

OFFERING MEMORANDUM

17047 BELLFLOWER BLVD & 9747 PARK ST



BELLFLOWER, CA 90706

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

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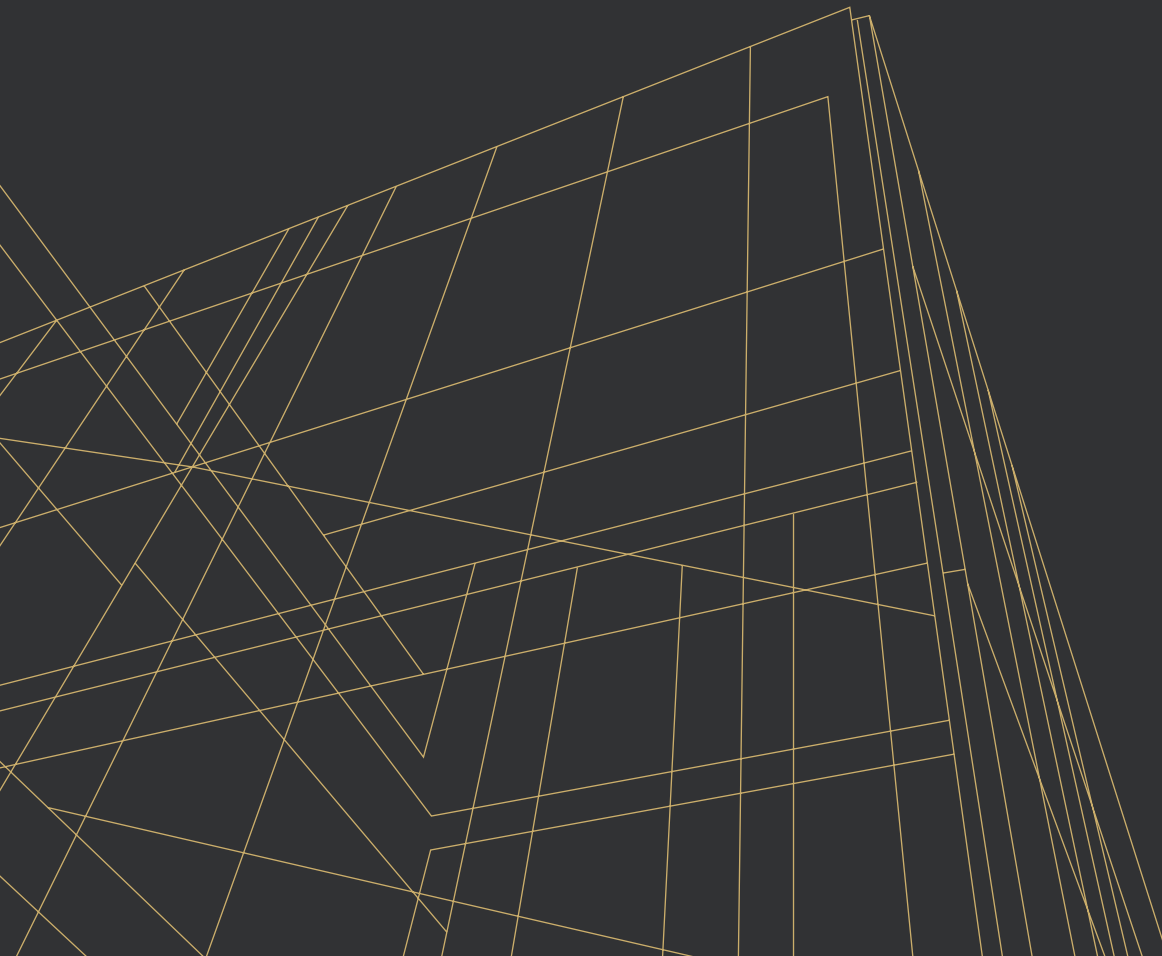
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EXECUTIVE SUMMARY

FOR SALE ±9,706 SF MULTITENANT RETAIL PROPERTY

We are pleased to present 17047 Bellflower Blvd & 9747 Park St, a unique commercial and residential investment opportunity featuring an approximately 8,955-square-foot multi-tenant retail property with an adjacent Spanish-style single-family residence offering the potential for 12+ on-site parking spaces.

Positioned along Bellflower Boulevard, the City's primary commercial thoroughfare, the retail property benefits from prominent street frontage, high visibility, and convenient access to surrounding residential and commercial neighborhoods. The multi-tenant configuration provides flexibility for an owner-user to occupy a portion or the entire building, with the ability to generate rental income from the remaining space.

The property is centrally located within Bellflower's core commercial district, surrounded by a substantial residential population and an established base of local businesses, services, and retail amenities. The City of Bellflower continues to invest in its commercial corridors and downtown area, supporting ongoing economic activity and long-term growth. The property also offers convenient access to major employment centers throughout Southeast Los Angeles County and the greater Los Angeles and Long Beach metropolitan areas.

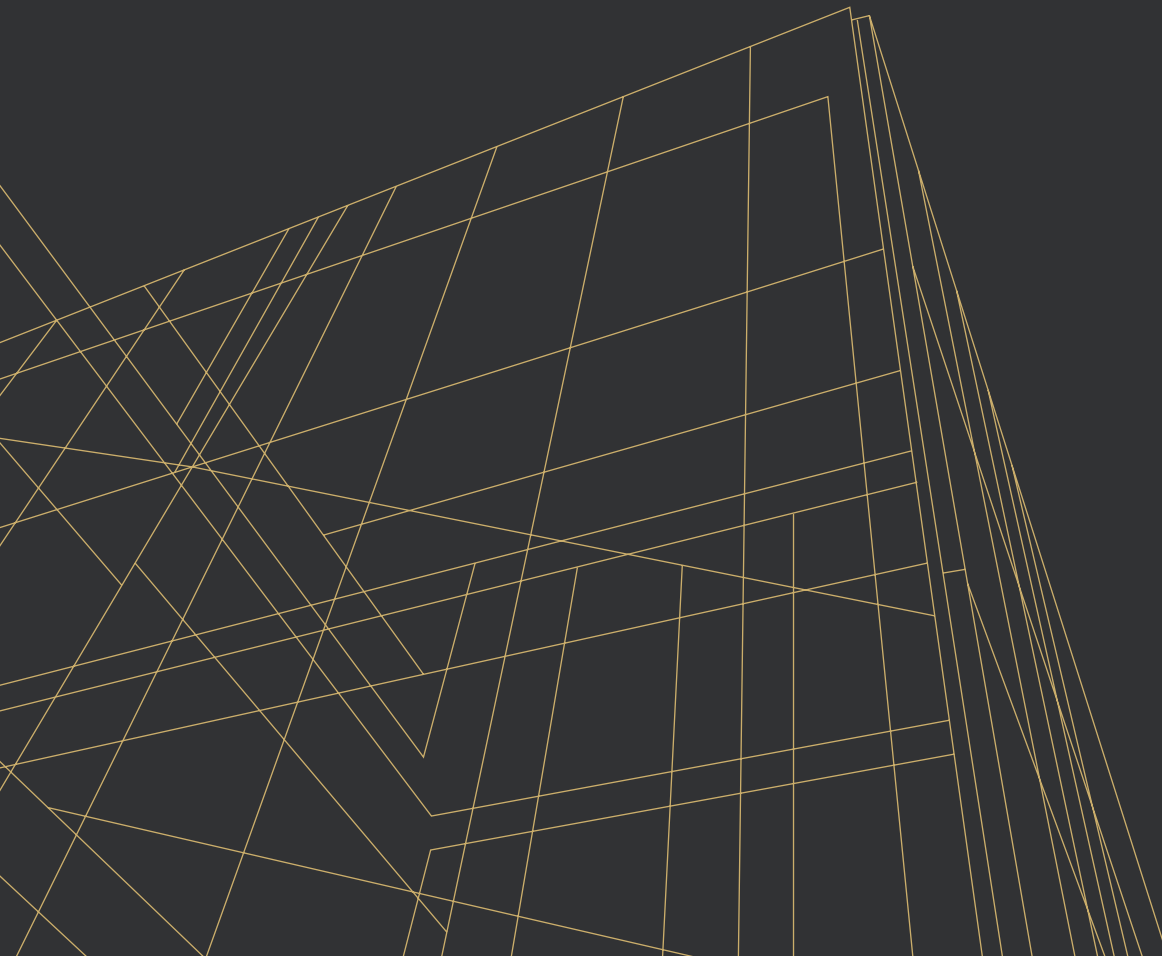
The adjacent Spanish-style residence at 9747 Park St further enhances the property's flexibility and may be utilized by an owner-user, leased separately for additional income, or provide future development potential through the construction of ADUs or a larger multi-family project, subject to applicable approvals. The property may also be incorporated into the commercial property's parking and operational strategy.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information or to obtain a loan quote for low-down-payment SBA financing.



INVESTMENT OVERVIEW

ADDRESS	17047 Bellflower Blvd & 9747 Park St Bellflower, CA 90706
BUILDING SIZE	±9,706 SF
YEAR BUILT	1927 (Home) /1950 (Retail Spaces)
LOT SIZE	±17,248 SF
PARKING	12 spaces
ZONING	BFCG
PRICE	\$2,850,000

An abstract geometric pattern consisting of numerous thin, light-colored lines that intersect to form a complex, grid-like structure. The lines are arranged in a way that creates a sense of depth and perspective, with some lines appearing to recede into the distance. The pattern is located on the left side of the page, partially overlapping the dark background.

PROPERTY OVERVIEW

VALUE-ADD/SHOWROOM/ADU POTENTIAL



PROPERTY OVERVIEW



SUBJECT
PROPERTY

AMENITY MAP



STEELCRAFT

Born of a desire to see people come together over food and drinks, SteelCraft unites local eateries with a communal dining space in Bellflower. Whether you come for the food, the drinks, or the people, there's a place for you at the SteelCraft table. Only 3 minutes from subject property.

Source: Steelcraftlb.com

PHOTO CREDIT: STEELCRAFTLB.COM

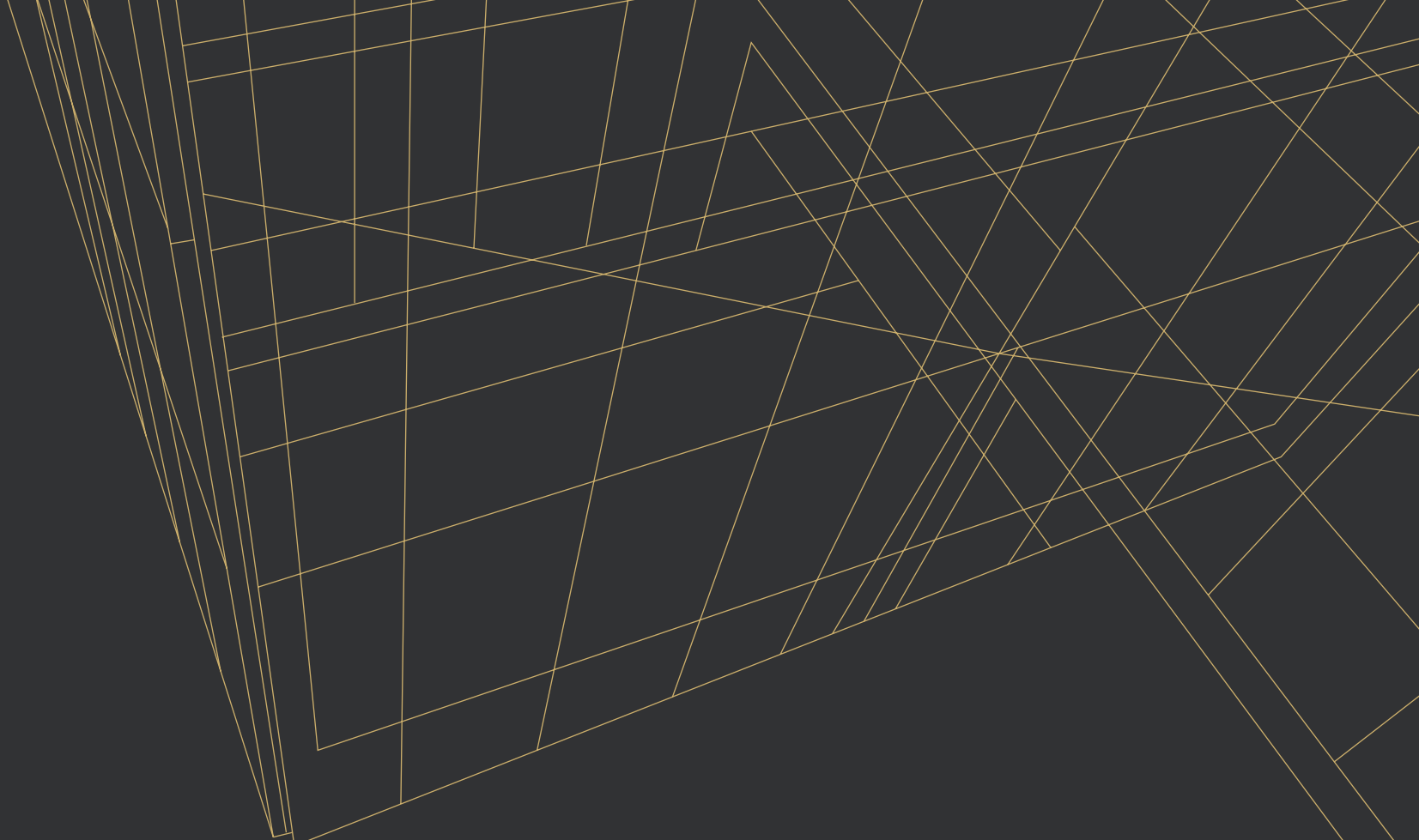
PROPERTY OVERVIEW



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OFFERING MEMORANDUM ■ 17047 BELLEFLOWER BLVD & 9747 PARK ST 10



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