



LAND FOR SALE | \$3,000,000 (\$157.37/SF)

17046 Bellflower Blvd., Bellflower, CA 90706

Excellent Regional Connectivity To The 91, 605, 710, And 5 Freeways
±19,538 SF / 0.4485-Acre Infill Site

**FOR MORE INFORMATION,
PLEASE CONTACT:**

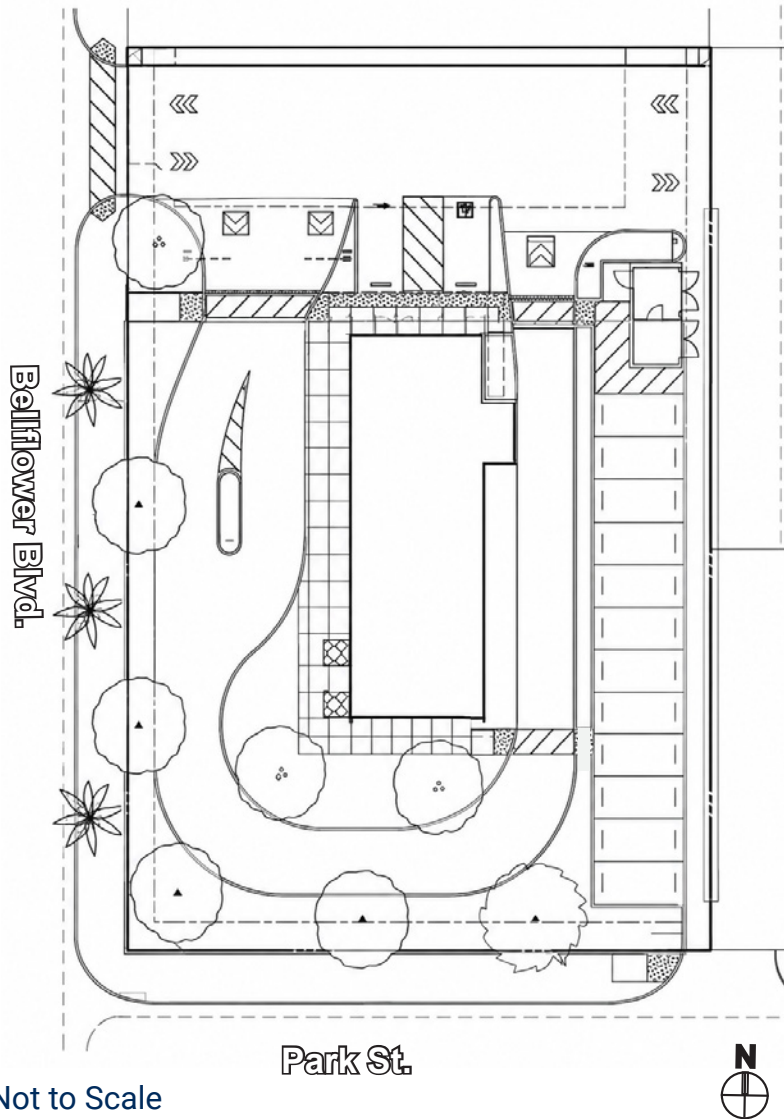
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Site Plan



Offering Highlights



Asking Price | \$3,000,000 (\$157.37 / SF)



Total Lot Size | ±19,538 SF / 0.4485 AC



Location | Signalized Corner at Bellflower Blvd. & Park St.



Zoning | Within Bellflower's T-C / Town Center Area 2 District



Development Path | Dual Conceptual Plans for a 145-Unit Multifamily Project or 2,000 SF Drive-Thru Retail



Multifamily Concept | 7 Stories with Ground-Floor Lobby, Amenity Space, Open Space, & Efficient Unit Layouts



Retail Concept | Drive-Thru Configuration with On-Site Parking, EV Stall, ADA Van-Accessible Stall, & Upgraded Landscaping



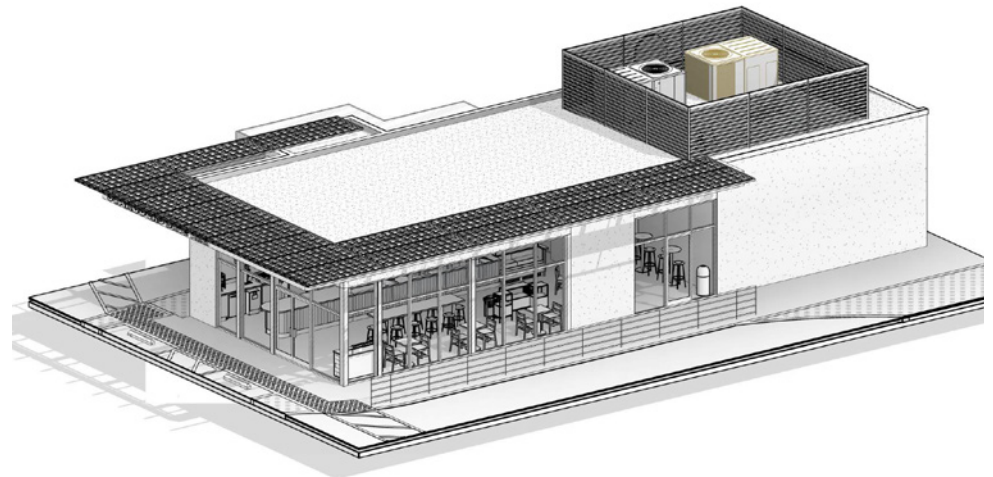
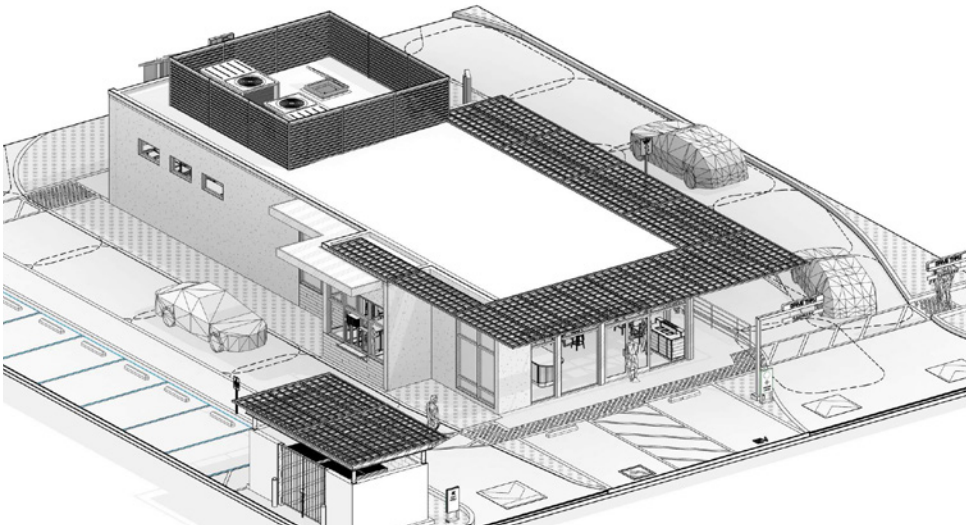
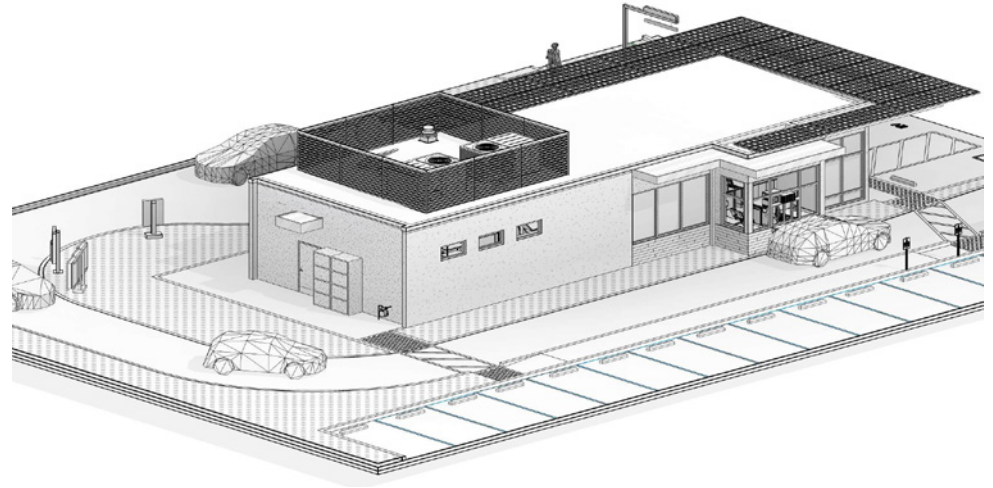
Freeway Proximity | Excellent Regional Connectivity To The 91, 605, 710, & 5 Freeways



Ideal For | Multifamily Developers, National Retailers, QSR Users, or Investors Seeking A High-Visibility Site

Renderings

LAND FOR SALE



Renderings

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