



# EDGEWAY

*Downtown Bellflower*

**FIRST-YEAR LEASE INCENTIVE  
\$2.00 PSF + NNN - ACT NOW!**

SUBJECT TO NEGOTIATIONS



NEWMARK | PACIFIC

RESTAURANT / RETAIL / OFFICE SPACE AVAILABLE

16411 Bellflower Boulevard, Bellflower, CA

RESTAURANT / RETAIL / OFFICE  
SPACE AVAILABLE

NOW OFFERING:  
\$2.00 PSF + NNN for the first year  
-subject to negotiations



## EDGEWAY

*Downtown Bellflower*

The Edgeway is a mixed use project in the heart of Downtown Bellflower. Located on Bellflower Boulevard at the corner of Mayne Street, just one block south of the future West Santa Ana Metro line, the project features 91 luxury apartments and approximately 14,500 square feet of restaurant and retail or office space. Be a part of the great synergy on Bellflower Blvd.

## SPACE AVAILABLE

First Floor: ±546–2,476 SF  
Second Floor: ±3,649 SF w/1,345 SF Patio

EXCELLENT MIXED-USE PROJECT  
LOCATED ON HARD CORNER OF  
BELLFLOWER BOULEVARD &  
MAYNE STREET.



## HIGHLIGHTS



Two-story project offering an excellent opportunity for a restaurant operator to take advantage of a second floor patio/dining space.



Excellent street visibility with frontage and an outdoor common area seating creating a wonderful gathering place.



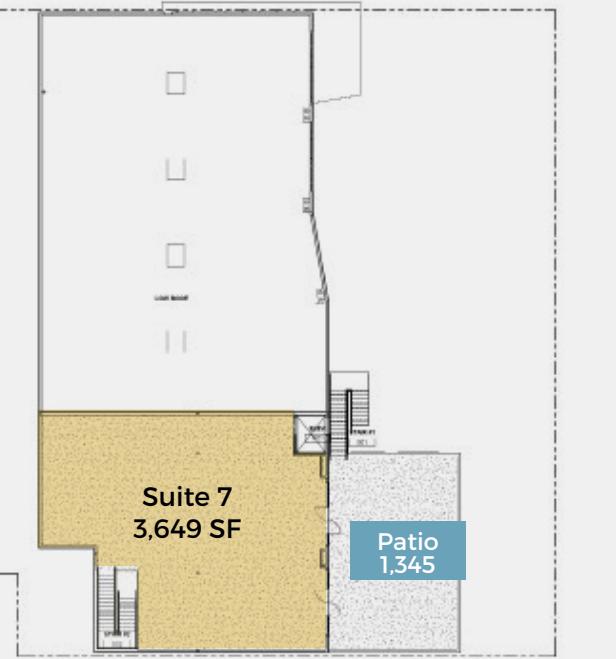
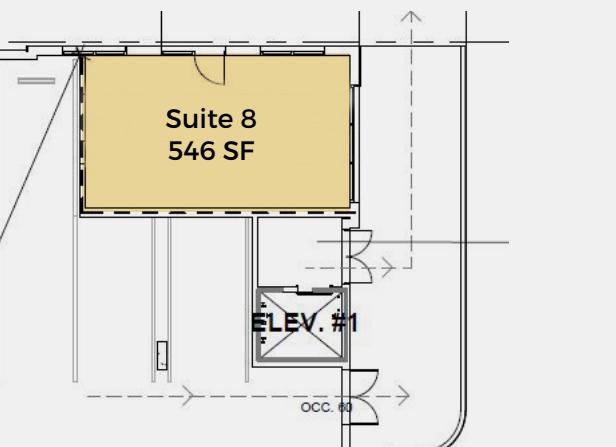
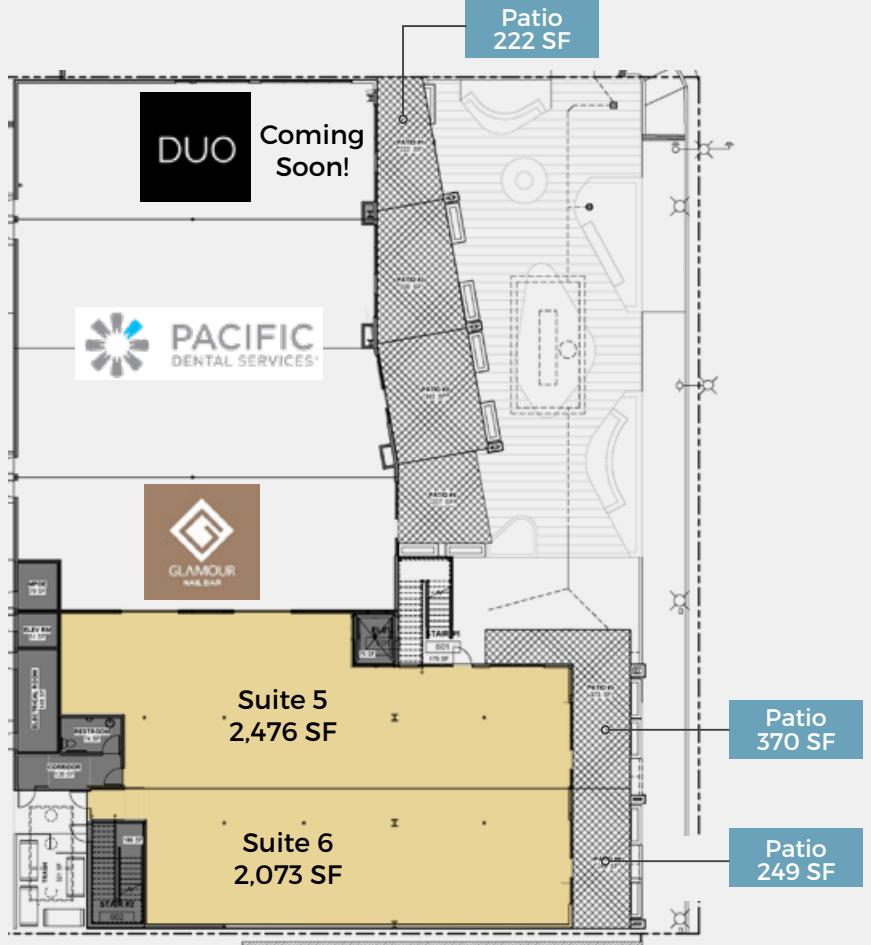
Ample parking with an adjacent free public parking structure, making it easy for visitors to park.



Great opportunity for various retail and service uses including: Retail, Beauty, Health & Fitness, Tax & Insurance Services, and more!

## SITE PLAN & CURRENT AVAILABILITIES

SUITE	LEASE STATUS	FLOOR	SIZE (SF)	PATIO (SF)
1	Duo Sculpt Pilates coming soon!	1	1,701	222
2	Pacific Dental Services	1	1,573	320
3	Pacific Dental Services	1	1,624	343
4	Glamour Nail Bar	1	1,661	227
5	Available	1	2,476	370
6	Available	1	2,073	249
7	Available	2	3,649	1,345
8	Available	1	546	N/A



## LOCATION AERIAL





## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2025 Population	40,082	278,091	694,987
2030 Population	39,214	272,068	679,682
2020 Population	41,868	290,852	725,929
2010 Population	40,748	286,639	716,463
2025-2030 Annual Rate	-0.44%	-0.44%	-0.44%
2025 Median Age	35.8	37.2	37.6
Total Businesses	1,256	8,927	21,473
Total Employees	8,389	92,322	220,365
Total Daytime Population	30,281	249,389	618,923
2025 Total Households	13,327	85,864	214,616
2030 Total Households	13,314	85,760	214,376
2010 Households	12,798	83,368	206,429
2025-2030 Annual Rate	-0.02%	-0.02%	-0.02%
2025 Average Household Size	2.97	3.19	3.20
2025 Median Household Income	\$71,977	\$89,026	\$92,856
2030 Median Household Income	\$82,298	\$102,228	\$106,560
2025 Average Household Income	\$91,659	\$113,306	\$118,345
2030 Average Household Income	\$103,981	\$127,396	\$132,768
2025 Per Capita Income	\$30,658	\$35,113	\$36,603
2025 Total Housing Units	13,793	88,233	220,539
2025 Owner Occupied Housing Units	29.4%	50.4%	54.4%
2025 Renter Occupied Housing Units	67.2%	47.0%	42.9%
2025 Vacant Housing Units	3.4%	2.7%	2.7%
2025 Median Home Value	\$716,778	\$714,171	\$745,365
2025 Average Home Value	\$797,270	\$743,214	\$795,478

## BELLFLOWER SNAPSHOT

75,594

TOTAL POPULATION

24,513

TOTAL HOUSEHOLDS

\$102,485

AVG. HOUSEHOLD INCOME

54,434

DAYTIME POPULATION

Wander . Indulge . Thrive.





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**NEWMARK | PACIFIC**

Corporate License #01796698

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