

9251 ALONDRA BOULEVARD
BELLFLOWER, CA 90706



COMMERCIAL
ASSET GROUP



INLINE RETAIL SPACE AVAILABLE
FOR LEASE

SPACE SIZE

±1,149 SQFT INLINE

PARKING

32 PARKING SPACES
AVAILABLE

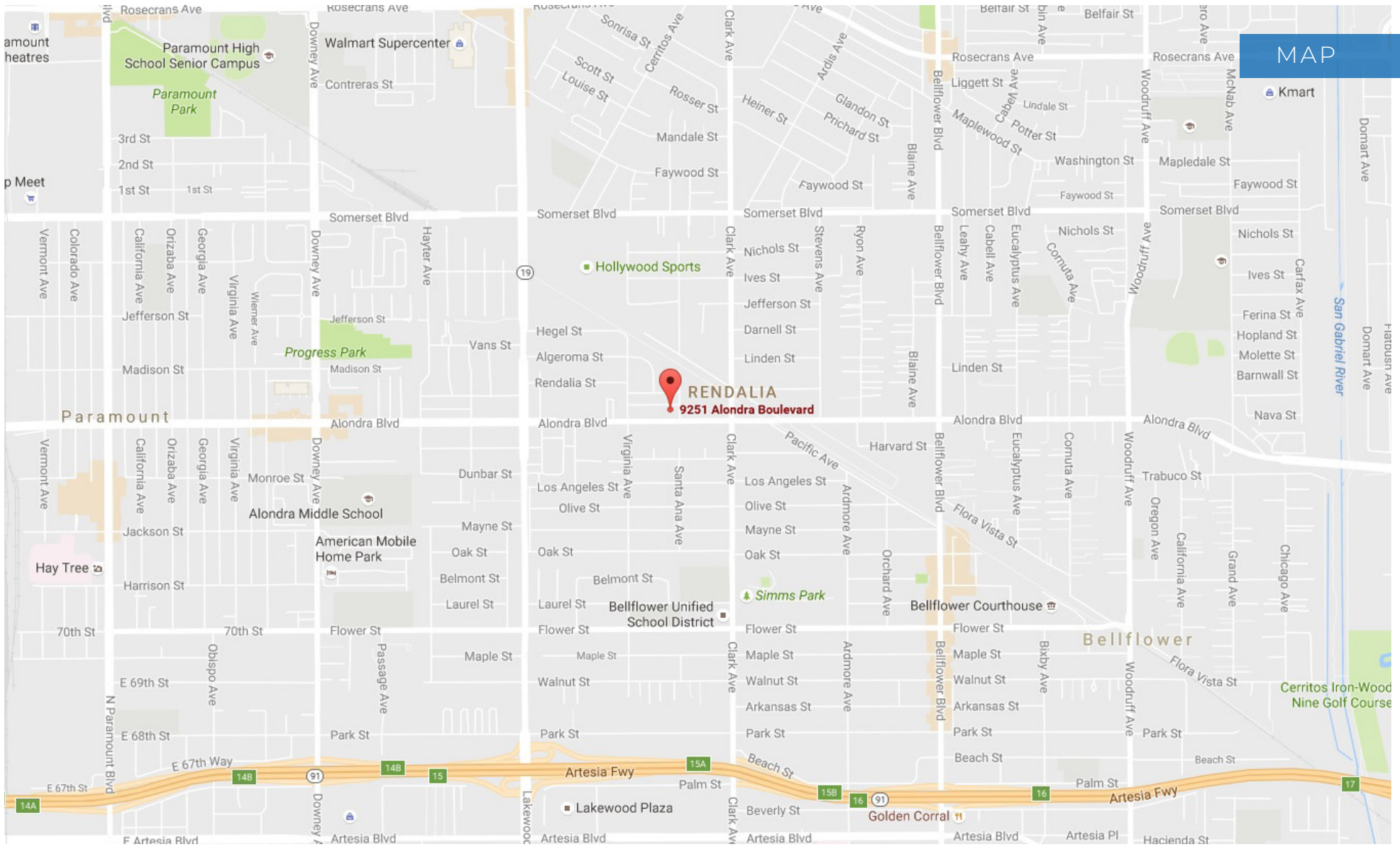
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AVAILABLE

- BRAND NEW SHOPPING CENTER
- WELL MAINTAINED CENTER
- EASILY ACCESSIBLE LOCATION
- SEEKING TAX, INSURANCE, TAKE OUT FOOD, HAIR SALON, SKIN CARE, JUICE BAR, AND BOBA
- LATEST DEVELOPMENT IN BELLFLOWER
- ADJACENT TO A COMPLETED ±4 ACRE RESIDENTIAL DEVELOPMENT SITE
- HIGH TRAFFIC COUNT
- CORNER LOCATION WITH CONVENIENT INGRESS/EGRESS
- HIGH CLASS CURBSIDE APPEAL WITH GREAT SIGNAGE OPPORTUNITIES FACING BUSY ALONDRA BLVD
- ±1 MILE POPULATION: 42,500
- ±1 MILE AVG INCOME: \$59,000





MAP

RENDALIA
9251 Alondra Boulevard

Kmart

Hollywood Sports

Progress Park

Simms Park

Cerritos Iron-Wood
Nine Golf Course

Paramount

Bellflower

Artesia Fwy

Artesia Fwy

Lakewood Plaza

Golden Corral

Alondra Middle School
American Mobile Home Park

Bellflower Unified School District

Bellflower Courthouse

amount theatres

p Meet

Hay Tree

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DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2014B			
Total Population	42,511	290,615	757,879
Female Population	50.94%	51.23%	51.18%
Male Population	49.06%	48.77%	48.82%
Population Density	13,530	10,277	9,649
Population Median Age	31.6	32.3	32.7
Employed Civilian Population 16+	16,778	118,982	312,473
% White Collar	51.9%	54.6%	54.7%
% Blue Collar	48.1%	45.4%	45.3%
Total Employees	9,405	72,427	187,238
Total Establishments*	1,195	7,789	19,632
Population Growth 2000-2010	4.48%	1.86%	1.68%
Population Growth 2014B-2019	0.85%	0.87%	0.78%
Income: 2014B			
Average Household Income	\$59,213	\$66,742	\$70,891
Median Household Income	\$45,614	\$51,508	\$53,904
Per Capita Income	\$18,207	\$19,636	\$20,359
Avg Income Growth 2000-2010	30.98%	33.91%	33.74%
Avg Income Growth 2014B-2019	15.90%	15.61%	15.24%
Households: 2014B			
Households	12,962	84,880	216,112
Average Household Size	3.27	3.38	3.45
Hhld Growth 2000-2010	1.68%	0.20%	0.42%
Hhld Growth 2014B-2019	0.95%	0.96%	0.84%
Housing Units: 2014B			
Occupied Units	12,962	84,880	216,112
% Occupied Units	97.83%	98.12%	98.20%
% Vacant Housing Units	2.17%	1.88%	1.80%
Owner Occ Housing Growth 2000-2010	0.82%	-0.70%	-0.65%
Owner Occ Housing Growth 2000-2019	1.31%	0.06%	0.22%
Owner Occ Housing Growth 2014B-2019	0.22%	0.49%	0.40%
Occ Housing Growth 2000-2010	1.68%	0.20%	0.42%
Occ Housing Growth 2010-2019	4.46%	4.08%	3.79%
Occ Housing Growth 2014B-2019	0.95%	0.96%	0.84%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	1.02%	0.87%	0.83%
% Asian Population	9.88%	10.70%	11.46%
% Black Population	11.70%	11.16%	10.26%
% Hawaiian or Pacific Islander Population	0.79%	0.90%	0.79%
% Multirace Population	4.71%	4.74%	4.56%
% Other Race Population	29.61%	27.19%	28.16%
% White Population	42.29%	44.45%	43.94%
% Hispanic Population	63.02%	60.68%	61.44%
% Non Hispanic Population	36.98%	39.32%	38.56%

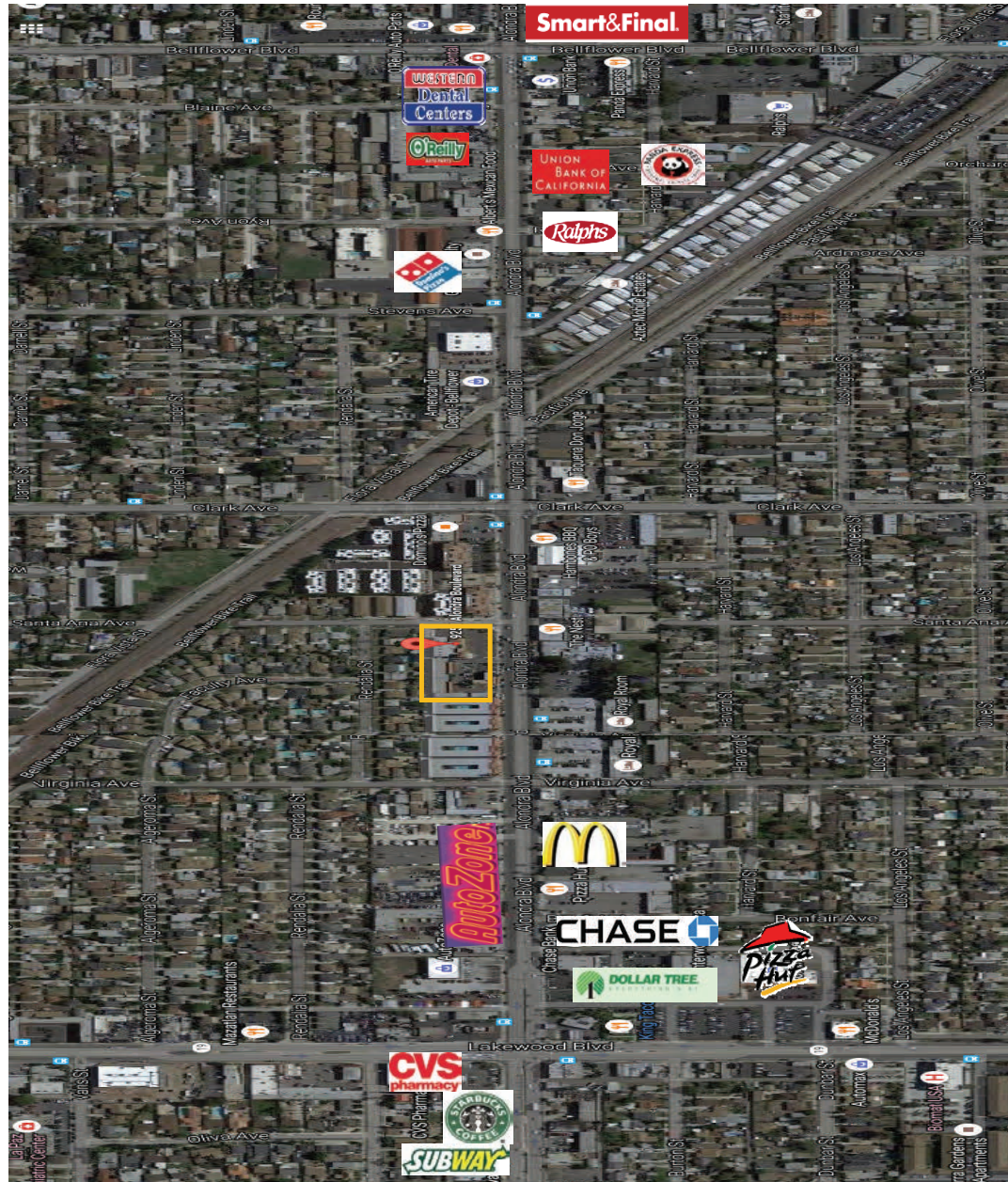
SITE PLAN



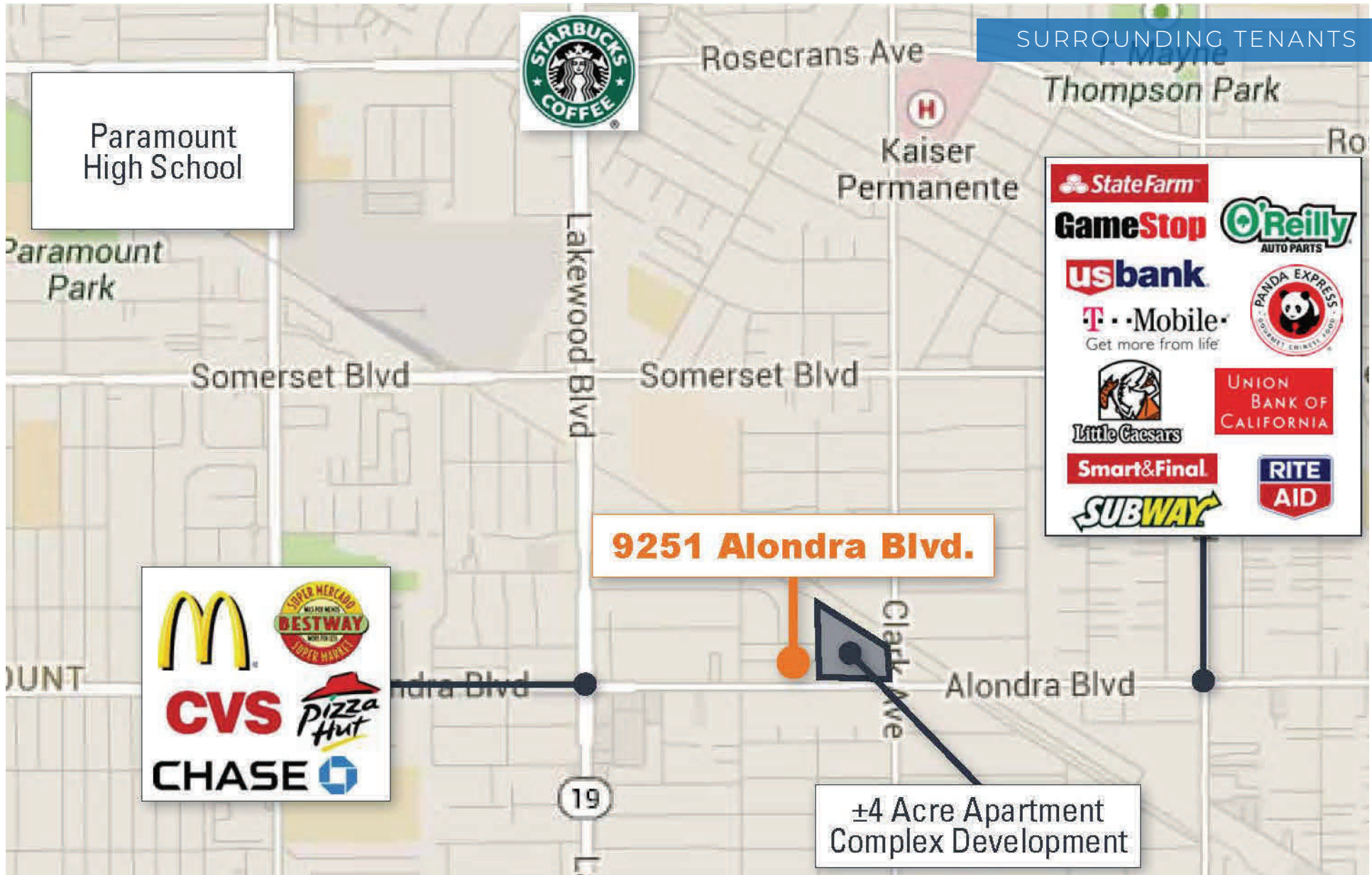
2nd Floor:

LA CARNICERIA
OFFICE

AERIAL



SURROUNDING TENANTS



Paramount High School



Rosecrans Ave



Kaiser Permanente

Thompson Park

Paramount Park

Somerset Blvd

Somerset Blvd

Lakewood Blvd

9251 Alondra Blvd.

State Farm
GameStop
O'Reilly AUTO PARTS
us bank
T-Mobile
Get more from life
PANDA EXPRESS
GOURMET CHINESE FOOD
Little Caesars
UNION BANK OF CALIFORNIA
Smart & Final
SUBWAY
RITE AID

McDonald's
BESTWAY
SUPER MARKET
CVS
Pizza Hut
CHASE

±4 Acre Apartment Complex Development

19

Clark Ave

Alondra Blvd



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