

BELLFLOWER RETAIL SPACES FOR LEASE

17141–17163 Bellflower Blvd., Bellflower, CA 90706



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PROPERTY FEATURES

- Winchell's anchored, co-tenancy include: OC Cell Spot, LA Nails, Taco Jalisco, Juice City Barbershop, Toko Rame, Contractor License, Men's Suit Outlet and Insurance
- Excellent signage and visibility on Bellflower Blvd.

AREA AMENITIES

- Shopping center is located in the City of Bellflower
- Heavily trafficked with over ± 33,000 CPD
- Conveniently adjacent to SR - 91 freeway on and off ramp
- Minutes from Long Beach and John Wayne Airports
- Neighboring tenants include: In & Out, Golden Corral, Dunkin', and Wingstop.

RENTAL RATE

- Unit 17149: ±960 SF former cell phone repair | \$2.00 PSF + 0.55¢ PSF NNN
- Unit 17145: ± 960 SF former contractor license school | \$2.00 PSF + 0.55¢ PSF NNN

DEMOS	1 MILE	3 MILE	5 MILE
Population	42,819	125,848	267,204
Avg. HH Income	\$ 76,789	\$ 88,507	\$ 92,759
Daytime Pop	36,202	106,960	227,804
Traffic Count	±33,817 CPD at intersection & ±277,076 CPD 91 FWY		



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