

FEATURING:
**STARBUCKS, WINGZONE,
FIREHOUSE SUBS**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AZURE
DEVELOPMENT

PRICE: \$9,643,973
CAP RATE: 5%

PROPERTY HIGHLIGHTS

- Building Area: ±9,150 SF
- Rentable Area: ±8,935 SF
- Land Area: ±0.94 Ac
- Site Coverage: 21.77%
- Year Built: 2023/2024
- Zoning: C-G General Commercial
- Parking: 32 parking spaces
(Parking is Common and one of two Properties in Belle Fleur Centre)
- Two Street Access



AZURE'S NEW SHOPPING CENTER

FOR SALE
NNN LEASED RETAIL INVESTMENT
BELLE FLEUR
CENTRE 17684 Bellflower Blvd
Bellflower, CA 90706

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±8,935 RENTABLE SF TOTAL

| UNIT | TENANT | SIZE | LEASE TYPE | LEASE START | LEASE EXP | LEASE RATE | MONTHLY RENT |
|----------|-------------------------------------|-----------|------------|-------------|-----------|------------|--------------|
| | Starbucks (Drive Through) | ±2,200 SF | NNN | 5/3/22 | 7/31/32 | \$7.00 PSF | \$15,400.00 |
| 1 | Wing Zone | ±1,400 SF | NNN | 3/18/24 | 3/18/34 | \$4.00 PSF | \$5,600.00 |
| 2 | Fire House Subs | ±1,350 SF | NNN | 4/5/24 | 4/5/34 | \$4.00 PSF | \$5,400.00 |
| 3 | Vacant | ±1,700 SF | NNN | - | - | TBD | - |
| 4 | Vacant | ±2,285 SF | NNN | - | - | TBD | - |

BELLE



FLEUR CENTRE

INVESTMENT ANALYSIS

(AS OF 12/01/24)



MONTHLY TRIPLE NNN INCOME

| | | |
|---------------|-------------------------------------|-----------------------|
| | Starbucks (Drive Through) | \$15,400.00 |
| UNIT 1 | Wing Zone | \$5,600.00 |
| UNIT 2 | Fire House Subs | \$5,400.00 |
| UNIT 3 | Vacant | \$6,800.00 - PROFORMA |
| UNIT 4 | Vacant | \$9,711.25 - PROFORMA |

| | |
|--------------------------------|---------------------|
| Total Monthly Net Rents | \$42,911.25 |
| Annual Net Rents | \$514,935.00 |
| Vacancy Factor | 3%(\$15,448.05) |
| Effective Net Income | \$499,486.95 |

Note: There are CAM and CAM reimbursements that are included in actuals which are not noted here.



BELLE



FLEUR CENTRE

BE A PART OF CREATIVITY & INNOVATION



Belle Fleur Centre offers a unique space for local chefs and culinary variety. The buildings are designed with rustic contemporary architecture that blends the use of natural building materials and modern space application.

A place to grab dinner when you are on the go or stay - though we'll miss you.

CITY OF BELLFLOWER START-UP LOAN PROGRAM

The City of Bellflower's Start-Up Loan Program offers one-time forgivable loans up to \$50,000 to new businesses at Belle Fleur Centre. The goal of the program is to create and retain jobs, and offer quality services to the residents of Bellflower. Loan funds may be used for working capital and equipment purchases. The loans will be forgiven over a 4-year period, with 25% of the loan being forgiven each year the business remains operating.

STEELCRAFT

BELFLOWER BLVD

91

605

golden corral

IN-N-OUT BURGER

DUNKIN' DONUTS

BELLE FLEUR CENTRE

CEDAR ST.

- POPULATION OF 712,000 PEOPLE
- AVERAGE HOUSEHOLD INCOME EXCEEDING \$77,000 A YEAR





THE TRADE AREA

The site is located at the NEC corner of Bellflower Boulevard and Cedar Street. Bellflower Boulevard is the major North/South commercial corridor that runs through the City of Bellflower and connects with other major commercial thoroughfares including the 91, the 105, and the 405 freeways. The City of Bellflower has re-designated this Downtown Bellflower district to promote more development and commercial uses to this trade area. The site is in the heart of the new district.

Several exciting new developments are in this new trade area including: Steel Craft, Dunkin Donuts, In-N-Out Burger, Wing-Stop, and City Ventures' The Boulevard project (32 for sale townhomes). Existing tenants in the immediate trade area include: Golden Corral, Chris & Pitts, Jack in the Box, 7-Eleven, and Bank of America.

THE LOCATION

Belle Fleur Centre is a new development project with 16,208 square feet of restaurant, retail, and lush landscaping. The site is 1.73 acres on the corner of Bellflower Boulevard and Cedar Street, .3 miles from the 91 Freeway, 4 miles from the 710 Freeway and 1.4 miles from the 605 Freeway providing access to both North-South and West-East highways. It is Centrally located in Los Angeles County and is surrounded by residential neighborhoods.



DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 Mile | 38,953 |
| 3 Miles | 264,058 |
| 5 Miles | 685,013 |



AVERAGE HH INCOME

| | |
|---------|-----------|
| 1 Mile | \$106,321 |
| 3 Miles | \$117,294 |
| 5 Miles | \$119,625 |



DAYTIME POPULATION

| | |
|---------|---------|
| 1 Mile | 7,213 |
| 3 Miles | 75,742 |
| 5 Miles | 716,031 |



HOUSEHOLDS

| | |
|---------|---------|
| 1 Mile | 13,124 |
| 3 Miles | 82,501 |
| 5 Miles | 210,064 |



TRAFFIC COUNTS

BELFLOWER BLVD

±35,536 ADT

91 FREEWAY

±270,000 ADT

ARTESIA BLVD

±19,581 ADT

