

**PRICE REDUCED!**



*BELLFLOWER OPPORTUNITY*

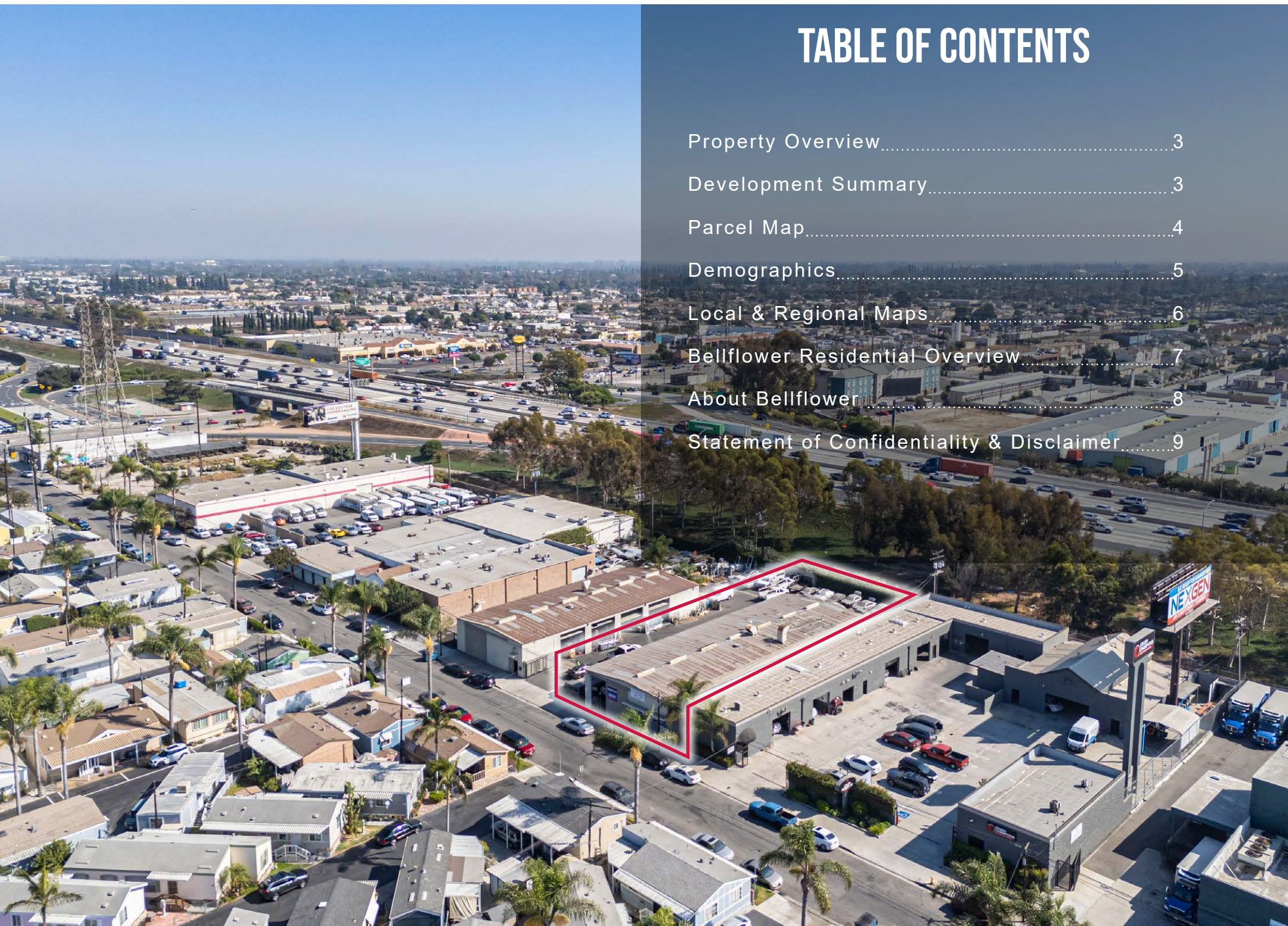
**8740 PARK STREET.**  
**BELLFLOWER CA 90706**



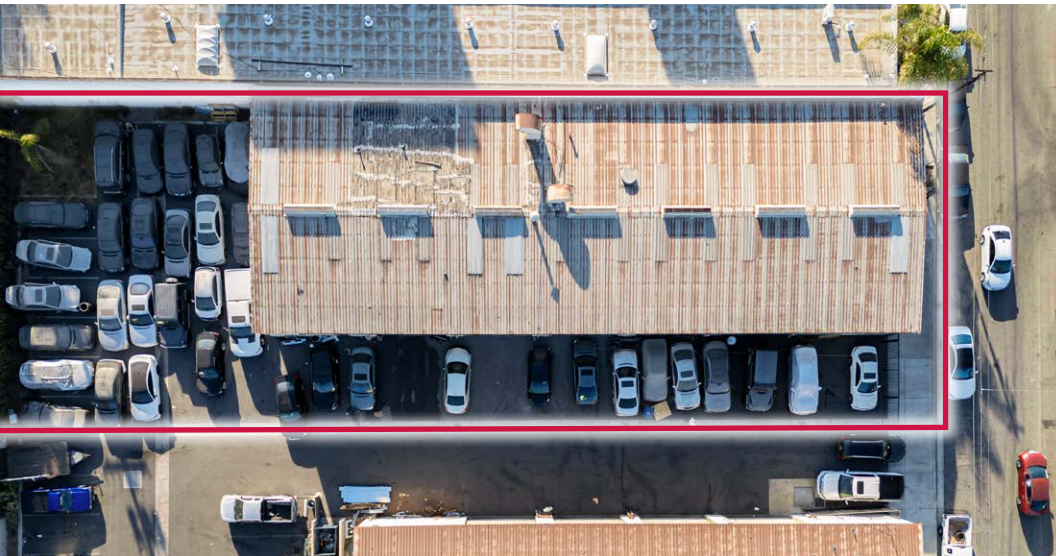


# TABLE OF CONTENTS

Property Overview.....	3
Development Summary.....	3
Parcel Map.....	4
Demographics.....	5
Local & Regional Maps.....	6
Bellflower Residential Overview.....	7
About Bellflower.....	8
Statement of Confidentiality & Disclaimer.....	9







## Property Overview

**Property Address:** 8740 Park Street, Bellflower, CA 90706

**APN:** 7107-005-010

**Building Size:** ±7,000 SF

**Land Size:** ±14,913 SF

**Current Use** Industrial

**Zoning:** BFM1\* [Click for More Information](#)

**Asking Price:** \$1,995,000

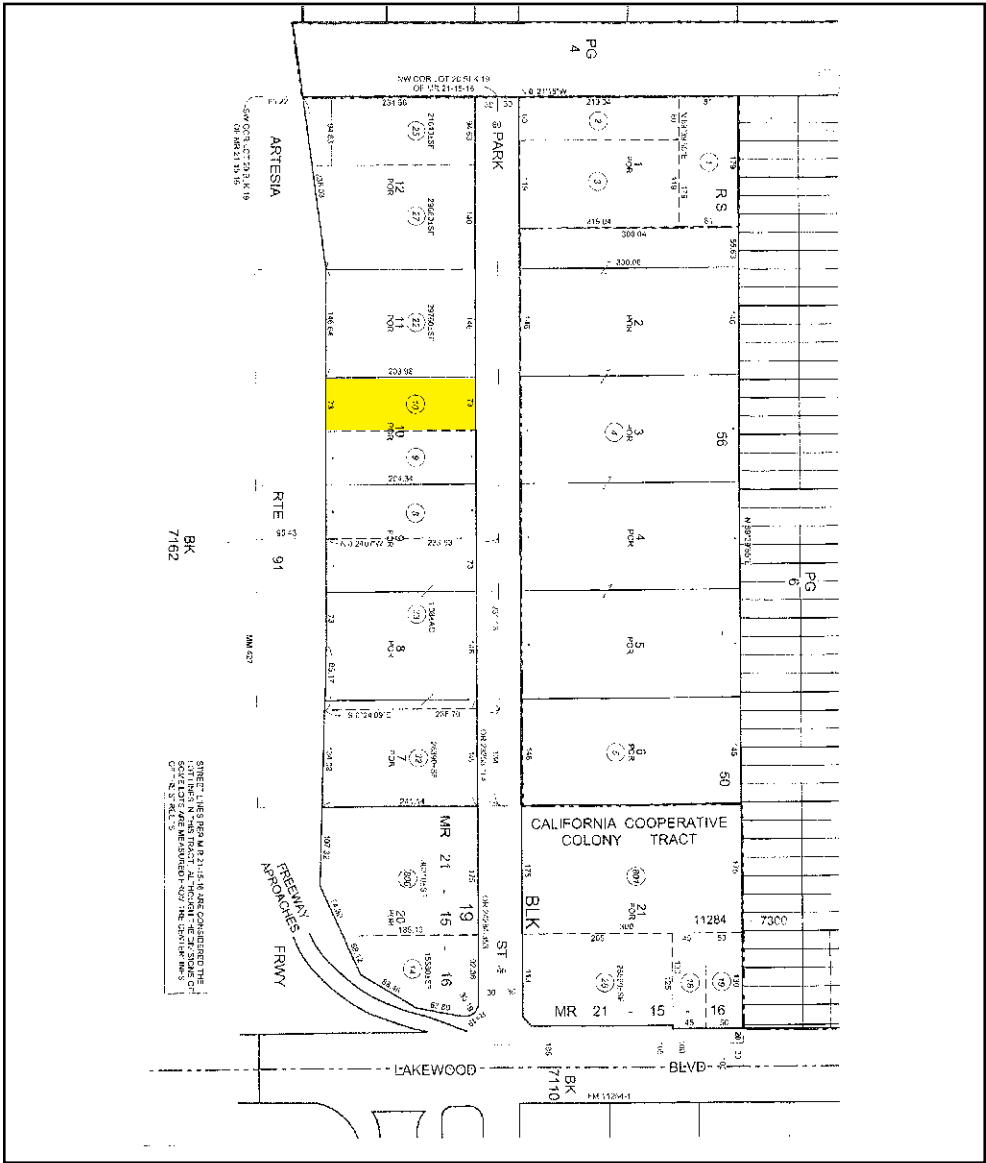
## THE OPPORTUNITY

8740 Park Street, Bellflower consists of a 7,000 SF building situated on a 14,913 SF M1 zoned lot in the city of Bellflower. The property is conveniently located near the 91 Freeway and Lakewood Blvd. The property is currently a permitted automotive body repair shop which is rare due to municipal restrictions.





PARCEL MAP



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.03.24

2020 Census Summary

8740 Park St, Bellflower, California, 90706 2  
Ring of 1 mile



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

42,292	12,914	13,472.7	3.28	12,573	87.7
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.19%  
Population

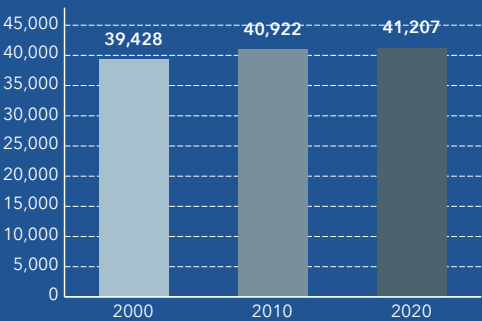


6.90%  
Group Quarters

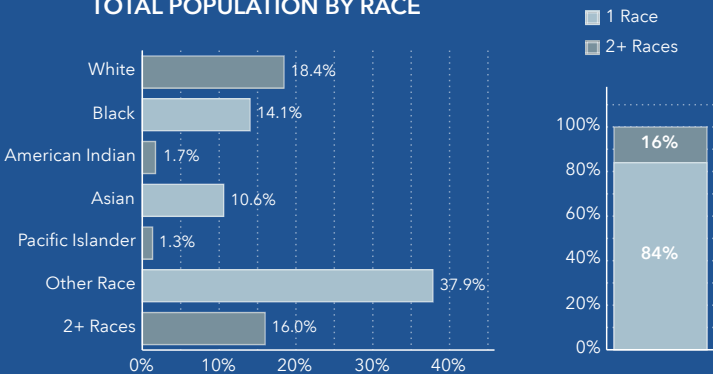


0.38%  
Households

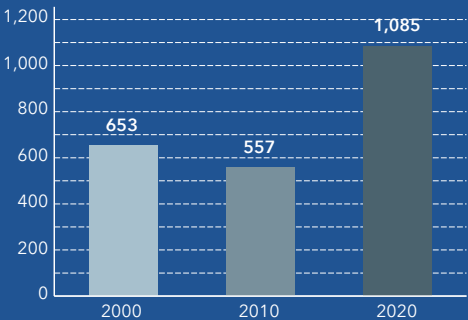
HOUSEHOLD POPULATION



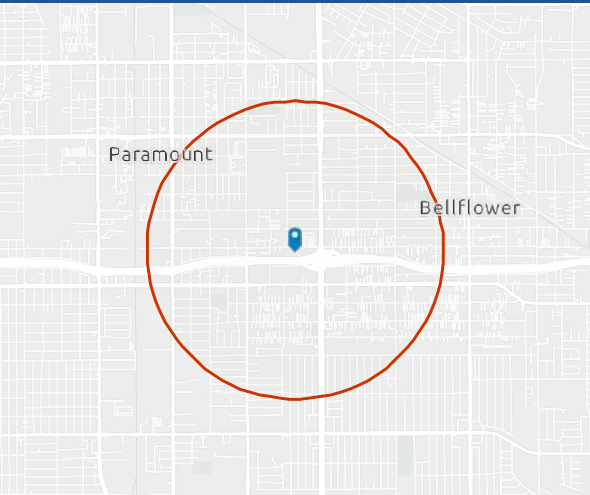
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	10,161	32,131
1 Race	8,330	27,196
White	1,510	6,293
Black	1,362	4,580
American Indian/Alaska Native	164	564
Asian	736	3,745
Pacific Islander	145	417
Some Other Race	4,412	11,597
2 or More Races	1,832	4,934



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri







**ABOUT BELLFLOWER**

Bellflower is a charming city located in Los Angeles County, California. The area surrounding 8740 Park Avenue is a bustling neighborhood filled with a mix of residential homes, apartments, and commercial spaces. Just a short walk away is the vibrant Bellflower Downtown area, lined with eclectic shops, restaurants, and services along Bellflower Boulevard. Nearby, residents enjoy recreational activities at Bellflower City Park and Thompson Park, offering playgrounds, sports fields, and picnic areas. The city's central location provides easy access to major highways, including the 605 and 91 freeways, making it an attractive option for commuters. With its diverse community and small-town charm, Bellflower offers a unique blend of urban convenience and suburban tranquility.



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.03.24





**Metro**

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens later in the year, expect a faster, safer, and more reliable ride. And not only will the rail cars be brand new, the overall commute time between terminuses is expected to decrease by 10 minutes.

**Freeways**

Bellflower, California, is located near several major freeways, providing convenient access to surrounding cities and destinations. The city is situated at the intersection of Interstate 605 (I-605) and Interstate 91 (I-91), also known as the Artesia Freeway. Additionally, Bellflower is just a few miles from Interstate 105 (I-105), the Century Freeway, and Interstate 5 (I-5), also known as the Santa Ana Freeway. This extensive network of freeways allows for easy commutes to nearby cities such as Los Angeles, Long Beach, and Anaheim,

as well as connections to major regional attractions and economic centers. The proximity to these freeways also makes Bellflower an attractive location for businesses and residents seeking convenient transportation options.

**Airport**

Bellflower, California, is conveniently located near several airports, providing easy access to domestic and international air travel. The closest airports include:

- Long Beach Airport (LGB): Approximately 10 miles south of Bellflower, offering non-stop flights to major US cities.
  - Los Angeles International Airport (LAX): About 20 miles northwest of Bellflower, serving as a major hub for international and domestic flights.
  - John Wayne Airport (SNA): Located 25 miles southeast of Bellflower, offering flights to US destinations.
  - Fullerton Municipal Airport (FUL): A smaller airport about 15 miles east of Bellflower, catering to general aviation and private flights.
- These airports provide Bellflower residents and visitors with various flight options and convenient travel connections.



## STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the subject property ("the Property").

This Offering Memorandum was prepared by Lee & Associates Los Angeles – Long Beach, Inc. and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general referenced purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Lee & Associates Los Angeles – Long Beach, Inc. and Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Owner nor Lee & Associates Los Angeles – Long Beach, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Lee & Associates Los Angeles – Long Beach, Inc. does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and

proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Owner and Lee & Associates Los Angeles – Long Beach, Inc. expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Owner nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Owner or Lee & Associates Los Angeles – Long Beach, Inc. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form.

The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions of this section will relate to all of the sections of the Offering Memorandum.



# 8740 PARK STREET. BELLFLOWER CA 90706

