

AUTO DEALERSHIP: FOR SALE OR LEASE

Owner/User, Lease, or Redevelopment Opportunity

Former
Auto Dealership

Highly Trafficked Corridor off CA-91 Freeway 253,000 VPD | 30+ Foot Freeway Pylon Sign



8559 Artesia Boulevard | Bellflower, CA

LOS ANGELES MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

Former
Auto Dealership

WINSTON GUEST, CCIM

Vice President

National Net Lease

winston.guest@srsre.com

D: 949.698.1105 | M: 908.894.0244

680 Newport Center Drive, Suite 300

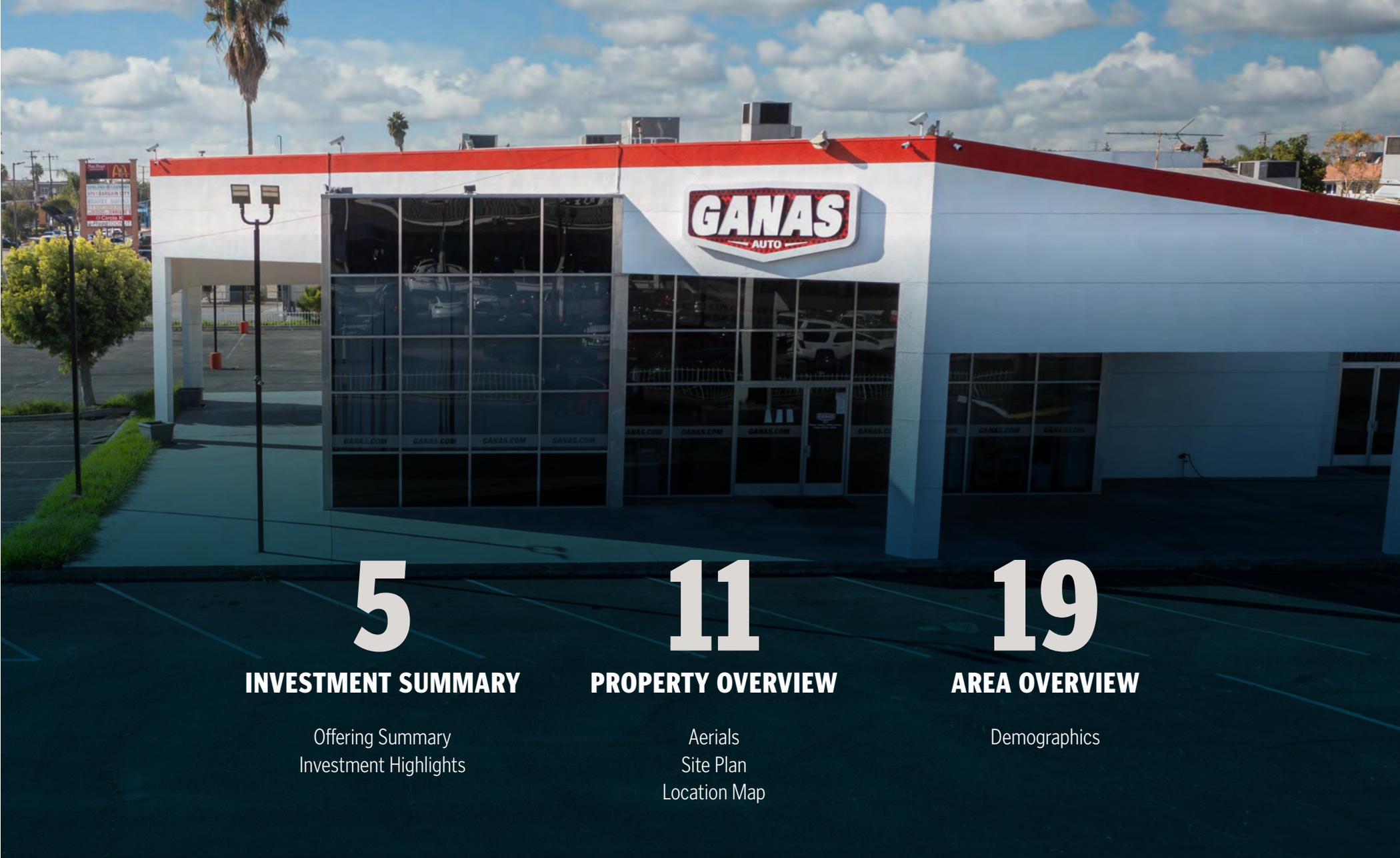
Newport Beach, CA 92660

CA License No. 02046877



NATIONAL NET LEASE

President/Designated Broker: Garrett Colburn, SRS Real Estate Partners, LLC | CA License No. #01416734



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INVESTMENT SUMMARY

Offering Summary
Investment Highlights

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PROPERTY OVERVIEW

Aerials
Site Plan
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AREA OVERVIEW

Demographics

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the rare opportunity to lease or acquire the fee simple interest (land & building ownership) in a vacant 26,699 SF auto dealership + 0.54 acres of land located along Artesia Boulevard in Bellflower, California. The property sits on a combined sizeable 4.43-acres within one of Southeast Los Angeles County's most active and established commercial corridors, offering exceptional visibility, frontage, and access to Artesia Boulevard, Downey Avenue, and the CA-91 Freeway. Delivered completely vacant, the asset provides a blank slate for owner-users, investors, or developers seeking a highly flexible site suited for automotive, retail, medical, service, or mixed-use redevelopment. The property's substantial building footprint, large parking supply, and strong regional demographics create significant value-add potential through re-tenanting, adaptive reuse, or comprehensive repositioning in a supply-constrained infill market.

The Auto Dealership property is positioned along Artesia Boulevard (19,400 VPD) with immediate proximity to Downey Avenue (26,700 VPD) and the CA-91 Freeway (253,000 VPD), one of the region's primary east-west transportation corridors. Visibility to the property is excellent with significant street frontage along Artesia Blvd, and a 30+ foot tall pylon sign siding CA-91 Freeway offering a user maximum exposure for their business. Artesia Boulevard serves as a major commercial thoroughfare for Bellflower, Lakewood, Downey, and Cerritos, providing excellent frontage, visibility, and access for retail, automotive, medical, or mixed-use users. The property is located near Lakewood Center, a major regional mall anchored by Target, Costco, Macy's, Burlington, Best Buy, and H&M, and is also close to Los Cerritos Center, a top-performing mall with Nordstrom, Dick's Sporting Goods, Lululemon, Harkins Theatres, and other national brands. The site benefits from adjacency to several national auto dealerships and service operators, reinforcing the area's long-established automotive retail identity. The 3.89-acre parcel with an existing 26,699 SF structure and 15 covered service bays, provides rare repositioning or redevelopment flexibility in a highly supply-constrained Los Angeles County submarket. The trade area is supported by over 685,000 residents within 5 miles and strong average household incomes exceeding \$114,000, sustaining long-term demand for retail, automotive, medical, and service-oriented users.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Price	\$17,000,000
Lease Rate	Lot 1: \$75,000/mo (See page 17 for more details)
Lease Type	NNN
Tenant	None (Vacant)
Zoning	SP: Specific Plan
Outdoor Parking	245 Spaces (est.)
Outdoor Service	15 Bay

PROPERTY SPECIFICATIONS

Rentable Area	26,699 SF
Land Area	4.43 Acres
Property Address	8559 Artesia Boulevard Bellflower, California 90706
Year Built	1989
Parcel Numbers	7162-001-081 & 7162-001-063
Ownership	Fee Simple (Land & Building Ownership)

Highly Trafficked Corridor (Artesia Blvd: 19,400 VPD | Downey Ave: 26,700 VPD | CA-91 Freeway: 253,000 VPD) | Excellent Visibility | Large 4.43-Acre Footprint | Pylon Sign

- Prime location along Artesia Boulevard (19,400 VPD) with excellent visibility from a 30+ foot tall freeway pylon sign and consistent daily traffic
- Near the signalized intersection with Downey Avenue (26,700 VPD), a major North-South arterial serving Bellflower and Downey
- Immediate proximity to the CA-91 Freeway (253,000 VPD), providing direct access to I-605, I-710, and I-105, maximizing business exposure
- Substantial 26,699 SF existing structure including expansive glass-line showroom and efficient site circulation ideal for adaptive reuse
- Large combined 4.43-acre parcel provides rare land scale in Los Angeles County suitable for retail, automotive, medical, or mixed-use redevelopment

Nation's #1 Shopping Center Nearby (Lakewood Center)

- Lakewood Center: Ranks #1 in the nation for Shopping Centers and attracts 22.4M annual visits per Placer.ai (Target, Costco, Macy's, Burlington, Best Buy, H&M, Foot Locker, Vons). Located 1.5 miles from the property.
- Los Cerritos Center: Ranks in the top 1% nationwide (Top 55/41,627), with 13.9M annual visits per Placer.ai (Nordstrom, Dick's Sporting Goods, Lululemon, Harkins Theatres, Zara, GAP, Apple). Located 3 miles from the property.
- Surrounded by powerful national/credit retailers including Walmart, Home Depot, Ross, Food4Less, WinCo Foods, Starbucks, CVS, AutoZone, Goodyear, and multiple national auto dealerships
- Positioned within a dense, established retail node serving Bellflower, Lakewood, Downey, Norwalk, Cerritos, and Long Beach

Strong Demographics in 5-Mile Trade Area

- More than 685,245 residents and 230,000 employees within a 5-mile radius
- Strong average household incomes exceeding \$114,000
- Central Los Angeles-Long Beach-Anaheim MSA location with sustained commercial demand
- Strong tenant synergy promotes crossover shopping to the subject property
- Dense, high-income consumer base supports a broad range of retail, service, medical, and automotive users



LOCATION



Bellflower, California
Los Angeles County
Los Angeles-Long Beach-Anaheim, CA MSA

ACCESS



Passage Avenue: 2 Access Point's

TRAFFIC COUNTS



Artesia Boulevard: 19,400 VPD
Downey Avenue: 26,700 VPD
Artesia Freeway/State Highway 91: 253,000 VPD

IMPROVEMENTS



There is approximately 26,699 SF of existing building area

PARKING



There are approximately 245 parking spaces on the owned parcel.
The parking ratio is approximately 9.17 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Numbers: 7162-001-081 & 7162-001-063
Acres: 4.43
Square Feet: 192,971

CONSTRUCTION



Year Built: 1989

ZONING



SP: Specific Plan



Norwalk Town Square

GROCERY OUTLET
dd's DISCOUNTS
MILAGRO CINEMAS

THE HOME DEPOT
Staples
LAIFITNESS.

Plaza 183

TJ-maxx **Rack**
Burlington **OLD NAVY**
LA Z BOY **Skechers** **OFF 5TH**

Los Cerritos Center

macy's **Rack**
lululemon **Harkins THEATRES**
Foot Locker **DICK'S**
GAP

Lakewood Plaza

BEST BUY
planet fitness
Denny's **Little Caesars**

Gahr High School

Mayfair High School and Middle School

Saint Joseph High School

Cerritos Community College District

Bellflower Middle/High School

Ramona Elementary School

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CHEVROLET
Chevron **48,000 VPD**

91

253,000 VPD

Former Auto Dealership

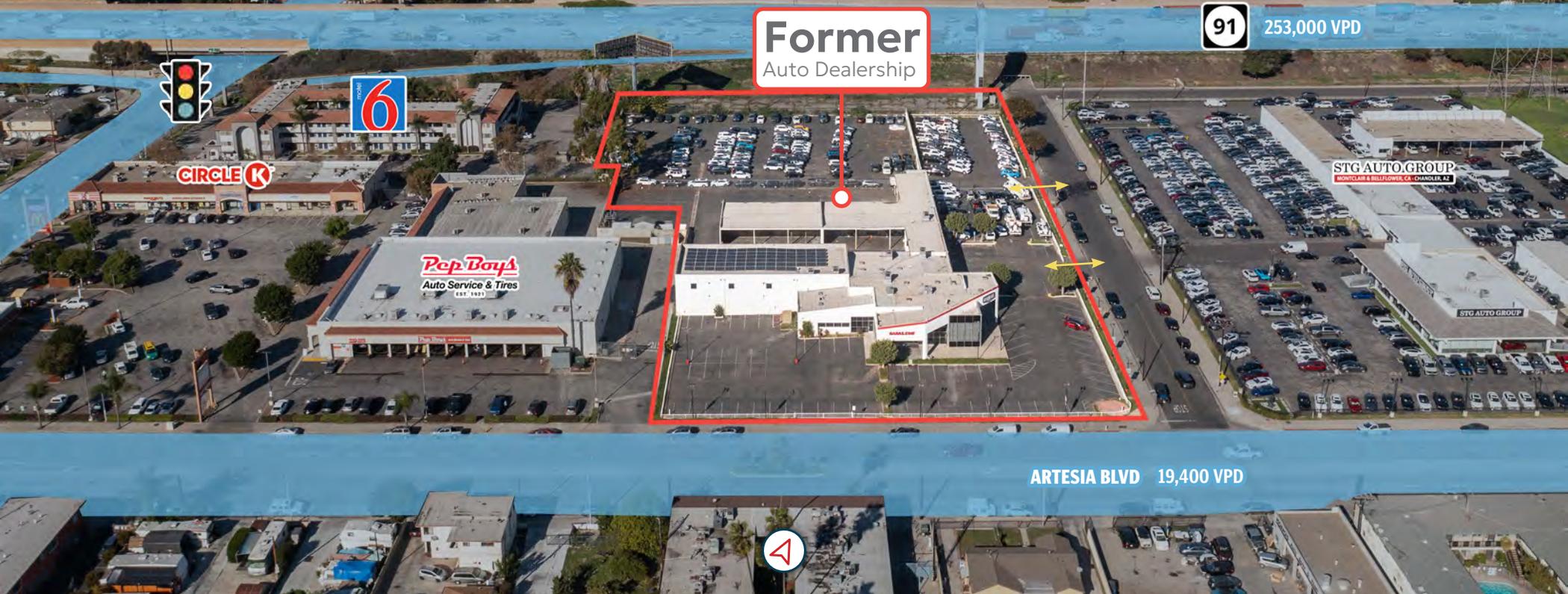
STG AUTO.GROUP
MONTECLAIR & BELLFLOWER, CA CHANDLER, AZ

ARTESIA BLVD 19,400 VPD

Pep Boys
Auto Service & Tires
EST. 1921

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Gateway Towne Center

- TARGET
- ROSS DRESS FOR LESS
- ALDI
- THE HOME DEPOT

Compton Towne Center

- Smart & Final
- BIG 5 SPORTING GOODS
- CVS pharmacy
- ROSS DRESS FOR LESS
- dd's DISCOUNTS

DEMARIA ELECTRIC MOTOR SERVICES, INC. electrotherapy equipment

AMREX

Western Pottery

SAGE PLASTICS

TARGET

Food4Less

Hamilton Middle School

REPUBLIC SERVICES

GOODRICH

ExtraSpace Storage

THE HOME DEPOT

WHOLESALE

Jordan High School

Ramona Park Senior Apartments

Westland @ Artesia

McKinley Elementary School

BRAGG

enterprise

FASTEST LABS

THE CAMP TRANSPORT CENTER

POPEYES

Pollo Loco

Starbucks

Valero

McDonald's

DOWNEY AVE 26,700 VPD

CIRCLE K

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Former Auto Dealership

Pepp Boys Auto Service & Tires

STG

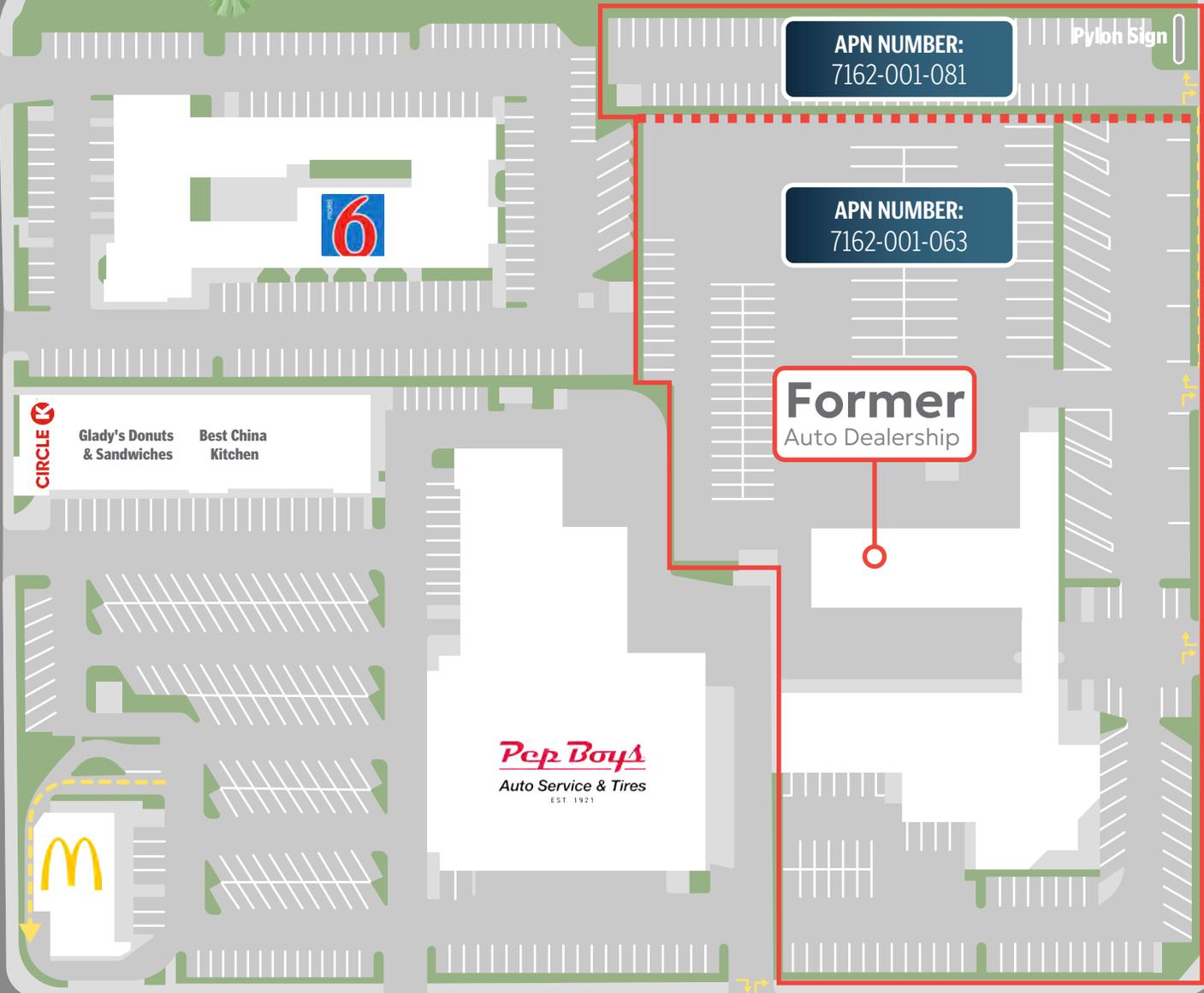
GANAS



91 253,000 VPD



DOWNNEY AVENUE 26,700 VPD



PASSAGE AVENUE



ARTESIA BOULEVARD 19,400 VPD

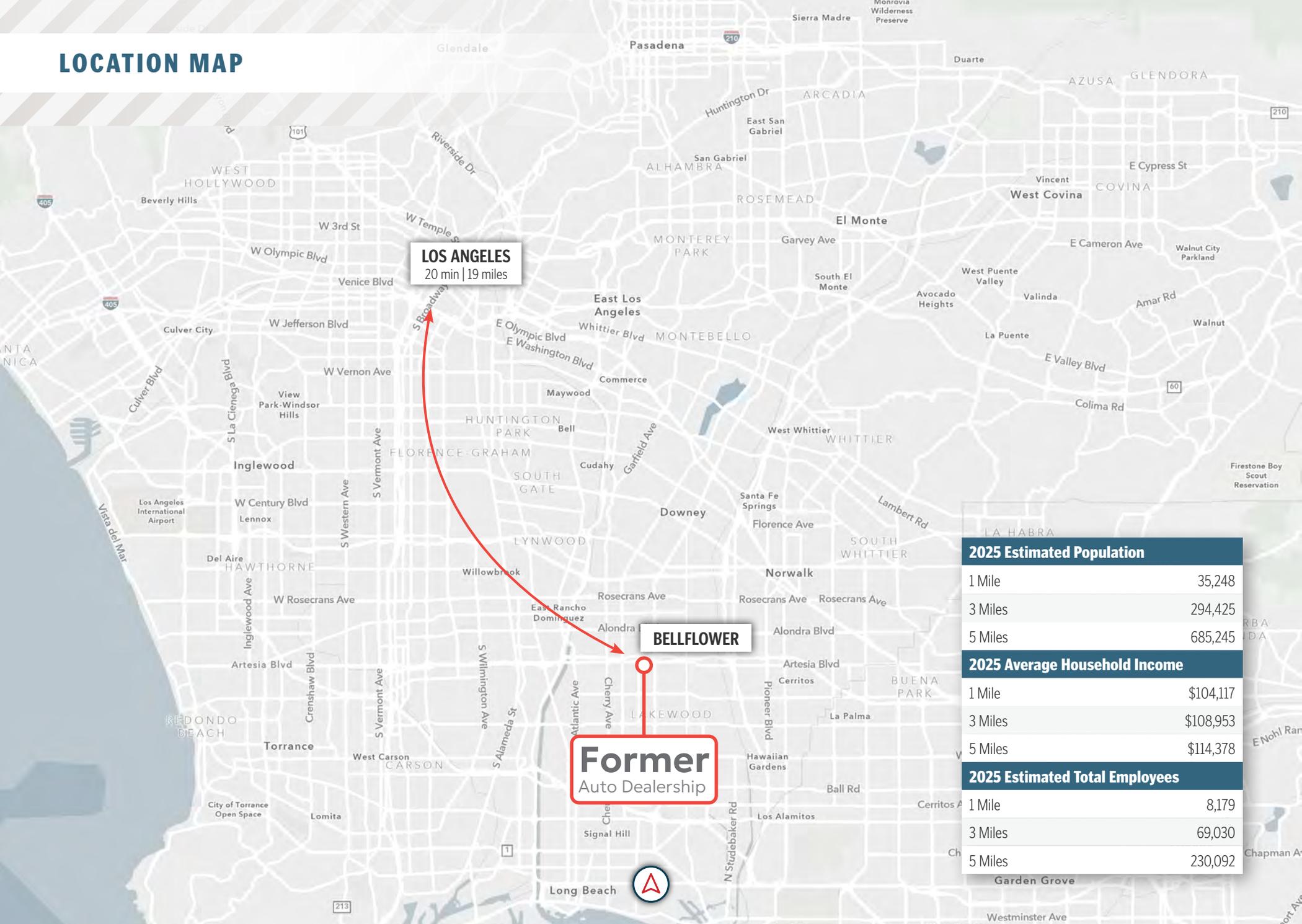




\$75,000/mo

PROPOSED LEASE RATE MAP

LOCATION MAP



LOS ANGELES
20 min | 19 miles

BELLFLOWER

Former
Auto Dealership

2025 Estimated Population	
1 Mile	35,248
3 Miles	294,425
5 Miles	685,245
2025 Average Household Income	
1 Mile	\$104,117
3 Miles	\$108,953
5 Miles	\$114,378
2025 Estimated Total Employees	
1 Mile	8,179
3 Miles	69,030
5 Miles	230,092



BELLFLOWER, CALIFORNIA

Bellflower is a well-established suburban city located in southeast Los Angeles County. Known for its diverse community, convenient urban amenities, and central location, Bellflower offers easy access to major Southern California freeways, including I-605, I-105, and I-91. The city provides a balanced residential environment with proximity to employment hubs in Los Angeles, Long Beach, and Orange County. The 2025 estimated population for Bellflower is 75,672.

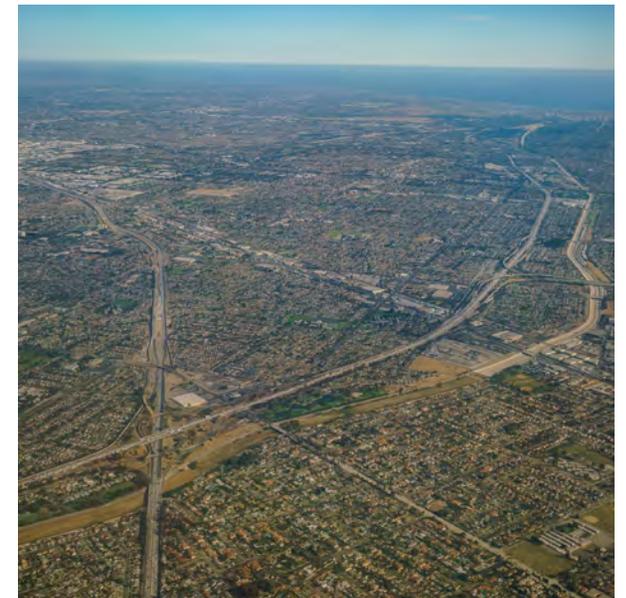
Bellflower's economy is supported by retail, healthcare, automotive services, small businesses, and professional services. The city features active commercial corridors along Bellflower Boulevard, Artesia Boulevard, and Alondra Boulevard, hosting restaurants, local shops, and national retailers. Its strategic location near major freeways supports commuting and draws businesses that serve the larger LA/Long Beach metropolitan region. Nearby medical centers and industrial areas also contribute to employment opportunities for residents.

Bellflower offers several community amenities including Simms Park, walking trails, sports facilities, and city-run recreation programs. The revitalized Downtown Bellflower area provides dining, coffee shops, boutiques, and entertainment options. Its location places residents close to major Southern California attractions such as Long Beach Waterfront, LA beaches, Knott's Berry Farm, Disneyland, and cultural spots throughout Los Angeles. The city also hosts seasonal events, street fairs, and family-friendly activities.

Education in Bellflower is served by the Bellflower Unified School District and portions of the Downey Unified and Paramount Unified districts, offering multiple elementary, middle, and high school options. The area is also near several higher education institutions, including Long Beach City College, Cerritos College, Cal State Long Beach, and various specialty colleges throughout the LA region. The nearest major airport to Bellflower, CA is Long Beach Airport (LGB).

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	35,248	294,425	685,245
2030 Projected Population	34,339	287,763	670,712
2010 Census Population	36,176	301,776	706,785
Historical Annual Growth 2010 to 2020	0.19%	0.20%	0.11%
Households & Growth			
2025 Estimated Households	10,553	92,515	209,958
2030 Projected Households	10,514	92,417	209,886
2010 Census Households	10,270	88,782	202,636
Historical Annual Growth 2010 to 2020	0.35%	0.46%	0.38%
Race & Ethnicity			
2025 Estimated White	25.37%	31.63%	33.51%
2025 Estimated Black or African American	13.90%	12.39%	10.19%
2025 Estimated Asian or Pacific Islander	10.89%	11.43%	11.81%
2025 Estimated American Indian or Native Alaskan	1.68%	1.91%	2.07%
2025 Estimated Other Races	38.79%	35.58%	36.55%
2025 Estimated Hispanic	61.89%	59.97%	62.17%
Income			
2025 Estimated Average Household Income	\$104,117	\$108,953	\$114,378
2025 Estimated Median Household Income	\$82,609	\$84,863	\$89,199
2025 Estimated Per Capita Income	\$31,586	\$34,287	\$35,094
Businesses & Employees			
2025 Estimated Total Businesses	878	7,687	21,816
2025 Estimated Total Employees	8,179	69,030	230,092





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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