



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME END-CAP LOCATION ON LAKEWOOD BLVD

17601-17615 Lakewood Blvd., Bellflower, CA 90706



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RETAIL SHELL SPACE
BELLFLOWER, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

17601-17615 Lakewood Blvd., Bellflower, CA 90706







APPROX. 1,069-2,400 SF

RETAIL SHELL SPACE AVAILABLE

- ✓ Suite 17601: 1,069 SF End Cap
- ✓ Suite 17605: 1,300 SF In-line
- ✓ Located on Lakewood Boulevard, a major north-south thoroughfare, offering excellent visibility
- ✓ Anchored by Bright Now Dental
- ✓ The spaces can be combined for a maximum contiguous area of 2,400 SF
- ✓ 37 surface parking spaces
- ✓ Monument signage available

AREA AMENITIES

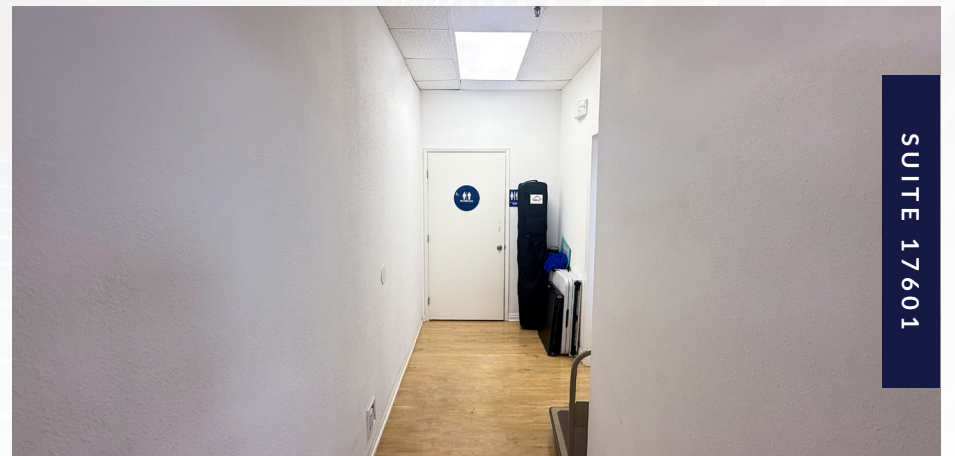
- ✓ Located on a major north-south thoroughfare of Lakewood Blvd
- ✓ Conveniently adjacent to SR - 91 freeway on and off ramp

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,212	277,207	661,047
 Avg. HH Income	\$94,737	\$94,611	\$99,317
 Daytime Pop	31,308	222,010	531,234
 Traffic Count	± 38,975 CPD ON LAKEWOOD BLVD		

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INTERIOR PHOTOS

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Michael's Marshalls.



petco



california
pizza kitchen



CHASE



BANK OF AMERICA



Walmart

AERIAL MAP



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