



# EDGEWAY

*Downtown Bellflower*



**NEWMARK**

RESTAURANT & RETAIL SPACE AVAILABLE

16411 Bellflower Boulevard, Bellflower, CA



RESTAURANT & RETAIL SPACE  
AVAILABLE



## EDGEWAY

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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 space. Be a part of the great synergy on Bellflower Blvd.

### SPACE AVAILABLE

First Floor: ±546–15,303 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.

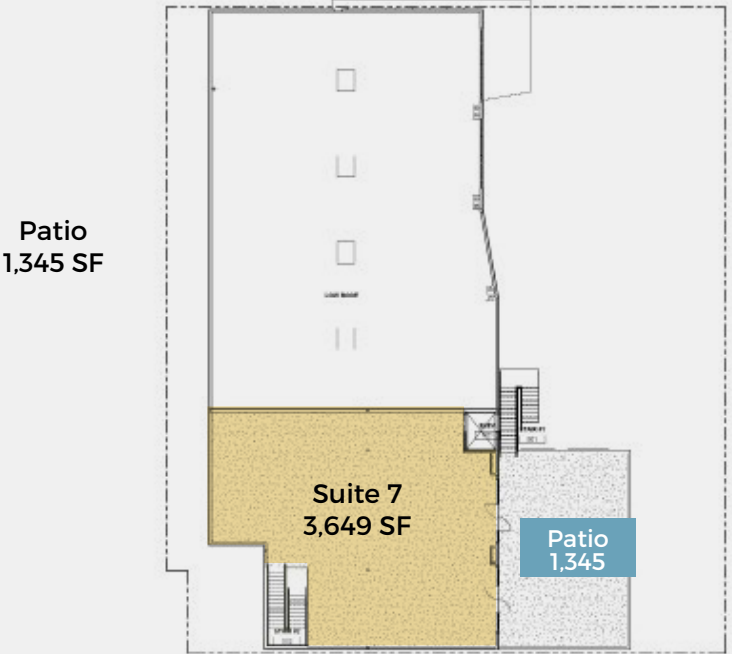
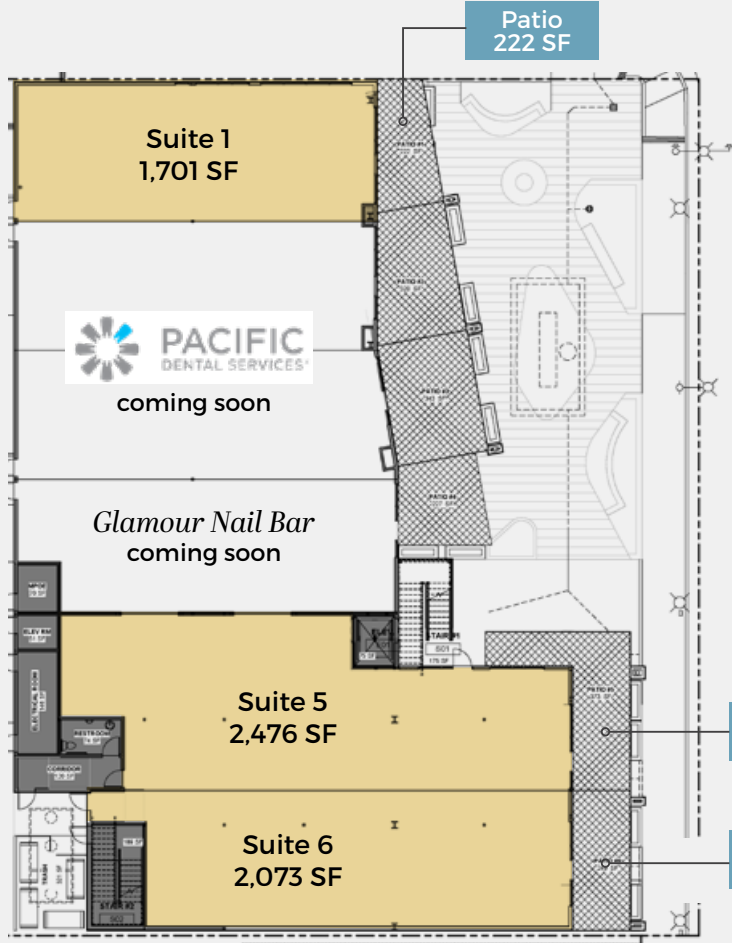
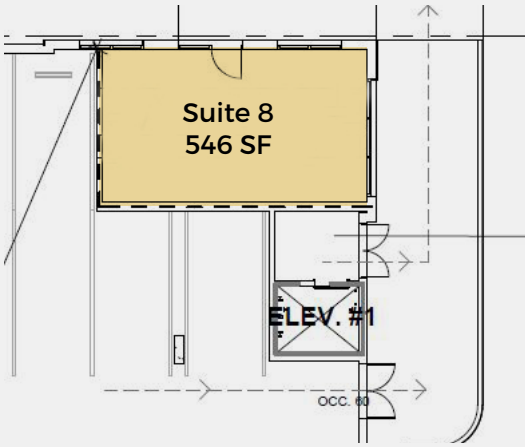


Great opportunity for various retail and service uses including: Retail, Beauty, Health & Fitness, Tax & Insurance Services, and more!



# SITE PLAN & CURRENT AVAILABILITIES

SUITE	LEASE STATUS	FLOOR	SIZE (SF)	PATIO (SF)
1	Available	1	1,701	222
2	Pacific Dental Services coming soon!	1	1,573	320
3	Pacific Dental Services coming soon!	1	1,624	343
4	Glamour Nail Bar coming soon!	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	
<b>POPULATION</b>	2024 Population	40,285	279,112	698,255
	2029 Population	39,423	271,105	677,563
	2020 Population	41,868	290,852	725,929
	2010 Population	40,748	286,639	716,463
	2024-2029 Annual Rate	-0.43%	-0.58%	-0.60%
	2024 Median Age	36.1	37.2	37.7
	Total Businesses	1,334	9,576	23,019
Total Employees	8,570	97,816	233,452	
Total Daytime Population	30,173	248,775	617,696	
<b>HOUSEHOLDS</b>	2024 Total Households	13,282	85,322	213,398
	2029 Total Households	13,378	85,150	212,851
	2010 Households	12,798	83,368	206,429
	2000 Households	12,676	83,002	205,771
	2024-2029 Annual Rate	0.14%	-0.04%	-0.05%
2024 Average Household Size	2.99	3.22	3.24	
<b>INCOME</b>	2024 Median Household Income	\$69,266	\$84,860	\$87,987
	2029 Median Household Income	\$82,219	\$99,569	\$103,281
	2024 Average Household Income	\$89,545	\$109,826	\$115,083
	2029 Average Household Income	\$107,236	\$129,974	\$135,608
2024 Per Capita Income	\$29,670	\$33,646	\$35,195	
<b>HOUSING</b>	2024 Total Housing Units	13,721	87,892	219,789
	2024 Owner Occupied Housing Units	29.4%	50.1%	54.2%
	2024 Renter Occupied Housing Units	67.4%	46.9%	42.9%
	2024 Vacant Housing Units	3.2%	2.9%	2.9%
	2024 Median Home Value	\$686,778	\$678,458	\$712,394
	2024 Average Home Value	\$770,947	\$727,702	\$779,372

# BELLFLOWER SNAPSHOT

**75,909**  
TOTAL POPULATION

**24,401**  
TOTAL HOUSEHOLDS

**\$98,804**  
AVG. HOUSEHOLD INCOME

**54,901**  
DAYTIME POPULATION

Wander • Indulge • Thrive.







# EDGEWAY

*Downtown Bellflower*

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