

OFFERING MEMORANDUM

# 17047 BELLFLOWER BLVD



BELLFLOWER, CA 90706

**km** Kidder  
Mathews

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COMPARABLES

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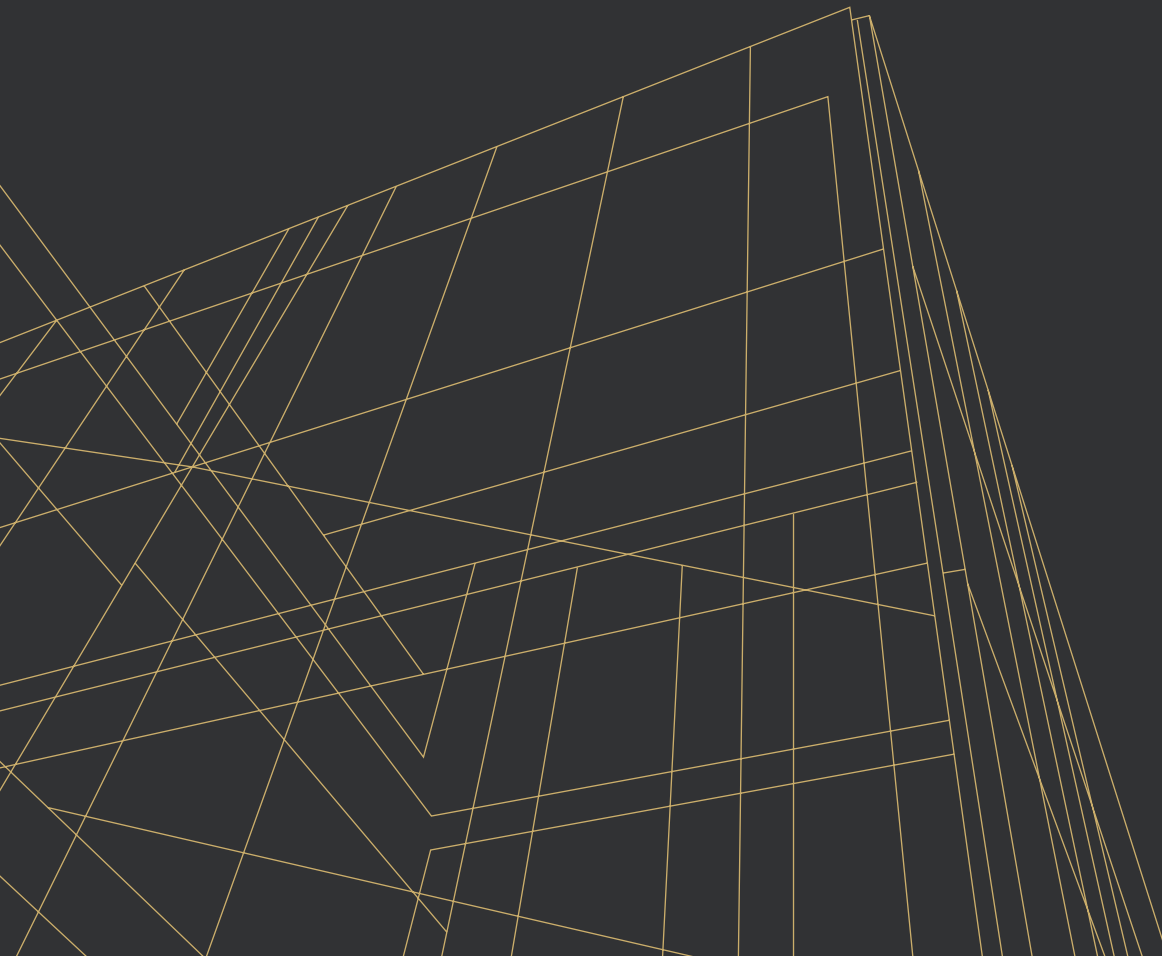
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# EXECUTIVE SUMMARY



# *FOR SALE* ±8,955 SF MULTI-TENANT RETAIL PROPERTY

We are proud to present 17047 Bellflower Blvd which consists of a ±8,955sf multitenant retail property in the heart of Bellflower. With four commercial units and six onsite parking spaces offering high visibility and street exposure along the main thoroughfare of Bellflower Blvd, this retail building is well positioned in an extremely dense market with thousands of potential customers.

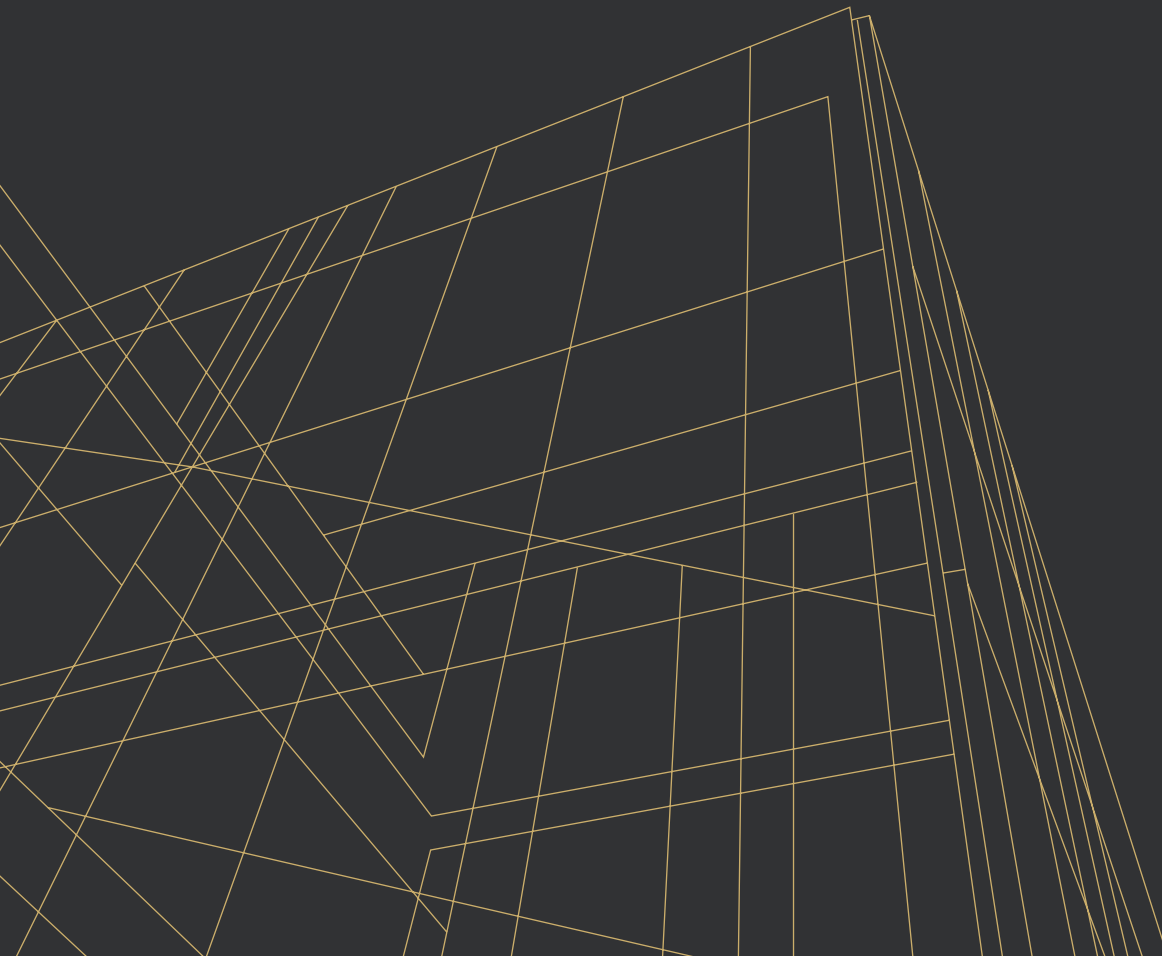
This unique opportunity provides for multiple investment strategies where an owner user could occupy one or more of the retail spaces and operate their business while simultaneously collecting income from the remainder of the retail spaces. Additionally, a true investor could acquire and operate the commercial property and continue to drive returns through increasing operational efficiencies as a long-term hold for years to come.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information on the property or to obtain a loan quote for low-down payment SBA financing.



## INVESTMENT OVERVIEW

ADDRESS	17047 Bellflower Blvd, Bellflower, CA 90706
BUILDING SIZE	±8,955 SF
YEAR BUILT	1950
LOT SIZE	±11,436 SF
PARKING	6 spaces
ZONING	BFCG



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



SUBJECT  
PROPERTY



# AMENITY MAP





# STEELCRAFT

Born of a desire to see people come together over food and drinks, SteelCraft unites local eateries with a communal dining space in Bellflower. Whether you come for the food, the drinks, or the people, there's a place for you at the SteelCraft table. Only 3 minutes from subject property.

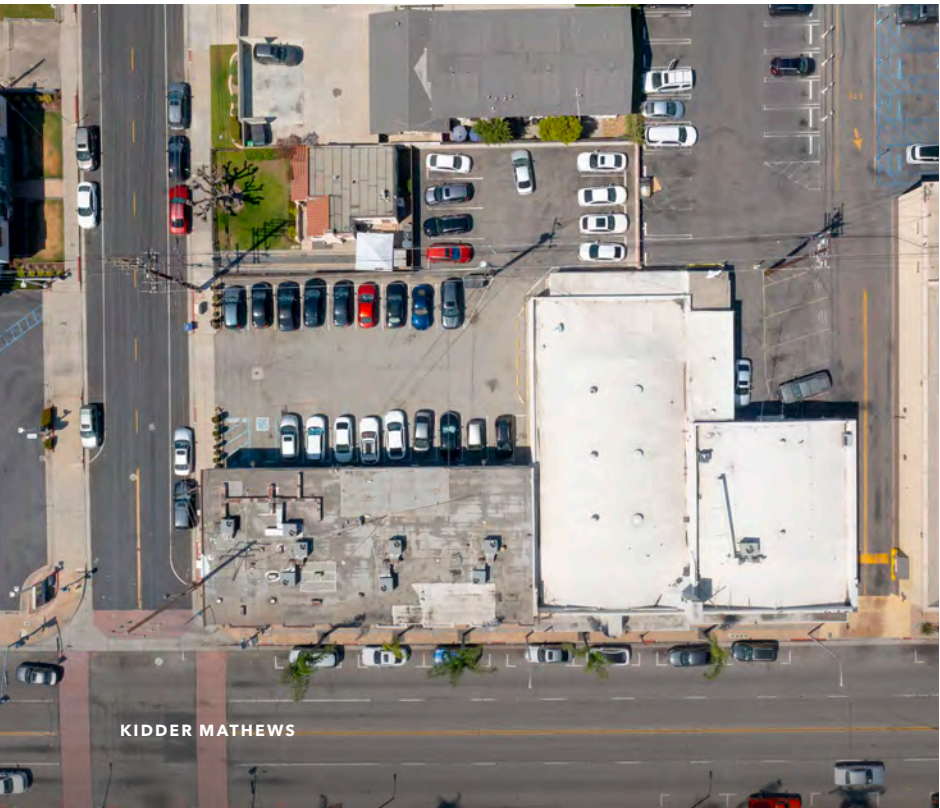
Source: Steelcraftlb.com



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PROPERTY OVERVIEW



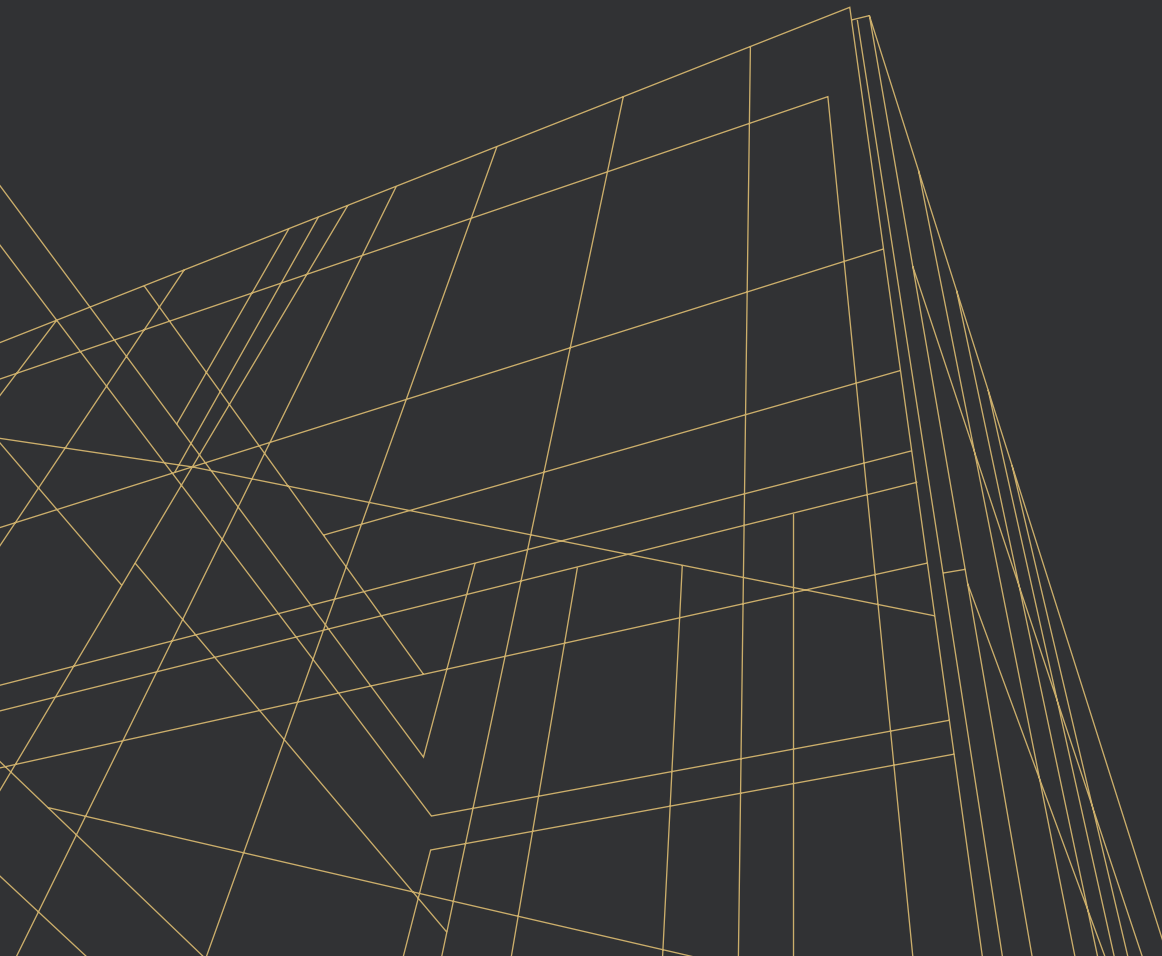
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# FINANCIALS



# INVESTMENT SUMMARY

PRICE	\$2,350,000
NUMBER OF UNITS	4
COST PER UNIT	\$587,500
CURRENT GRM	22.24
MARKET GRM	11.39
CURRENT CAP	2.46%
MARKET CAP	6.19%
YEAR BUILT	1950
LOT SIZE	11,436
BUILDING SIZE	8,955
PRICE/SF	\$262
ZONING	CG

*\$2,350,000*

LIST PRICE

*2.46%*

CAP RATE



# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
<b>Scheduled Gross Income</b>	\$104,496		\$206,253	
LESS: VACANCY	\$-	0%	\$(10,313)	5%
<b>Gross Operating Income</b>	\$104,496		\$195,940	
LESS: EXPENSES	\$(46,756)	44.3%	\$(50,368)	
<b>Net Operating Income</b>	<b>\$57,740</b>		<b>\$145,573</b>	

## ESTIMATED OPERATING EXPENSES

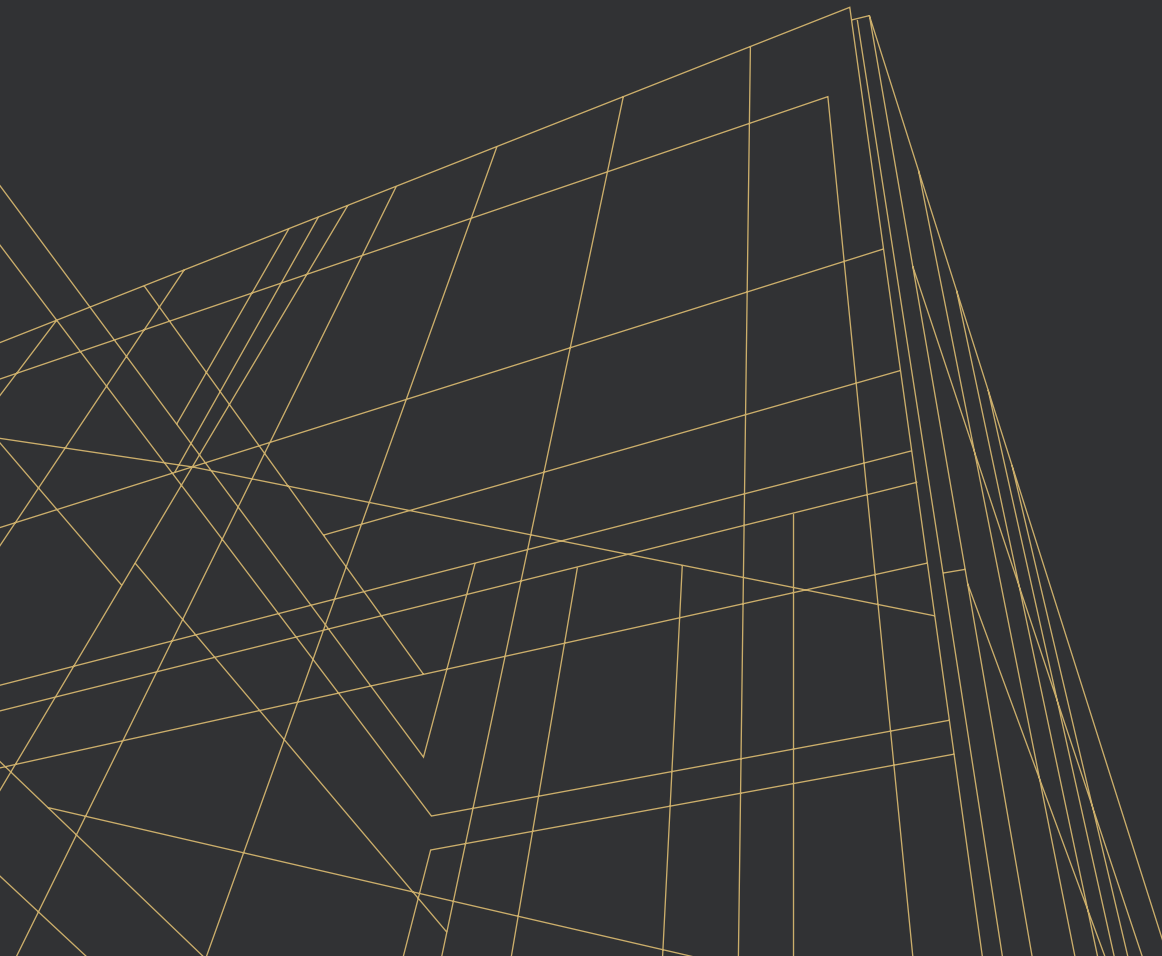
	Market Rents (Projected)	Section 8 Rents (Projected)
NEW PROPERTY TAXES - (1.25% ESTIMATE)	\$29,375	\$29,375
PROPERTY MANAGEMENT - (4% CURRENT RENTS GOI)	\$4,226	\$7,838
INSURANCE - (ESTIMATE @ \$1/SF)	\$8,955	\$8,955
MAINTENANCE/REPAIRS - (\$750/UNIT)	\$3,000	\$3,000
LANDSCAPE & GARDENING - (\$100/ MONTH)	\$1,200	\$1,200
<b>Estimated Total Expenses</b>	<b>\$46,756</b>	<b>\$50,368</b>
<b>Per Net Sq. Ft.</b>	<b>\$5.22</b>	<b>\$5.62</b>
<b>Expenses Per Unit</b>	<b>\$11,689</b>	<b>\$12,592</b>

## SCHEDULED INCOME

		CURRENT RENTS		MARKET RENTS
Unit	Expiration	Unit Size	Monthly Rent/ Unit	Monthly Rent/Unit
17041 - Barber	3/1/2026	930	\$1,600	\$2,093
17043 - Salon	9/30/2027	883	\$1,884	\$1,987
17045 - CBD	Month-to-Month	1,220	\$2,144	\$2,745
17047 - Furniture	Month-to-Month	5,922	\$3,080	\$10,364
<b>Monthly Scheduled Gross Income</b>			<b>\$8,708</b>	<b>\$17,188</b>
<b>Parking Income</b>			<b>\$0</b>	<b>\$-</b>
<b>Total Monthly Scheduled Gross Income</b>			<b>\$8,708</b>	<b>\$17,188</b>
<b>Annual Scheduled Gross Income</b>			<b>\$104,496</b>	<b>\$206,253</b>

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# COMPARABLES

## SOLD COMPARABLES

	Address	Building Size	Land Size	Building Price/ SF	Land Price/SF	Sale Price	Sale Date	Notes
<b>S</b>	<b>17041-17047 BELLFLOWER BLVD</b> Bellflower, CA	8,955	11,436	\$262	\$205	\$2,350,000	-	4-unit retail building
<b>01</b>	<b>16601-16607 BELLFLOWER BLVD</b> Bellflower, CA	5,545	6,447	\$289	\$248	\$1,600,000	8/2/2024	Purchased by a local owner. Ground floor retail, second floor office.
<b>02</b>	<b>14307 ORANGE AVE</b> Paramount, CA	4,136	13,347	\$266	\$82	\$1,100,000	7/10/2024	Purchased by tenant operating coin laundry business.
<b>03</b>	<b>15908 BELLFLOWER BLVD</b> Bellflower, CA	4,336	14,375	\$311	\$94	\$1,350,000	3/4/2024	Purchased by owner-user. Initial asking price of \$1.75M. Old US Bank building. Plentiful parking.
<b>04</b>	<b>16525-16531 BELLFLOWER BLVD</b> Bellflower, CA	5,000	5,100	\$220	\$216	\$1,100,000	12/29/2023	Public parking available nearby. Property sold to local owner.
<b>05</b>	<b>635 E SOUTH ST</b> Long Beach, CA	3,200	4,449	\$563	\$405	\$1,800,000	10/3/2023	Purchased by investor at a 6.36% CAP. Property well maintained and lease to Long Beach City College.





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