSING UNITS	584	2,686	6,503

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$73,630	\$88,456	\$89,178
PER CAPITA INCOME	\$32,815	\$36,075	\$36,150
MEDIAN NET WORTH	\$68,981	\$197,408	\$215,023

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	1,353	9,380	23,131
TOTAL EMPLOYEES	8,991	89,698	236,561

Information deemed reliable but cannot be guaranteed.



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1,624

TOTAL CURRENT
BUILDING SIZE
(SF)

9,802

TOTAL
LOT SIZE
(SF)

BFCG

ZONING

APN

7161-003-009



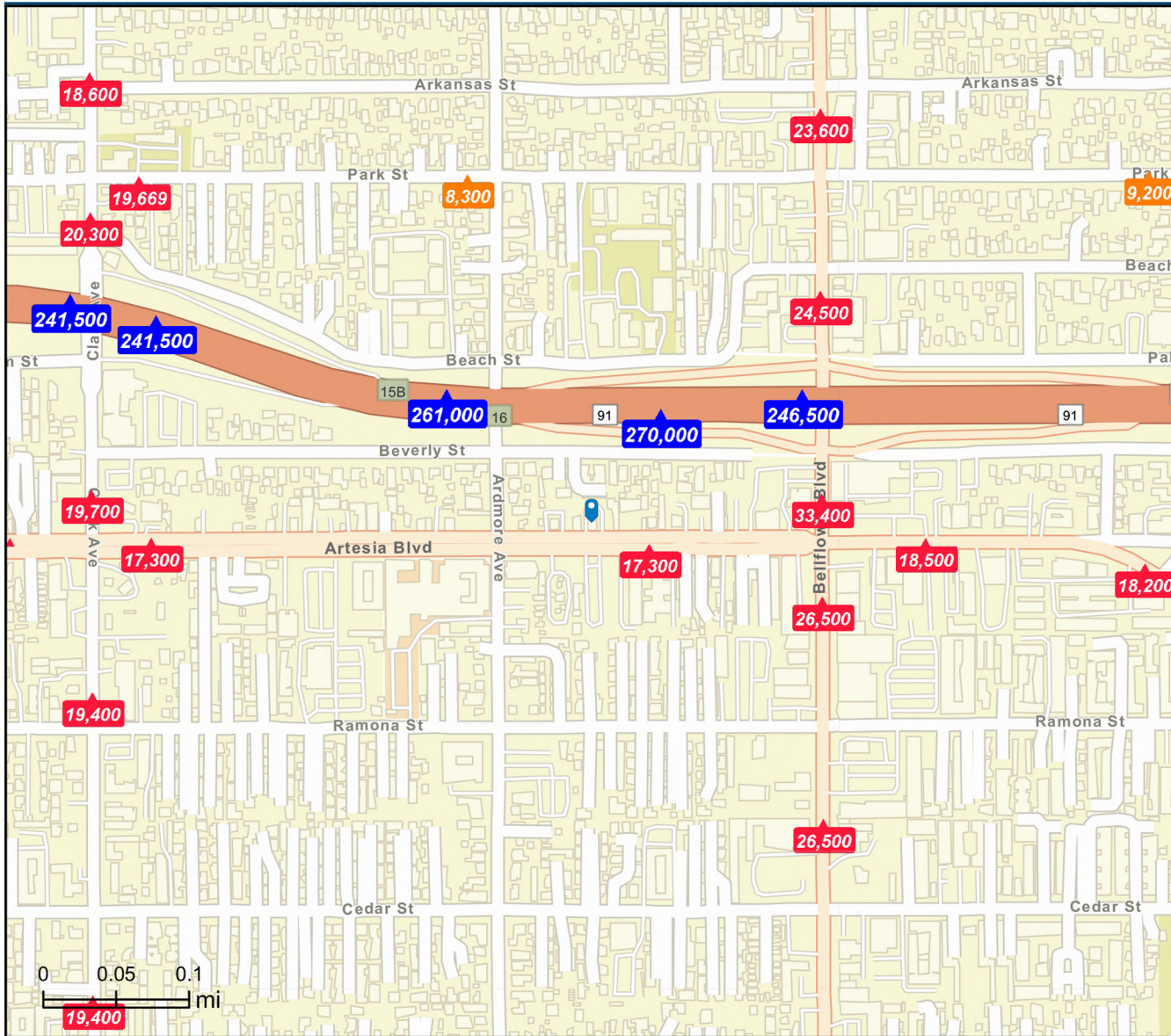
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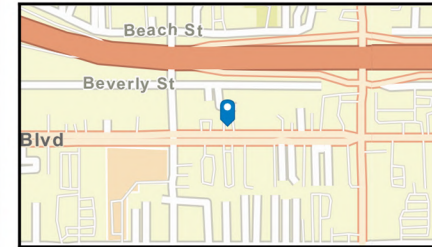
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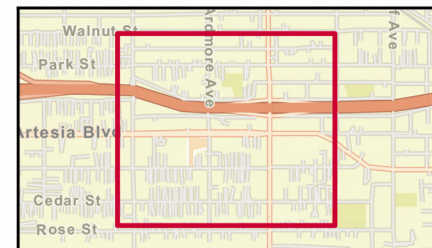
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TRAFFIC COUNT MAP (CLOSE UP)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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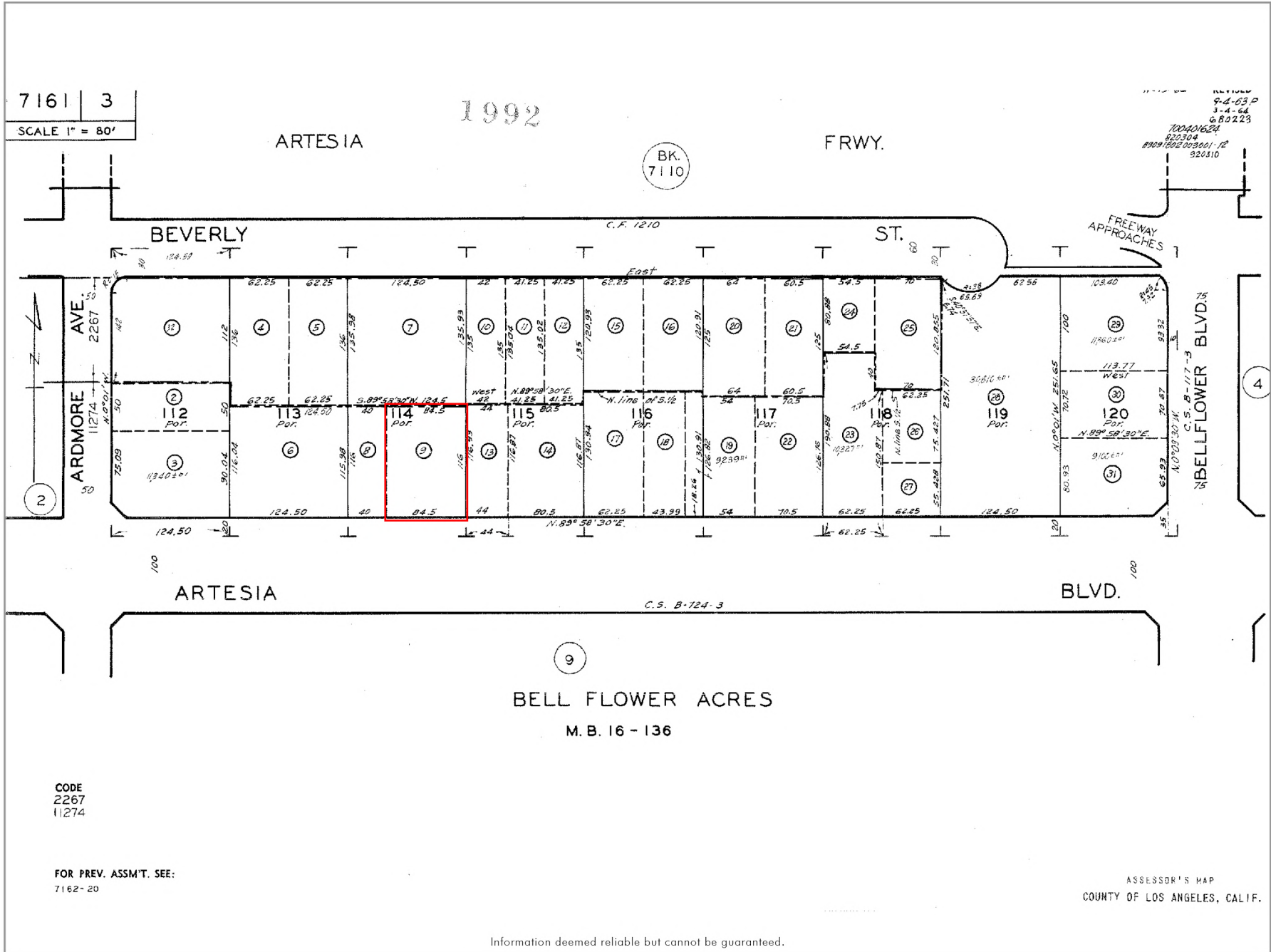
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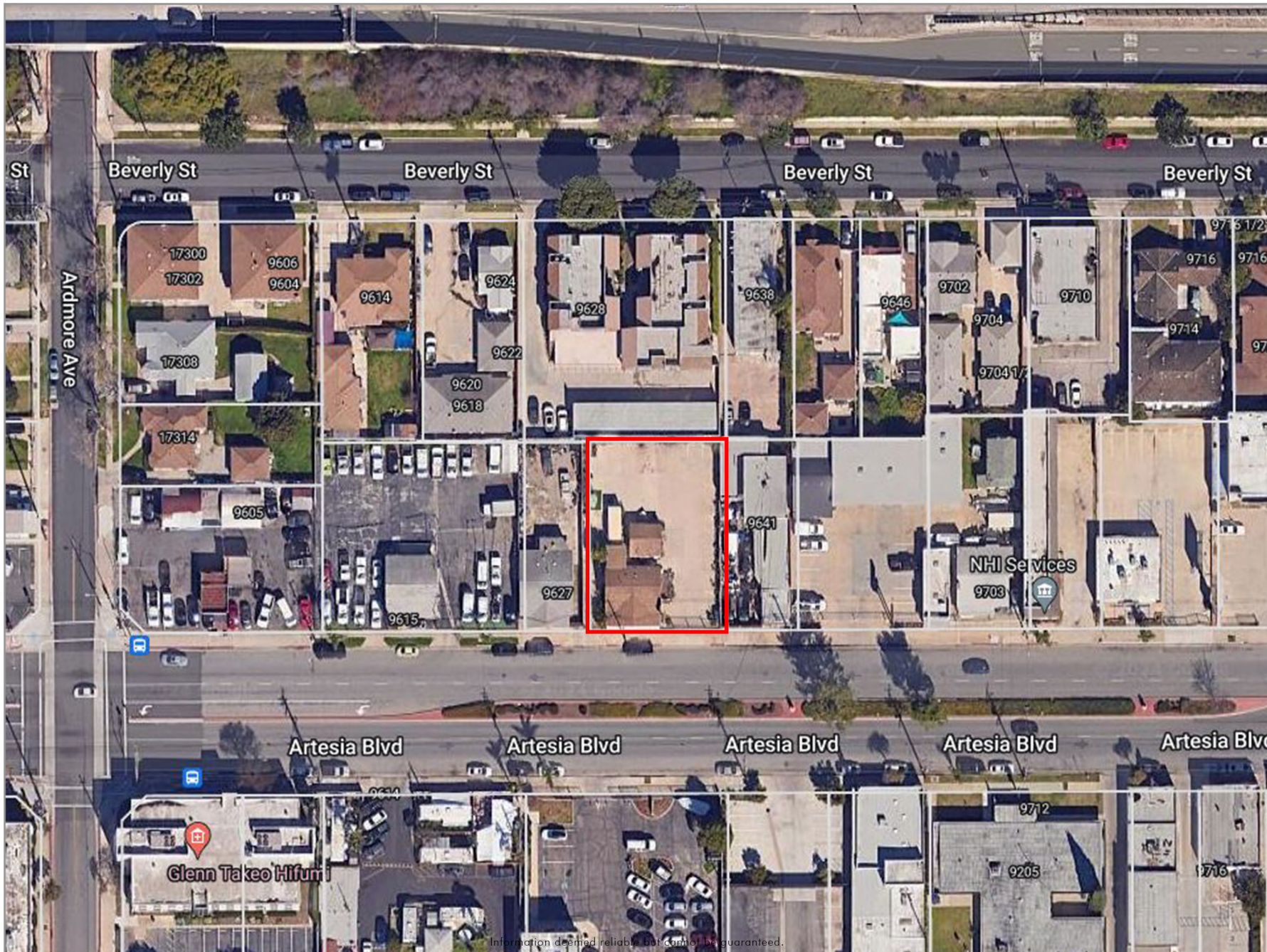
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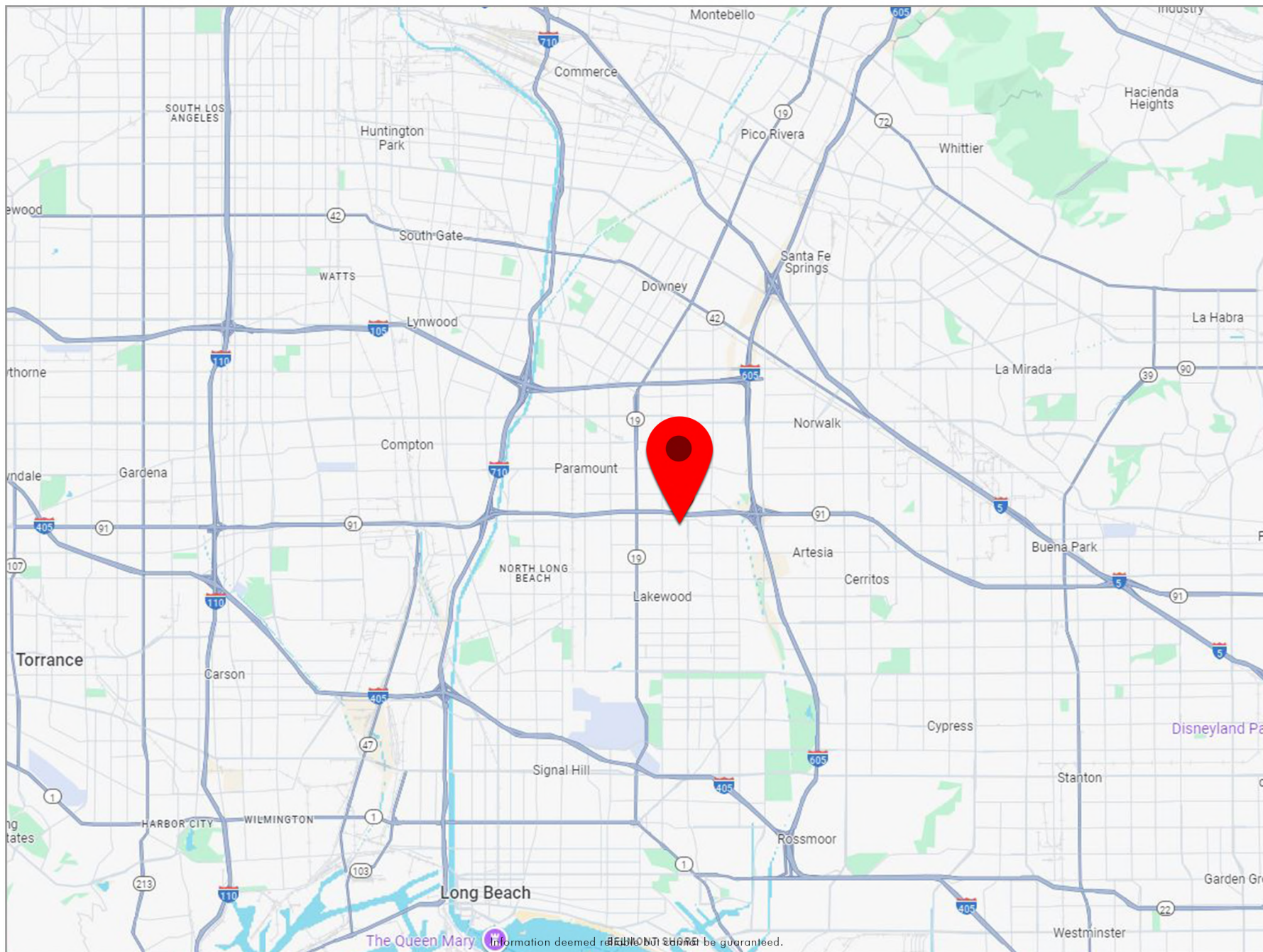
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