



# 10040 - 10048 Rosecrans Avenue

Bellflower, California 90706

## Property Highlights

- Approximately 1,000 SF for Lease
- Freestanding Pad Building of 5300 SF Available
- Great Street Visibility
- Newly Developed Building
- Located in high density neighborhood
- Located on major east west traffic arterial
- Join National Retailers: Dollar Tree, AutoZone, Jack in the Box, Carl's Jr, and Popeye's Chicken

## OFFERING SUMMARY

Lease Rate:	\$2.25 SF/Month (NNN)
Available SF:	645 SF
Building Size:	15,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,932	86,853	207,561
Total Population	34,034	310,300	756,349
Average HH Income	\$76	\$70,581	\$76,209



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**FOR LEASE**



**OFFICE BUILDING**



**645 SF**



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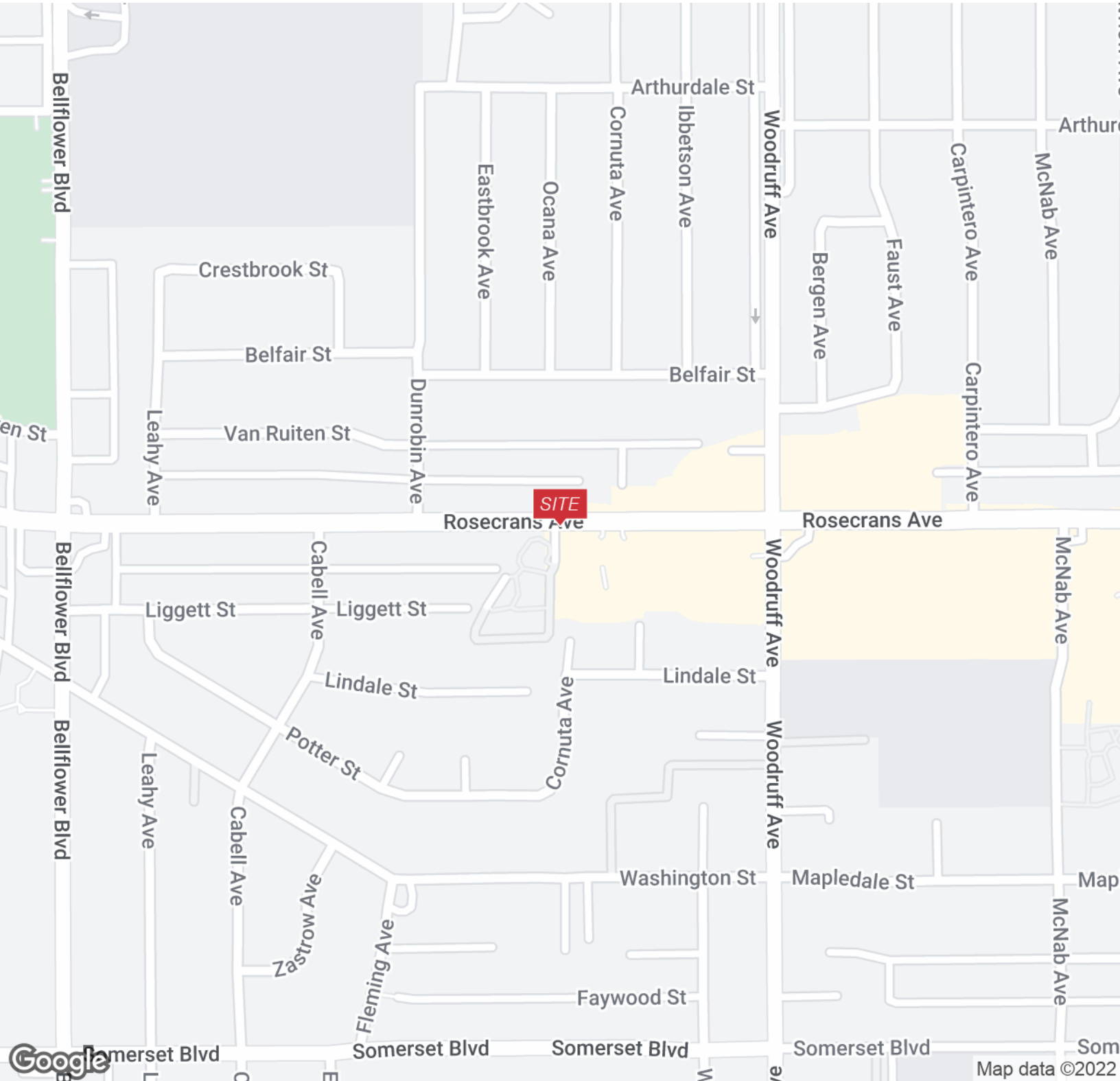
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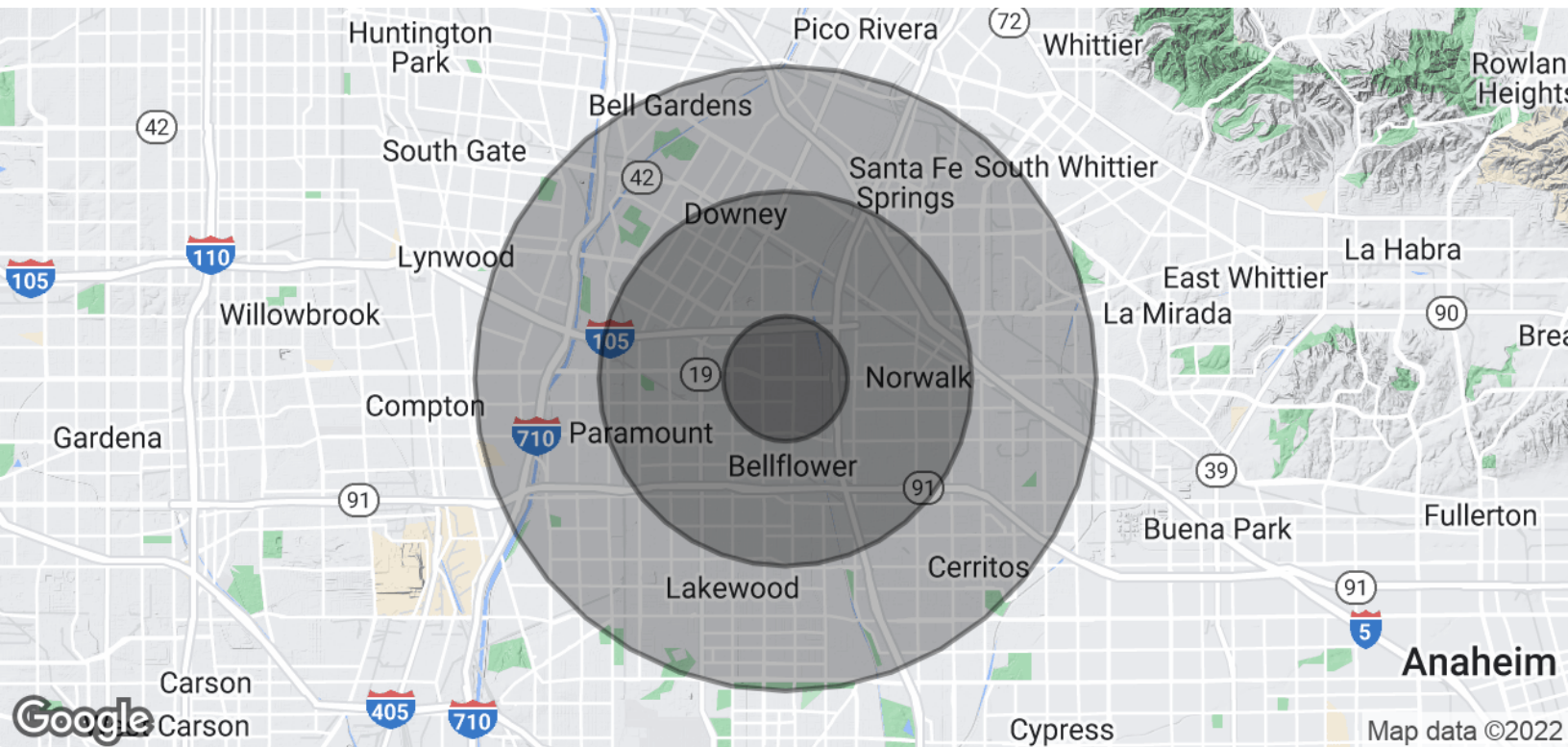
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645 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,034	310,300	756,349
Average age	31.9	32.6	33.1
Average age (Male)	29.0	30.9	31.5
Average age (Female)	34.2	34.0	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,932	86,853	207,561
# of persons per HH	3.4	3.4	3.5
Average HH income	\$76	\$70,581	\$76,209
Average house value	\$471,132	\$439,722	\$459,870

\* Demographic data derived from 2010 US Census

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