

FOR LEASE

TALLY HO PLAZA
BELLFLOWER, CA



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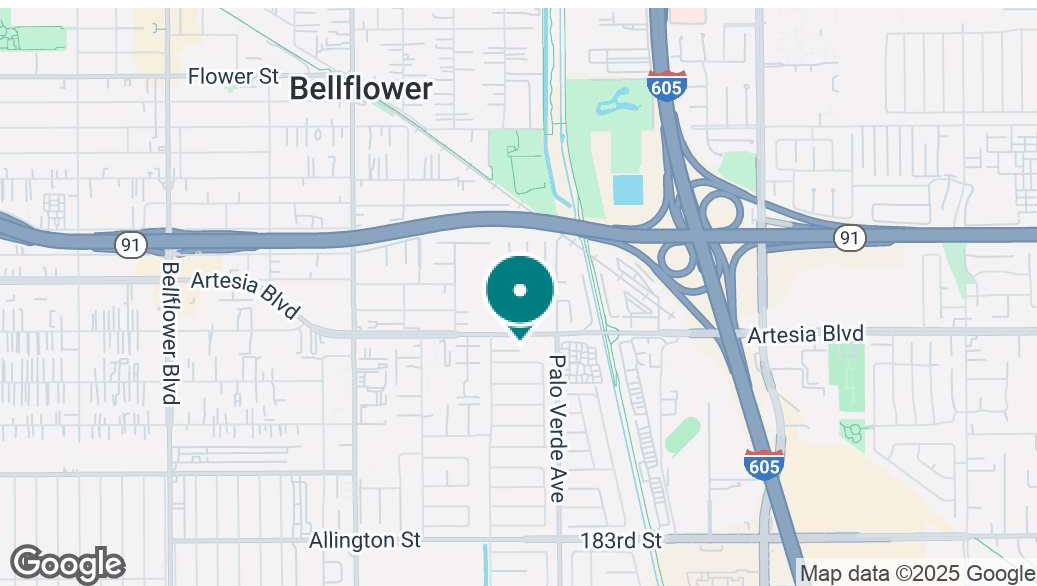
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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

TALLY HO PLAZA | 10506 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

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PROPERTY DESCRIPTION

Now leasing at Tally Ho Plaza, a 10,450 SF community shopping center designed for retail, food, and service tenants. The center features a vibrant tenant mix and excellent walkability, providing a great opportunity for neighborhood-serving concepts. With a competitive lease rate of \$2.25/SF + est. \$0.60 NNN, this property combines affordability with strong market visibility, making it a prime retail destination in Bellflower.

LOCATION DESCRIPTION

Tally Ho Plaza is a well-positioned neighborhood retail center located at 10506 Artesia Boulevard in Bellflower, CA 90706. Featuring 211 feet of prime Artesia Blvd frontage, the plaza benefits from heavy daily traffic counts, excellent visibility, and easy access to I-605 Freeway. With a signalized intersection and 54 on-site parking spaces, the property offers strong convenience and accessibility for both tenants and customers. Surrounded by dense residential neighborhoods and strong demographics, Tally Ho Plaza is ideal for retailers and service operators seeking a high-exposure location in the Bellflower/Artesia trade corridor.

OFFERING SUMMARY

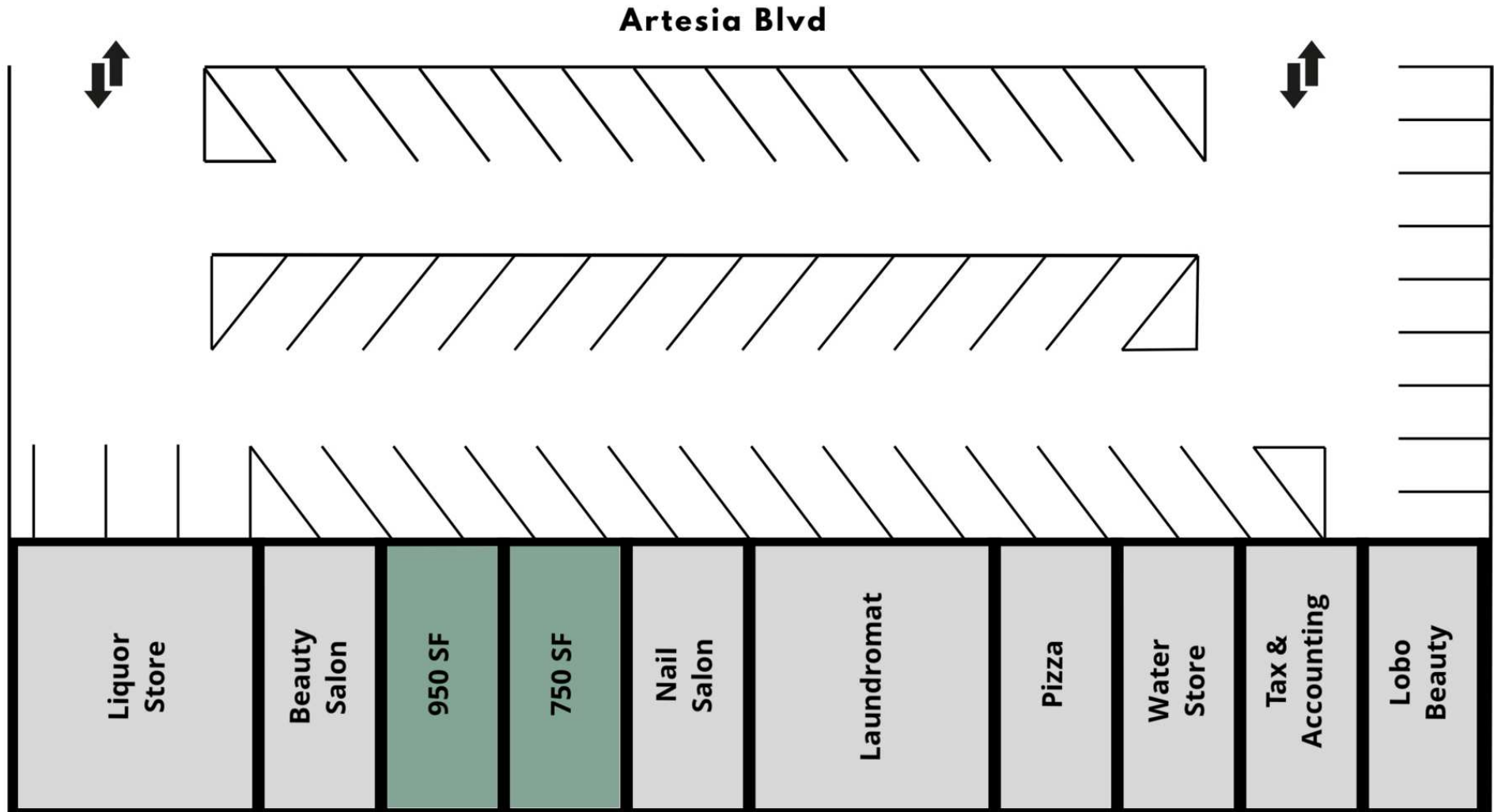
Lease Rate:	\$2.25 SF/month (Est. \$0.60 NNN)
Available SF:	750 - 950 SF
Building Size:	10,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,773	82,187	203,068
Total Population	22,740	267,836	665,114
Average HH Income	\$111,103	\$117,093	\$115,679

SITE PLAN

TALLY HO PLAZA | 10506 ARTESIA BOULEVARD, BELLFLOWER, CA 90706

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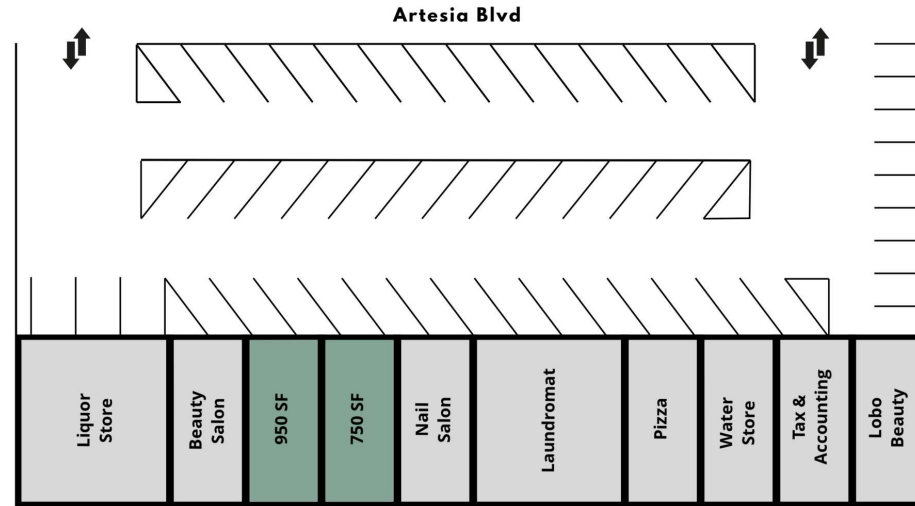
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AVAILABLE SPACES

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AVAILABLE SPACES

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
10470	Available	750 SF	Est. \$0.60 NNN	\$2.25 SF/month	Now available: a 750 SF shop space for lease at Tally Ho Plaza, a high-traffic retail center in Bellflower. Perfect for small retailers, beauty salons, barber shops, insurance offices, medical/wellness users, or boutique service businesses, this compact and cost-effective unit provides strong exposure with 211 feet of Artesia Boulevard frontage. Tenants enjoy affordable lease rates, heavy traffic counts, and 54 convenient parking spaces, making this space an excellent opportunity for businesses seeking a small office or retail storefront in Bellflower.
10472	Available	950 SF	Est. \$0.60 NNN	\$2.25 SF/month	This 950 SF retail/office shop space for lease at Tally Ho Plaza on Artesia Boulevard in Bellflower offers excellent visibility and accessibility for neighborhood-serving businesses. Ideal for professional office users, boutique retailers, health & wellness concepts, or service providers, the space is efficiently sized to maximize affordability while providing storefront exposure to strong daily traffic. Tenants benefit from ample on-site parking, signalized intersection access, and dense residential demographics in the immediate trade area.

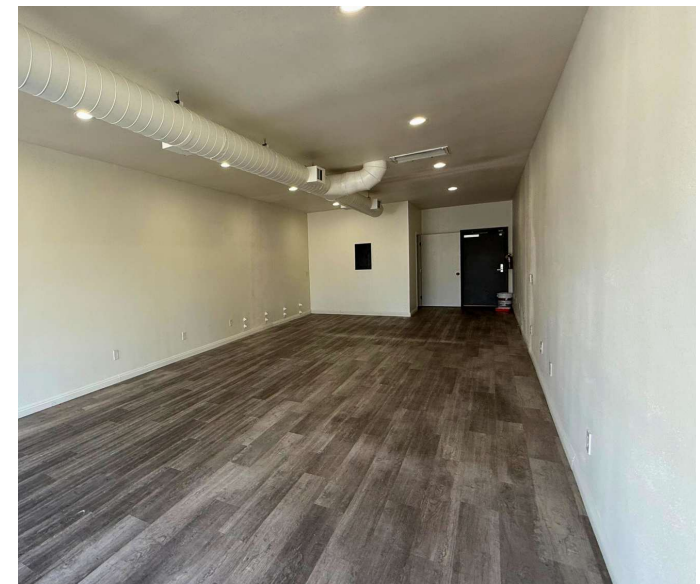
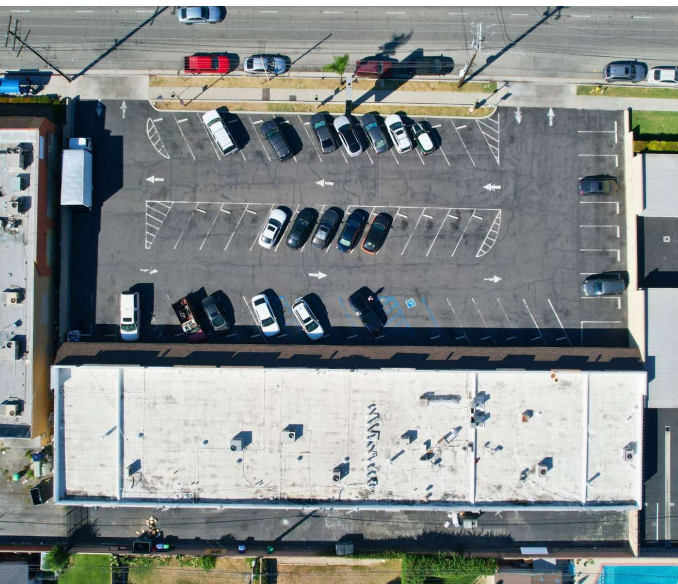
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ADDITIONAL PHOTOS

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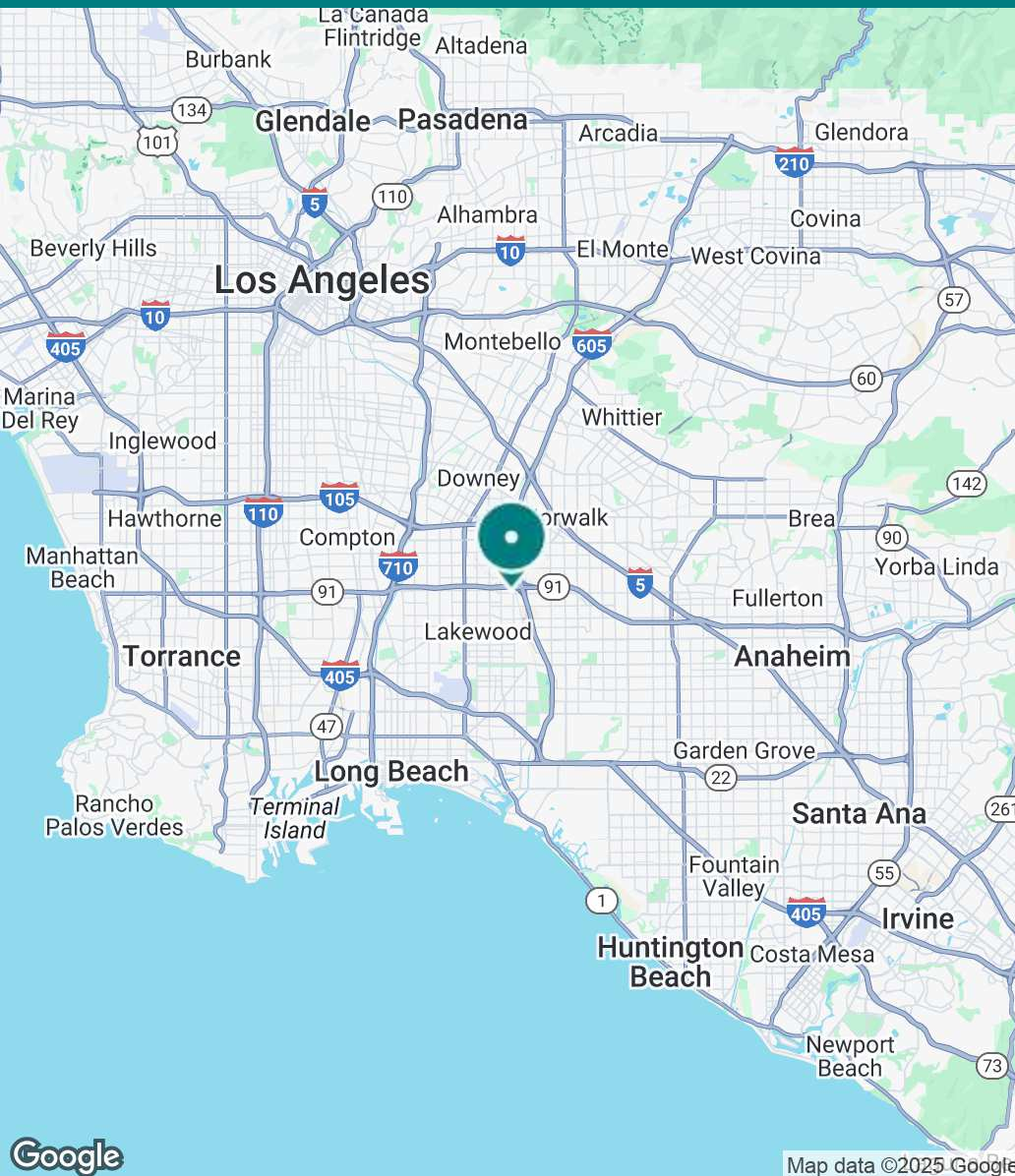
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LOCATION MAP

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Map data ©2025 Google

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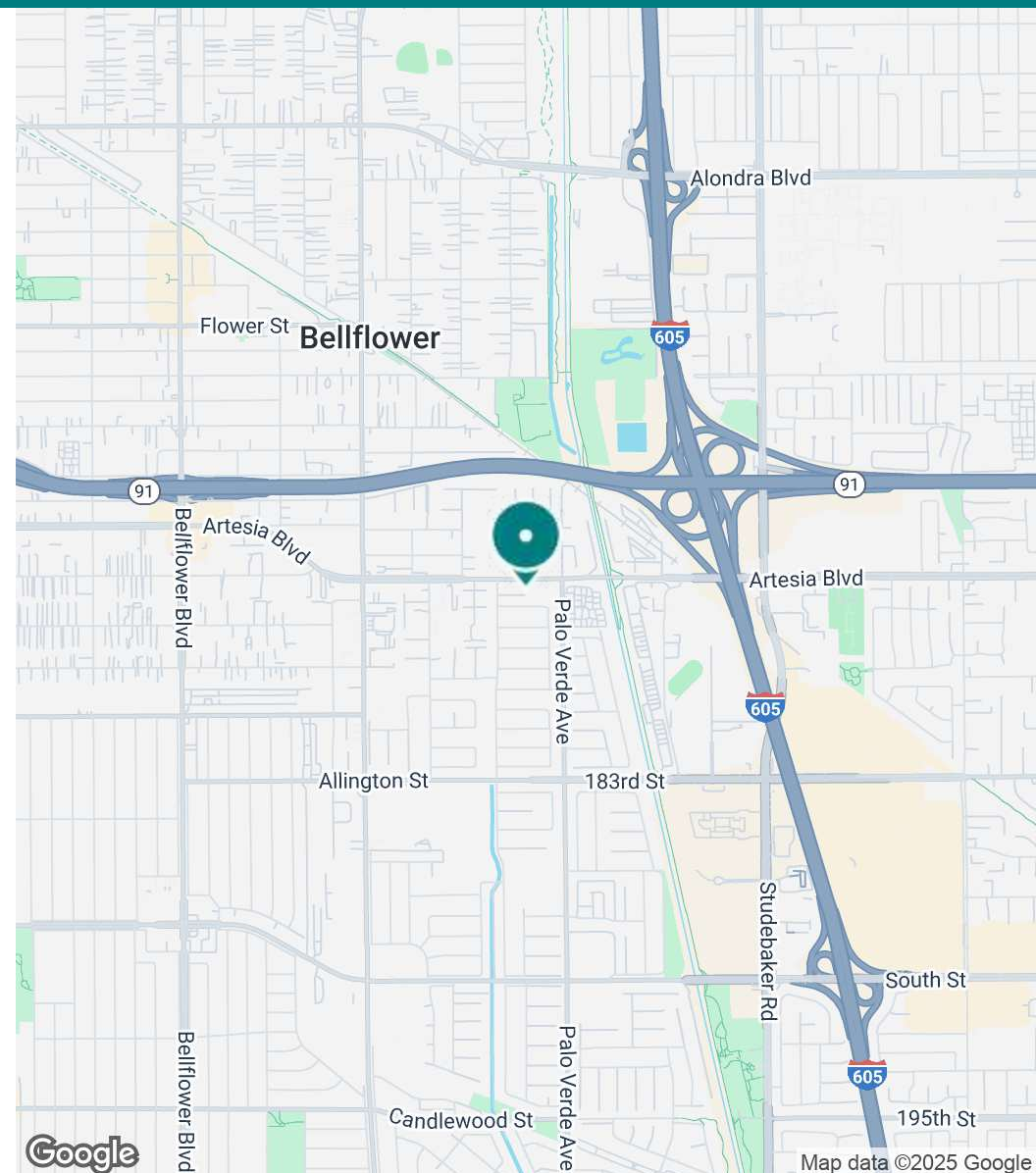
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,740	267,836	665,114
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,773	82,187	203,068
Persons per HH	2.9	3.3	3.3
Average HH Income	\$111,103	\$117,093	\$115,679
Average House Value	\$887,402	\$758,047	\$756,783
Per Capita Income	\$38,311	\$35,482	\$35,054
RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	24.50%	22.80%	22.30%
Population Black (%)	14.70%	8.80%	8.40%
Population American Indian (%)	1.20%	1.60%	1.80%
Population Asian (%)	22.80%	19.80%	16.80%
Population Pacific Islander (%)	0.70%	0.70%	0.60%
Population Other (%)	21.10%	28.70%	31.70%

Map and demographics data derived from AlphaMap

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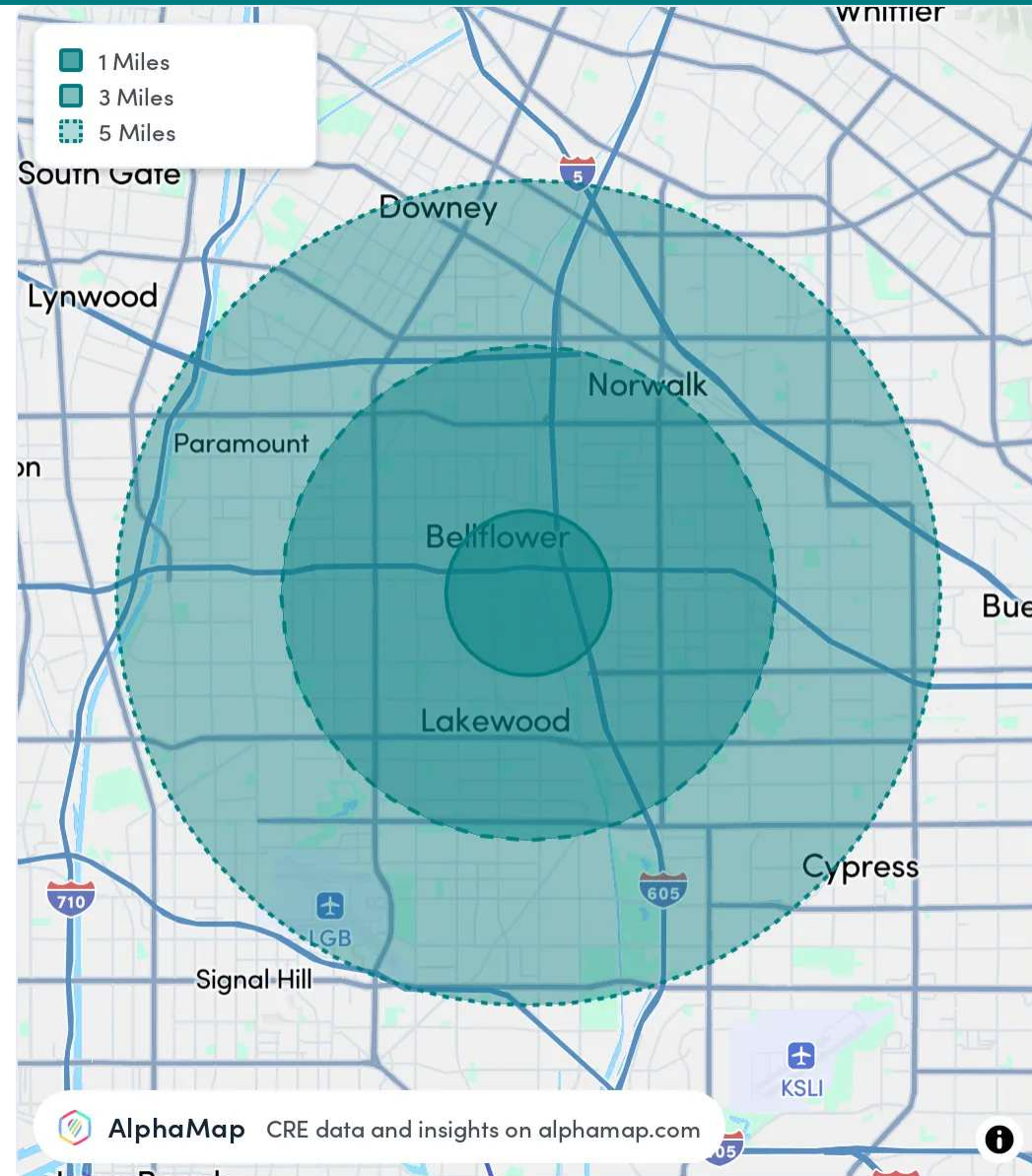
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MEET THE TEAM

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