

17800-17812 | BELLFLOWER BLVD
BELLFLOWER, CA 90706



4,896 SF RETAIL LEASE OFFERING



17800-17812 BELLFLOWER BLVD | BELLFLOWER, CA 90706



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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CIVAR Realty Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, CIVAR Realty Advisors has not verified, and will not verify, any of the information contained herein, nor has CIVAR Realty Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. CIVAR Realty Advisors has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. CIVAR Realty Advisors' principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. CIVAR Realty Advisors and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and CIVAR Realty Advisors makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

EXECUTIVE SUMMARY

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17800-17812 BELLFLOWER BLVD



Summary

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THE ASSET

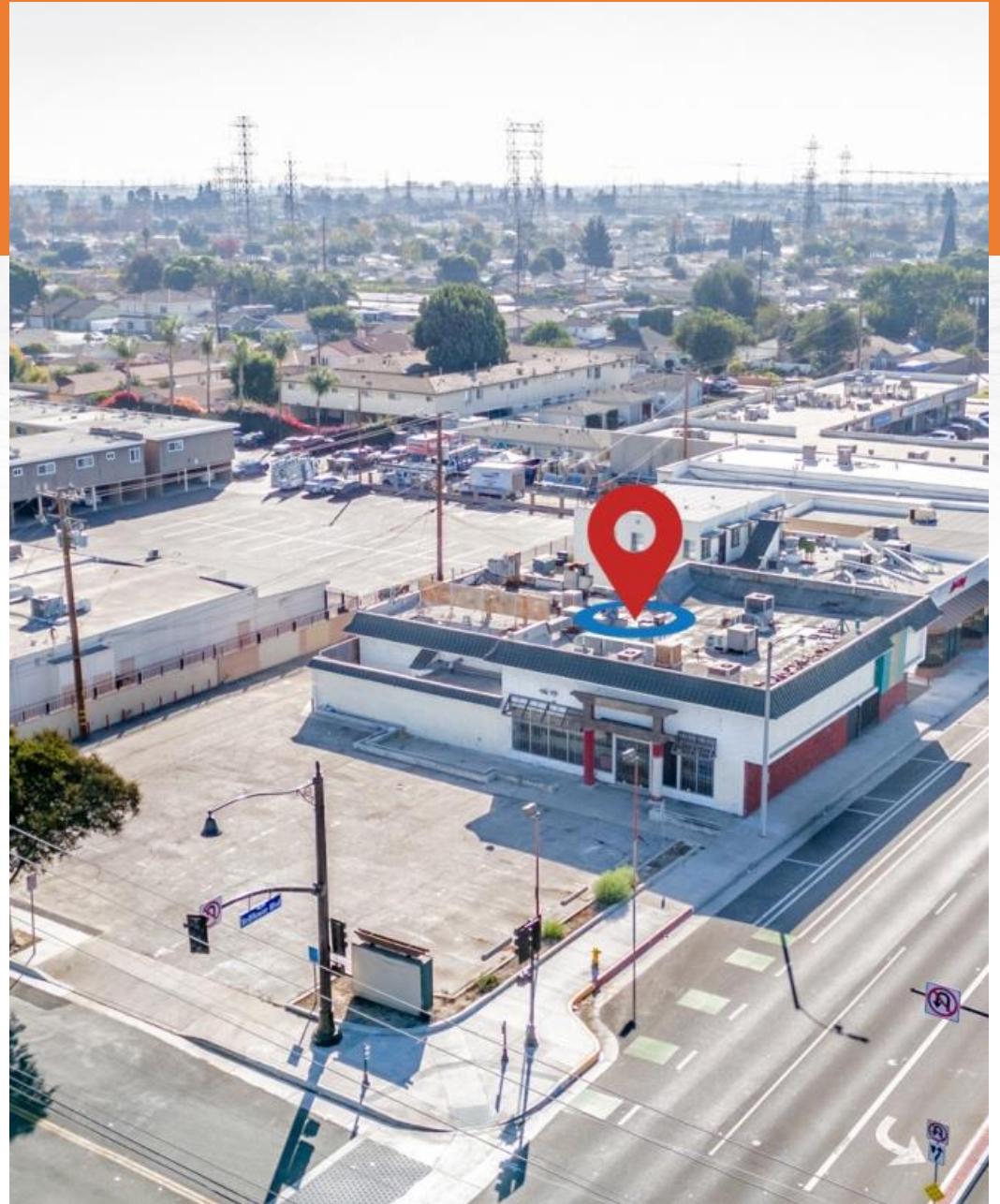
PROPERTY TYPE	• RETAIL
SUBTYPE	• RESTAURANT
BUILDING SF	• 4,896
LOT SIZE	• 17,049
YEAR BUILT	• 1947
ZONING	• BFCG9
WALKSCORE	• 77

\$3.25 NNN

LEASE RATE

4,896 SF

SPACE AVAILABLE



Property Overview

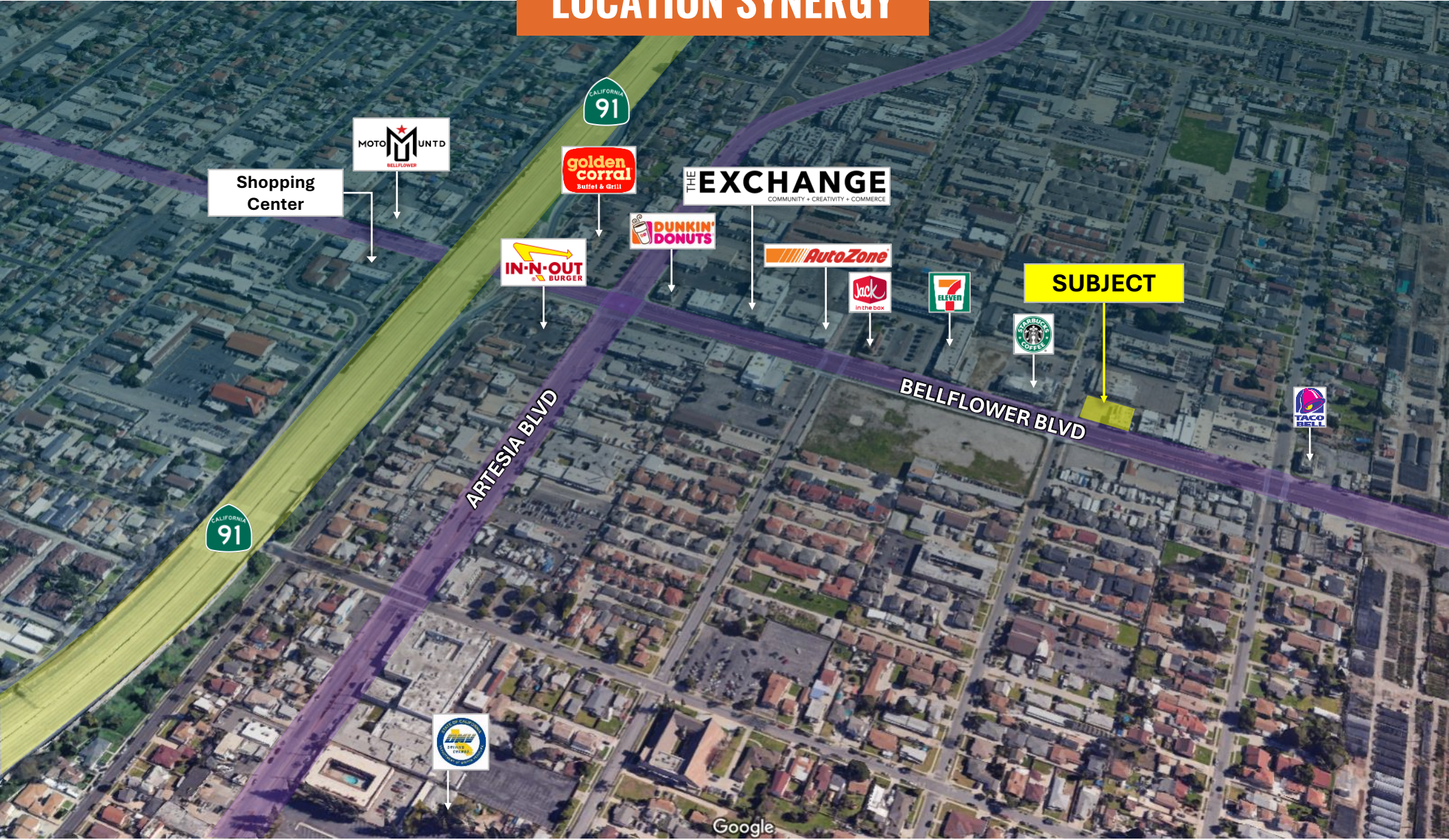
17800-17812 BELLFLOWER BLVD

Discover 17800-12 Bellflower Boulevard, a standout retail property in the bustling heart of Bellflower. This rare, free-standing building boasts 4,896 square feet of versatile interior space, perfectly suited for a variety of uses, from retail to recreation. Set on a generous 17,049-square-foot lot, the property offers ample opportunities for customization and expansion to bring your vision to life.

Positioned in a high-traffic area with excellent visibility, this location is poised to become a community favorite. Offered at a competitive \$3.25 NNN lease rate, this is your chance to secure a prime spot in one of Southern California's most dynamic markets. Don't miss this opportunity to make your mark—schedule a viewing today!



LOCATION SYNERGY



Shopping Center



THE EXCHANGE
COMMUNITY • CREATIVITY • COMMERCE



SUBJECT



ARTESIA BLVD

BELLFLOWER BLVD



Google



17800-17812 BELLFLOWER BLVD

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LEASE OFFERING



COMPARABLES






02

17800-17812 BELLFLOWER BLVD



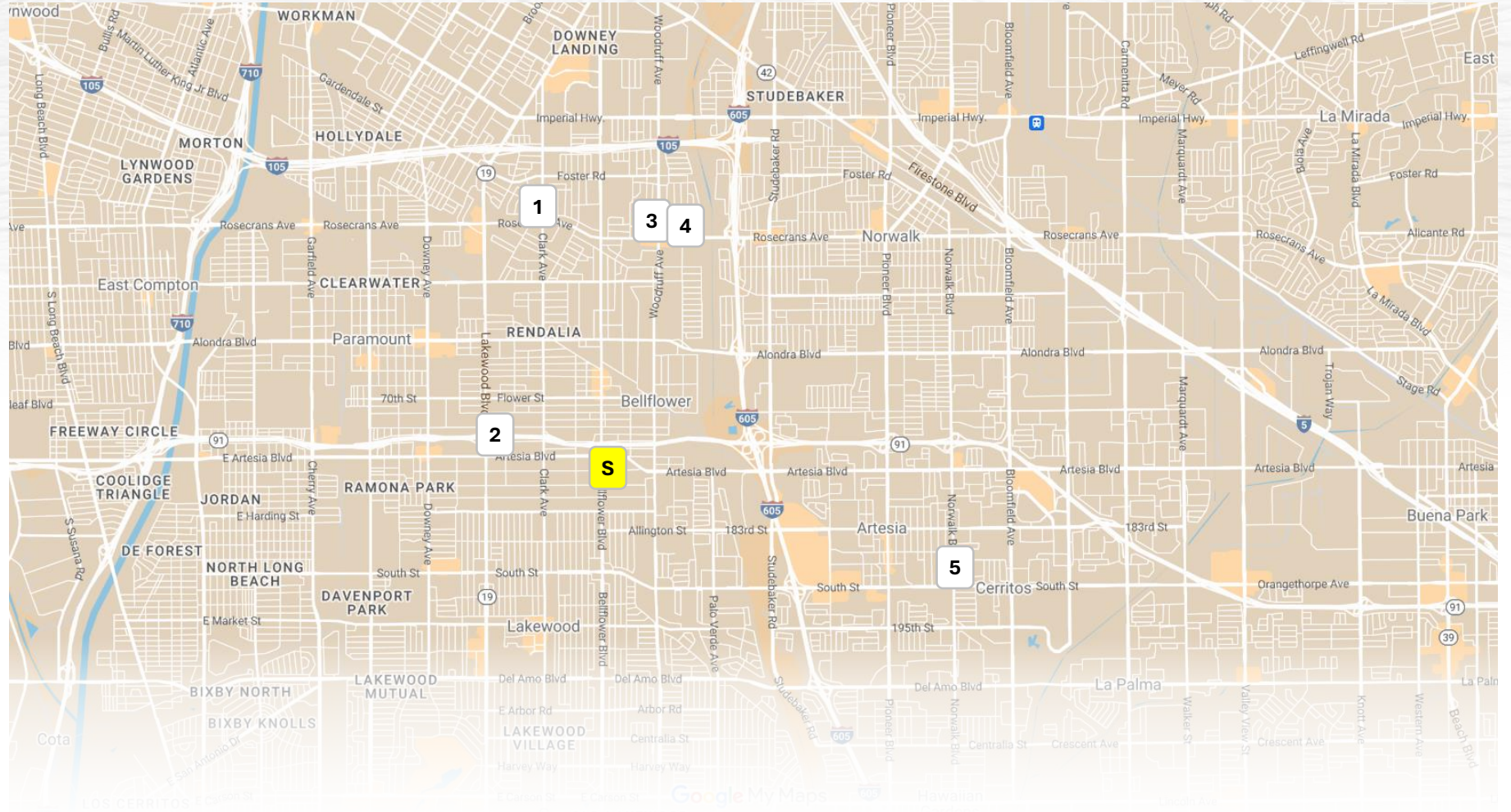
LEASE COMPARABLES

17800-17812 BELLFLOWER BLVD

	Address	STATUS	Building SF	SF Leased	Property Type	Rent	Lease Type
1	 9312 Rosecrans Avenue Bellflower, CA 90706	On Market	4,700	4,700	Restaurant	\$48.00 /SF/Year	NNN
2	 9021 Artesia Blvd Bellflower, CA 90706	On Market	4,740	4,740	Restaurant	\$63.00 /SF/Year	NNN
3	 10132-10136 Rosecrans Ave Bellflower, CA 90706	On Market	5,360	5,360	Restaurant	\$30.00 /SF/Year	NNN
4	 10100-10106 Rosecrans Ave Bellflower, CA 90706	On Market	4,300	4,300	Restaurant	\$30.00 /SF/Year	NNN
5	 12155 South St Artesia, CA 90701	Executed	5,821	5,821	Restaurant	\$22.68 /SF/Year	NNN
AVERAGE			4,984			\$38.74 /SF/YR	

LEASE COMPARABLES

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THE LOCATION

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BELLFLOWER, CA

THE FRIENDLY CITY

Occupying 6.1 square miles in southeast Los Angeles County, the City of Bellflower, California lies in one of the most densely populated areas in the U.S. Bellflower places a high value on programs that attract new businesses, provide recreation activities and community services, preserve the environment, and protect the safety of Bellflower residents. the City has placed a high priority on economic development.



77,521
POPULATION



39,016
WORKFORCE



\$60,441
AVG HH INCOME

Bellflower is a city located in southeast Los Angeles County, California, in the Los Angeles metropolitan area. It was founded in 1906 and incorporated on September 3, 1957. This made it the 65th most densely populated city in the United States, of cities over 50,000 residents (and the 8th most densely populated city in California). After Bellflower was incorporated in 1957, its gradual metamorphosis from agricultural center to residential suburb continued.

BELLFLOWER ACCESSIBILITY



Bellflower

AREA DEVELOPMENTS



STEELCRAFT

The city is currently working on a key project involving revitalization of a small downtown corridor along Bellflower Boulevard. One of the projects we just finished in June is SteelCraft Bellflower – an outdoor food hall concept, made up of repurposed shipping containers that encourages entrepreneurship by having small businesses set up in these containers.

The site is composed of nine vendors: craft beer, wine, ice cream, coffee, bagels, burgers, chicken, and Vietnamese cuisine - all in this small, outdoor food hall that promotes community.

Local residents and people from the surrounding area are now visiting the downtown core to enjoy the completed project



PARKING

In conjunction with that, about a block away, construction is well underway on a 275-stall, three-story parking structure to augment parking in the downtown, which is now at a premium. The much anticipated building is opened up in January 2020.

Bellflower also has a major infrastructure project. The City was recently awarded a grant to improve the streetscape of Bellflower Blvd., south of State Route 91 to the city boundary.

Additionally, the city just finished up a street widening project at the interchange of Bellflower Blvd. and the 91 freeway. This large, grant-funded project was recently completed and will significantly reduce traffic congestion at the interchange.



DOWNTOWN STATION

The proposed Bellflower Station is at Bellflower Boulevard and the PE ROW, at the northern edge of downtown Bellflower. The proposed station is consistent with the City’s long-standing transit-oriented development vision, policies, and plans for downtown.

Because the cities and station areas along the corridor will be much more interconnected after the rail line is built, it is important to consider the unique purposes different stations will serve in the region



Metro®



ACCESSIBILITY

The West Santa Ana Branch (WSAB) Transit Corridor is the southern 20 miles of the full Eco-Rapid Corridor, running from Artesia to Downtown Los Angeles, generally along the Pacific Electric right-of-way (PE ROW). The project was one of the “Twenty-Eight by ‘28” Metro projects designated for potential completion by the 2028 Summer Olympic and Paralympic Games. The WSAB Transit Corridor was allocated \$4 billion (in 2015 dollars) per Measure M and Metro’s Long-Range Transportation Plan (LRTP). The project is funded by Measures R (2008) and M (2016), which fund transit improvements through one-half cent sales taxes, and well as other local, state, and federal sources.





DOWNTOWN BELLFLOWER

Downtown Bellflower is the heart and hub of the community and it has only grown stronger and more vital since the opening of the Downtown Bellflower Station. It is safe, walkable, attractive, and economically thriving. It is a frequent destination for Bellflower residents and employees, as well as the thousands of transit riders passing through the station each month. The area has a unique blend of businesses that serve local residents and attract neighboring communities eager to visit the latest shop or restaurant and stroll the boulevard.

Together with its neighborhoods of new and established homes, there is a renewed sense of community that makes Bellflower a very desirable place to live and do business in southeast Los Angeles.

AREA REVITALIZATION

What used to be vacant or rundown buildings along Bellflower Boulevard have been transformed to a thriving commercial and residential corridor that is inviting and safe to walk, cross, ride a bike, or take transit. The new transit station has been integrated into the downtown environment and works efficiently in accommodating the parking and bus transfer needs of riders on a daily basis. Numerous plazas, paseos, pocket parks, and outdoor eating areas have sprung up as integral parts of each new development project.

The improvements to Bellflower Boulevard and the light rail station have created a setting for new high-quality residences in the area. This housing has replaced aging and obsolete buildings and added new life and activity to the street.

The new housing complements the mix of uses along the corridors and is compatible with adjacent single-family homes. This new housing supports local businesses, provides a mix of densities, increases our property values, and meets the high demand for housing in our community.

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