



**Development
Opportunity**

COMMERCIAL REALESTATE

9228 - 9236 Artesia Boulevard, Bellflower

Offering Memorandum
FOR SALE \$ 3,500,000
2 Parcels Lot 35,567/0.8165 (E)

**Gilbert Morales TCB
Real Estate Services**

Offered by TCB, Commercial

Gilbert Morales – Hotel Commercial Broker-562-505-6449 Direct Line

Retail and Multi-Family Mix Use





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Site Location



Property Summary:

Address	9228 - 9236 Artesia Blvd Bellflower, CA 90706
APN	2 x Parcels 7162-012-026, 7162-012-025
Offering Price	\$3,500,000.00 Dollars
Lot Size	+/- 0.41 Acre x 2 Parcels Total 35,566 sq ft
Zoning	Multiple zoning use permitted Residential/Motel BFM1#

INVESTMENT HIGHLIGHT

- Redevelopment Opportunities within the proximity Bellflower Redevelopment Project Artesia Blvd/Bellflower Blvd
- Sufficient combined lot size 35,566 sq ft. and frontage qualify for Commercial Zoning including uses such as Mixed-use, Hotel, Multi Family Projects.*/
Urban & Low Income Housing
- Conveniently located near 91 Freeway
- Wide Street Frontage on High-traffic

Artesia Blvd

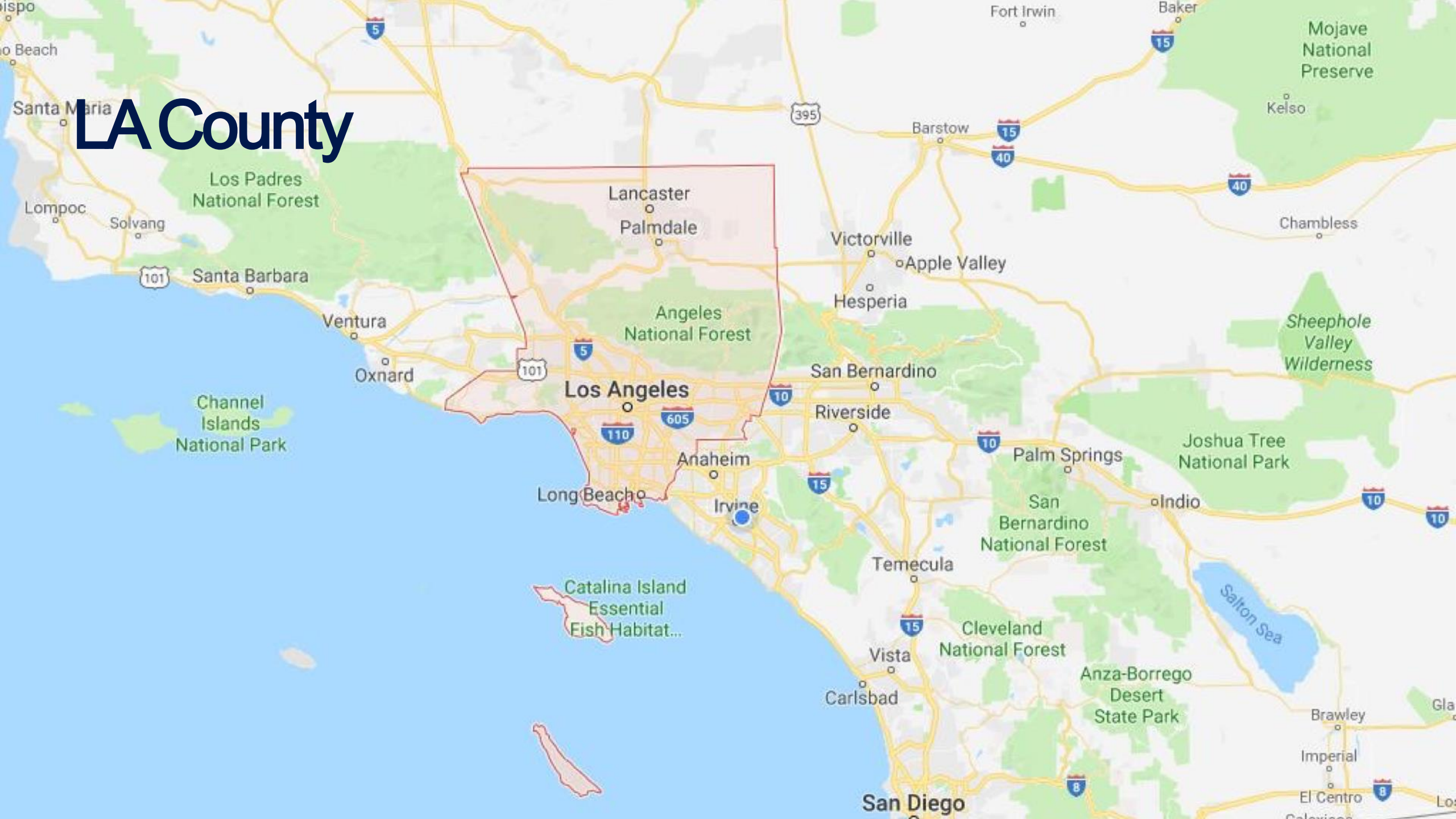
* Buyer to verify actual use with City of Bellflower.
The Seller and TCB Real Estate Services or its associate Brokers do not warranty any proposed use of future development



Los Angeles County Market Overview

2017 Estimated Population	10.1 M people
Median age	36.3 years old
Median household income	\$61,338.00 (USDollars)
Median household income growth rate	3.73%(increase from \$59,134 to \$61,338)
Population breakdown	48.5%Hispanic
	26.3%White
	14.4%Asian (10.8%Others)
Median property value	\$537,900.00
The homeownership rate	44.6 %

LA County



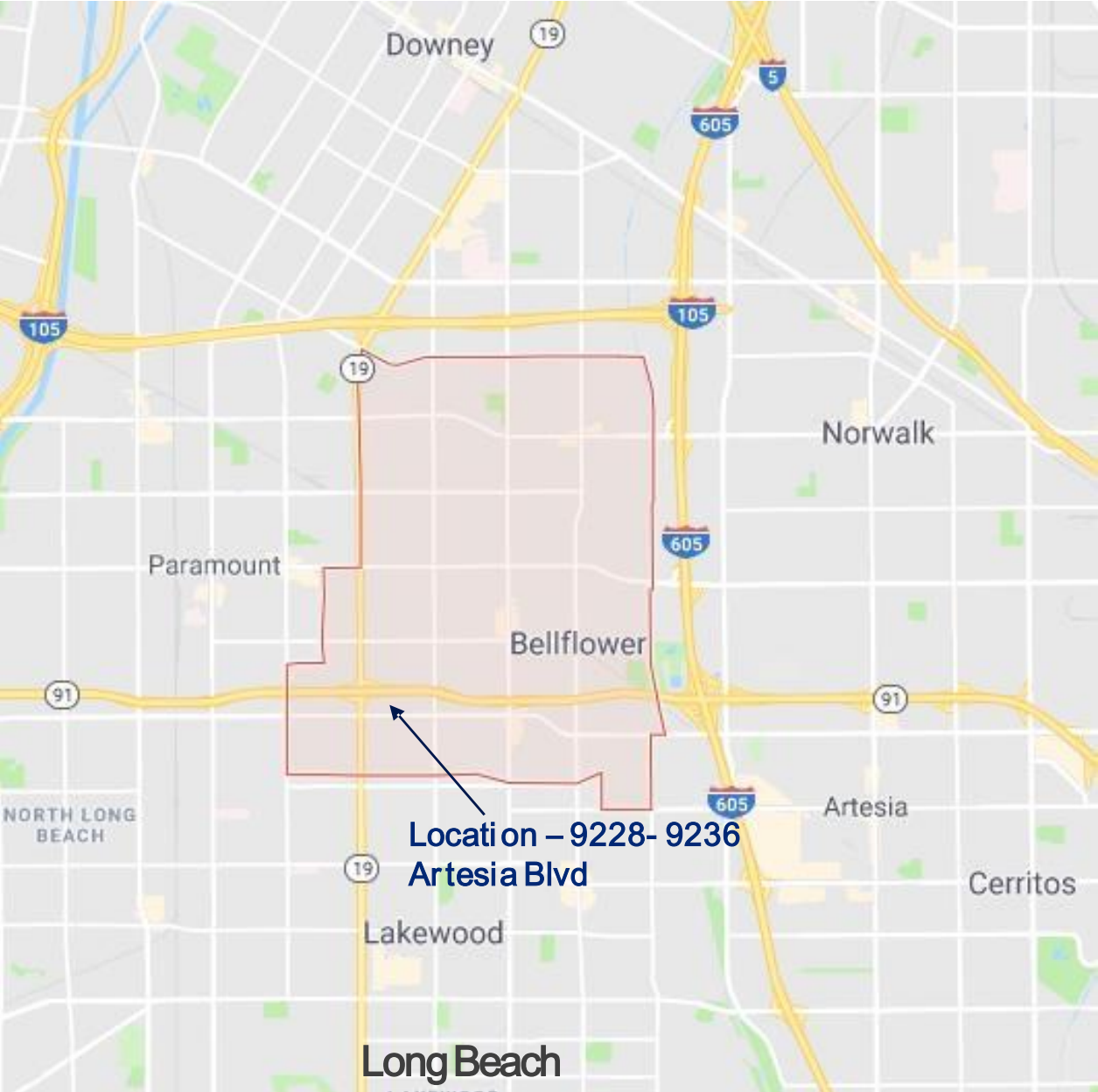
BELLFLOWER, CA

2017 Estimated Population	77,687
Median age	33.3 years old
Median household income	\$50,704
Median household income growth rate	3.73% (increase from \$59,134 to \$61,338)
Population breakdown	55.4% Hispanic 16.4% White 13% Black (15.2% Others)
Median property value	\$367,300
The homeownership rate	38.8 %

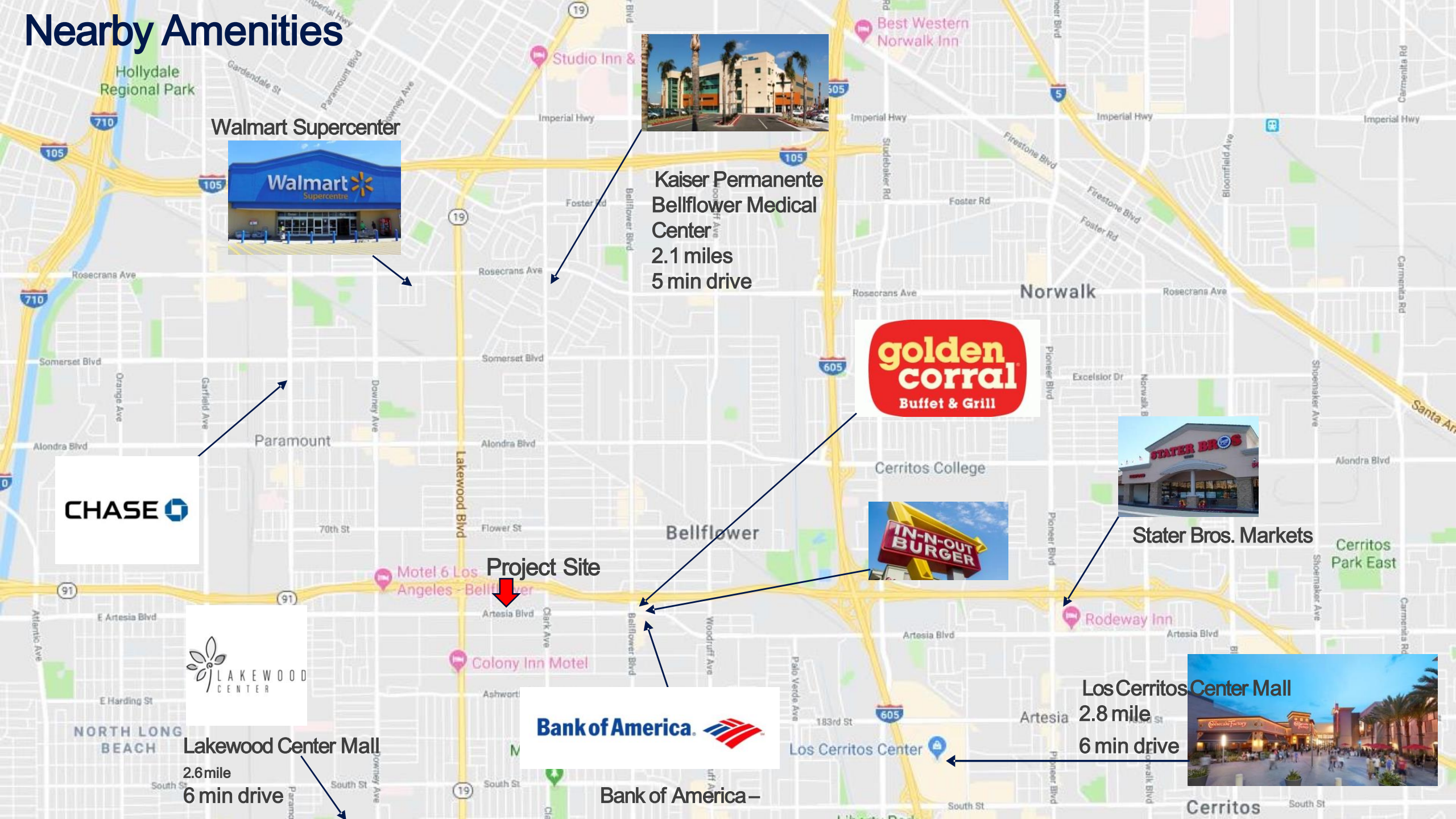


Bellflower, CA – Border Cities

- North – Downey
- East – Norwalk
- South East - Cerritos
- West – Paramount
- South – Lakewood
- Further South – Long Beach



Nearby Amenities



Walmart Supercenter



Kaiser Permanente
Bellflower Medical
Center
2.1 miles
5 min drive



Stater Bros. Markets



Los Cerritos Center Mall
2.8 mile
6 min drive



Lakewood Center Mall
2.6 mile
6 min drive

Project Site

Colony Inn Motel

Motel 6 Los Angeles - Bellflower

Studio Inn & Suites

Best Western Norwalk Inn

Bank of America -