

SEC BELLFLOWER & SPRING ST, LONG BEACH, CA

LOS ALTOS GATEWAY



For leasing, please contact:

MATT SAKER | Lic. 02016706
p 424 282 5236 e Matt.Saker@BetaAgency.com

RICHARD RIZIKA | Lic. 01044064
e Richard.Rizika@BetaAgency.com

©2023 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which will be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

beta.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

PROJECT HIGHLIGHTS

- **±2,000 SF Retail Shop Space Available** in Lowes and At Home Superstore anchored power center
- Strategically located at signalized intersection of **Bellflower Blvd and Spring St**
- **±47,000 cars per day**
- Excellent visibility and **monument signage opportunity**
- Less than one block from **405 Freeway (Approx. 285,000 Cars Per Day)**

DEMOGRAPHICS



POPULATION

1 MILE | 17,532

3 MILE | 176,556

5 MILE | 616,162



DAYTIME POPULATION

1 MILE | 8,694

3 MILE | 78,236

5 MILE | 218,479



AVG. HOUSEHOLD INCOME

1 MILE | \$133,214

3 MILE | \$120,629

5 MILE | \$101,997

©2023 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.



SITE PLAN

SUITE #	TENANT	SF
1	Ford Dealership	
2	KFC	
3	Big Kmart	
4	Shop Space	
5	Lowe's	
6	Papa John's	
7	Togo's	
8	COMING AVAILABLE (5/1/2026) 2,000	
9	NAIL SALON	
10	Sushi Kara	
11	Top Choice Animal Hospital	
13	Denny's	
14	Mailbox Etc.	
15	Verizon	
16	Starbucks	
17	Carl's Jr.	



RETAIL AREA MAP



For leasing, please contact:

MATT SAKER | Lic. 02016706
p 424 282 5236 e Matt.Saker@BetaAgency.com

RICHARD RIZIKA | Lic. 01044064
e Richard.Rizika@BetaAgency.com

©2023 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which will be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to meet your needs.

beta.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245