

BELLFLOWER PLAZA

Bellflower, California



17620 BELLFLOWER BLVD
BELLFLOWER, CA 90706

SUBJECT
Property



± 900 - 3,600 SF
RETAIL & OFFICE AVAILABLE

**BELLFLOWER PLAZA: LIFESTYLE & SERVICE
SHOPPING CENTER IN THE LOS ANGELES METRO**

ANCHORED BY 7-ELEVEN & JACK-IN-THE-BOX

**ONE BLOCK FROM CA-91 ACCESS RAMPS
(265,000 VPD)**

BELLFLOWER BLVD | 35,200 VPD

RAMONA STREET



SUBJECT
Property



Cerritos College

 20,000 Students

PLAZA 183

1M+ SF Regional Mall



259,000 VPD

309,000 VPD

VALLEY CHRISTIAN ELEMENTARY SCHOOL



THOMAS JEFFERSON ELEMENTARY SCHOOL

ESTHER LINDSTROM ELEMENTARY SCHOOL

MAYFAIR MIDDLE/HIGH SCHOOL

NEW THE BOULEVARD

 3-Story Townhomes | 67 Units

SUBJECT

space



265,000 VPD



RAMONA STREET



BELLFLOWER BLVD | 35,200 VPD

FUTURE DEVELOPMENT





MONTEBELLO
20-Minute Drive Time

KAISER PERMANENTE
DOWNEY MEDICAL CENTER

Walmart Supercenter
TJ-maxx
HomeGoods
FLOOR DECOR
Jerome's Furniture
Michaels
ULTA
Lazy DOG
crumbl cookies
7LEAVES

ALDI
usbank
T-Mobile
GameStop
Little Caesars
PANDA EXPRESS
Jersey Mike's



WHITTIER
30-Minute Drive Time

COSTCO WHOLESALE

DOLLAR TREE
Denny's
PAPA JOHN'S
DUNKIN'
POPEYES

O'Reilly
SUBWAY
WaBa Grill

Smart & Final extra!

KNABERAS

WELLS FARGO

Winchell's

BELLFLOWER



265,000 VPD

RAMONA STREET
FUTURE DEVELOPMENT

IN-N-OUT BURGER

golden corral
Buffet & Grill

DUNKIN'

Jack in the box

FUTURE DEVELOPMENT

THE HOME DEPOT
CVS
Staples
LA FITNESS
CRUNCH FITNESS
7 ELEVEN
Starbucks
IN-N-OUT BURGER
DEL TACO

NORWALK
10-Minute Drive Time



Cerritos College
20,000 Students

ARCO

SUBWAY

Sizzler

BURGER KING

7 ELEVEN

THE BOULEVARD
New Apartments

BELLFLOWER BLVD | 35,200 VPD

Starbucks

TACO BELL

LA MIRADA
30-Minute Drive Time

SPROUTS FARMERS MARKET

STATER BROS. markets
Walgreens
DOLLAR TREE
McDonald's
Starbucks
DEL TACO

ARTESIA
10-Minute Drive Time

SUBJECT
Space



COMPTON
6.8 Miles West

LYNWOOD
8.3 Miles Northwest

DOWNTOWN LOS ANGELES
20.5 Miles Northwest

DOWNEY
5.7 Miles North

PARAMOUNT
3.3 Miles Northwest

KAISER PERMANENTE®
DOWNEY MEDICAL CENTER

COLLINS ELEMENTARY SCHOOL

Walmart Supercenter **WinCo FOODS**

Auto Zone ESPORTA FITNESS STARBUCKS DEL TACO SUBWAY

PEPBOYS AUTO

STARBUCKS MCDONALD'S RALLY'S POPEYES WINCHELL'S

FOOD 4 LESS

TARGET TACO BELL JACK IN THE BOX WING STOP

ROSS IHOP at&t STARBUCKS

planet fitness STARBUCKS DENNY'S LITTLE CAESARS

STATER BROS. markets. RITE AID

GROCERY OUTLET bargain Market O'Reilly GNC JACK IN THE BOX

ALDI us bank T-Mobile GameStop

Little Caesars PANZA EXPRESS COME RITON JERSEY MIKES

Walmart Supercenter 24 FITNESS BEST BUY

TJ-maxx HomeGoods FLOOR DECOR Jerome's Michaels ULTA

Lazy DOG crumbl 7 LEAVES

SOMERSET HIGH SCHOOL

WELLS FARGO

Winchell's

O'Reilly SUBWAY WaBa

Smart & Final extra!

jiffy lube

Walgreens

CALIFORNIA 91

RAMONA STREET

IN-N-OUT BURGER

BELLFLOWER

golden corral Buffet & Grill

FUTURE DEVELOPMENT

DUNKIN'

CRAIG WILLIAMS ELEMENTARY SCHOOL

BELLFLOWER BLVD | 35,200 VPD

NEW THE BOULEVARD
3-Story Townhomes | 67 Units

SUBJECT space

TACO BELL

STARBUCKS

BURGER KING

Sizzler

ARCO

THOMAS JEFFERSON ELEMENTARY SCHOOL

± 900 - 3,600 SF
RETAIL & OFFICE AVAILABLE

SUBJECT
space



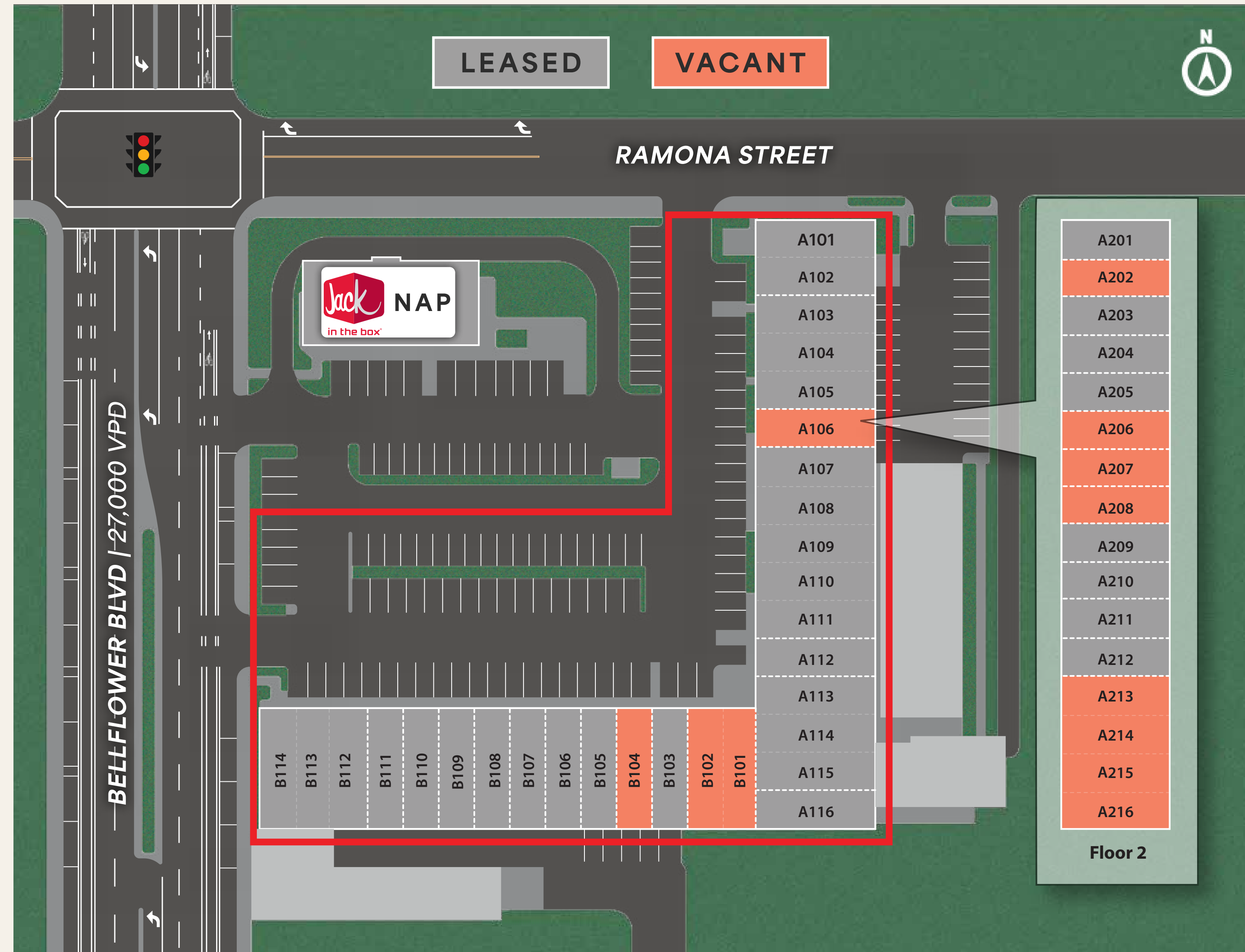
BELLFLOWER PLAZA

Bellflower, California

FLOOR	SUITE	TENANT	SIZE
Ground	A101-102	Mother's Nutritional Center	1,430 SF
Ground	A103-105	Public Health Foundation	2,700 SF
Ground	A106	AVAILABLE	900 SF
Ground	A107-111	PAE Professional Services	4,500 SF
Ground	A112	Metro PCS	900 SF
Ground	A113-115	Faithful Praise Outreach	2,800 SF
Ground	A116	Service All-Stars	900 SF
2 nd	A201	Rose Compassionate Care	1,200 SF
2nd	A202	AVAILABLE	600 SF
2 nd	A203	VanBuren Council	900 SF
2 nd	A204	HDG Care	900 SF
2 nd	A205	Extended Tax Services	900 SF
2nd	A206	AVAILABLE	900 SF
2nd	A207	AVAILABLE	900 SF
2nd	A208	AVAILABLE	900 SF
2 nd	A209-210	Santa Theresa Dental Care	1,800 SF
2 nd	A211	Precision Personal Care	900 SF
2 nd	A212	Primary Home Health	900 SF
2nd	A213-216	AVAILABLE	3,600 SF
Ground	B101-102	AVAILABLE	1,720 SF
Ground	B103	So Cal Immigration Center	900 SF
Ground	B104	AVAILABLE	900 SF
Ground	B105	VIP West Insurance Services	900 SF
Ground	B106	Clinica Magnificat	900 SF
Ground	B107	Yuhong Xu	900 SF
Ground	B108	Gogini Korean BBQ	900 SF
Ground	B109	B&M Tobacco Smoke Shop	900 SF
Ground	B110	VIP Nails	900 SF
Ground	B111	JP STYLZ	900 SF
Ground	B112-114	7-Eleven	2,592 SF
LEASED SF	75%		30,522 SF
VACANT SF	25%		10,420 SF
TOTAL SF			40,942 SF

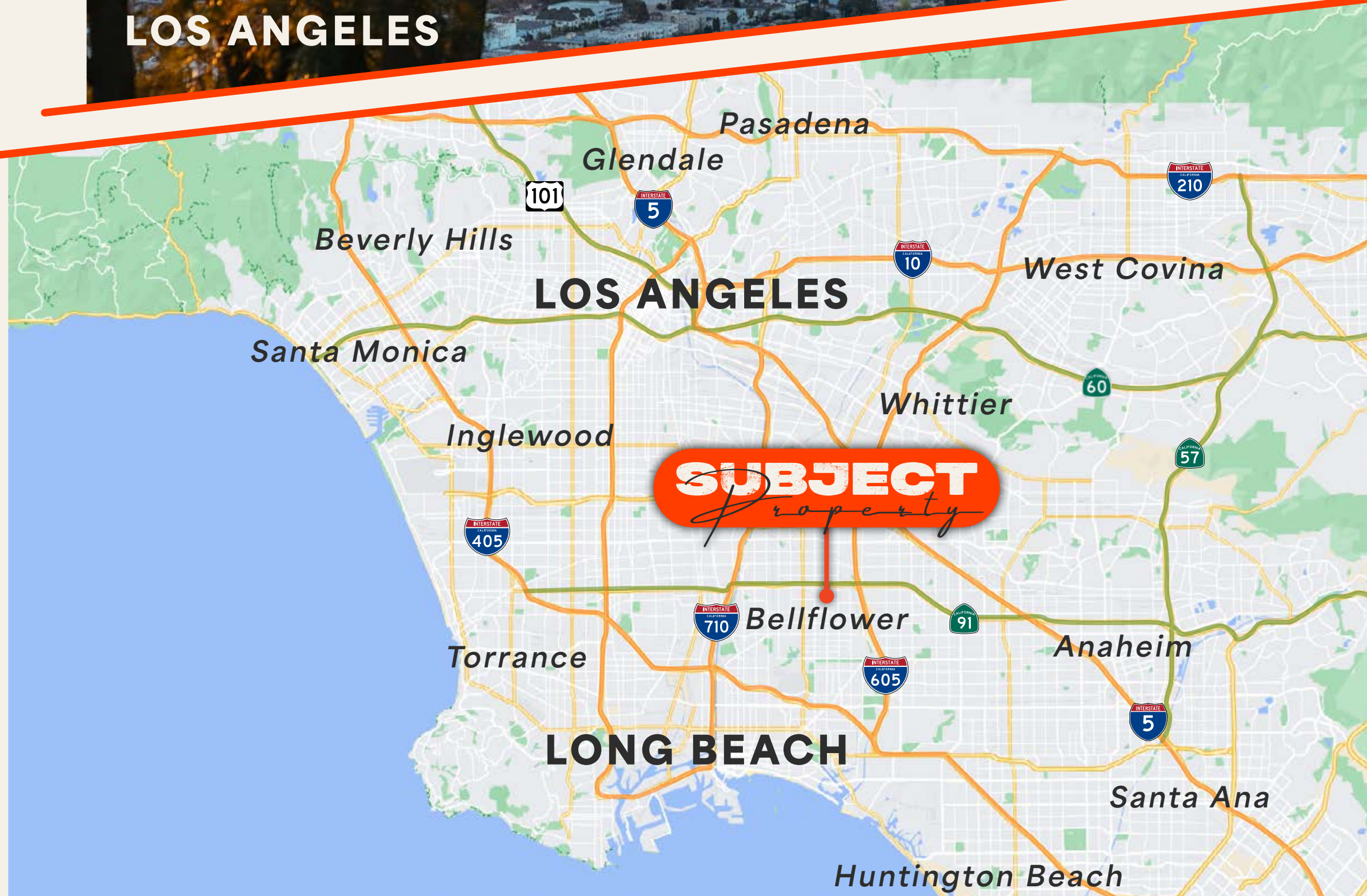
TENANT ROSTER & SITE PLAN

 17620 BELLFLOWER BLVD
BELLFLOWER, CA 90706





LOS ANGELES



MARKET *Review*

SUBMARKET OVERVIEW: **BELLFLOWER, CALIFORNIA**

Bellflower, California, is a city in Los Angeles County with a population of about 80,000. It was incorporated in 1957 and is known for its suburban environment. The city is home to various parks, schools, and commercial areas. It is well-connected by major roads and highways, providing convenient access to neighboring areas and to all other parts of the LA Metro. Bellflower has become an attractive submarket within Los Angeles County for dual-income families and young professionals, highlighted by a population of nearly ~270,000 people and average annual household incomes of ~\$100,000 within a 3-mile radius of the Property.

	1-MILE	3-MILE	5-MILE
2023 POPULATION	39,251	262,911	677,912
NO. OF HOUSEHOLDS	13,001	79,353	197,662
AVG. HOUSEHOLD INCOME	\$84,844	\$98,037	\$99,994



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