

**FOR SALE**

**Building Size: ± 5,048 SF & Lot Size: ± 15,985 SF**

**OWNER-USER OPPORTUNITY WITH INVESTMENT INCOME**

**9726 - 9736 Alondra Blvd., Bellflower, CA 90706**



**THE YAMZON TEAM**

# PRESENTED BY



## THE YAMZON TEAM

### 2023 RANKING

- #1 California
- #2 Nationwide
- #6 Worldwide

#### JORGE YAMZON

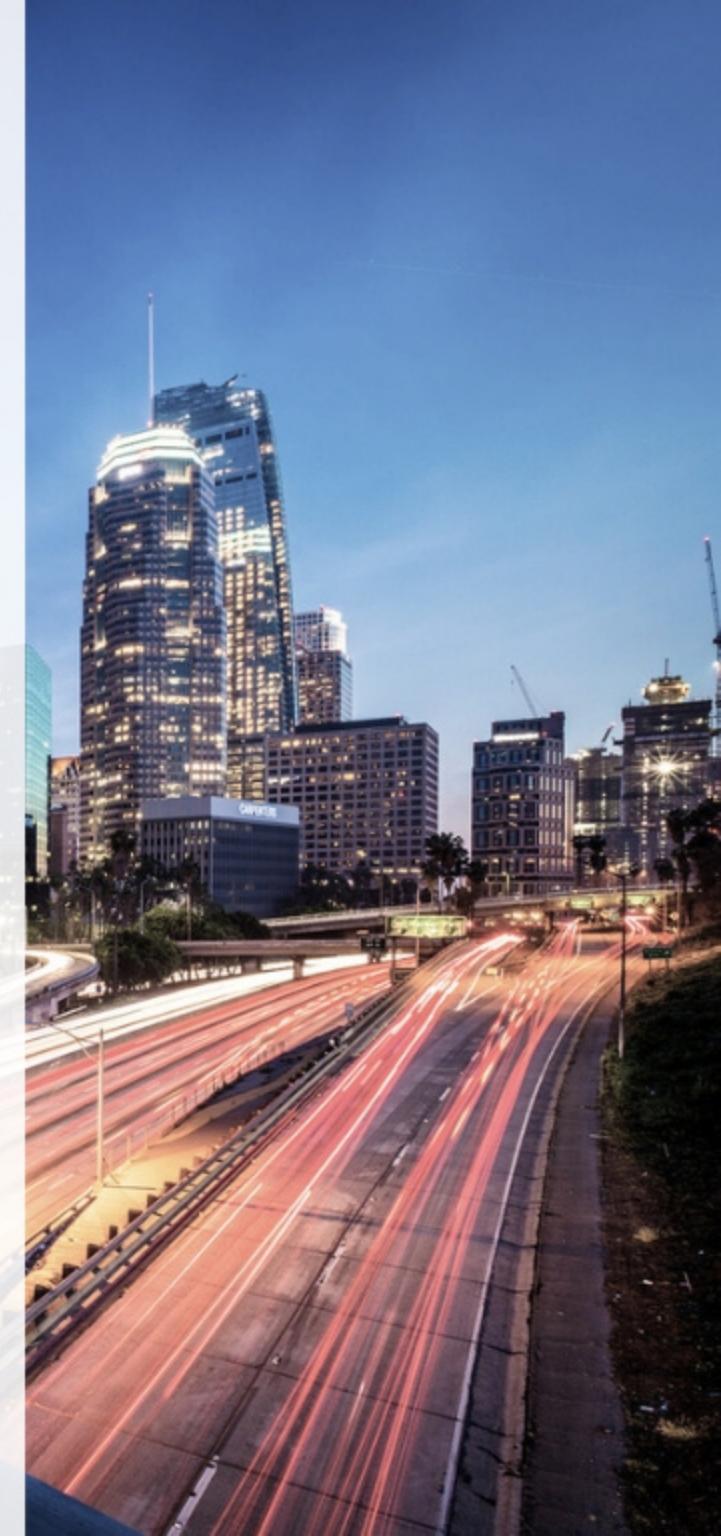
Remax Commercial  
Senior Vice President / Director  
Direct: 626-786-5869  
Email: [Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)  
CA DRE LICENSE #01359483

#### DEREK ING

Remax Commercial  
Vice President  
Direct: 626-272-0948  
Email: [Derekking.remaxcre@gmail.com](mailto:Derekking.remaxcre@gmail.com)  
CA DRE LICENSE #02041751

#### JOSUE ESTRADA

Remax Commercial  
Broker Associate  
Direct: 909-364-8380  
Email: [Josuerealtor1970@gmail.com](mailto:Josuerealtor1970@gmail.com)  
CA DRE LICENSE #02052859



# PROPERTY DESCRIPTION

**Subject Property:** 9726 - 9736 Alondra Blvd., Bellflower, CA 90706

**Building Size:**  $\pm$  5,048 SF  
• 9726 Alondra Blvd:  $\pm$  3,954 SF  
• 9736 Alondra Blvd:  $\pm$  1,094 SF

**Lot Size:**  $\pm$  15,985 SF  
• 9726 Alondra Blvd:  $\pm$  6,426 SF  
• 9736 Alondra Blvd:  $\pm$  9,559 SF

**Year Built:** 1956 and 2000

**Property Type:** Residential-Single Family & Commercial Auto Repair

**Zoning:** BFCG

**APN:** 7106-015-007, 029

## INVESTMENT HIGHLIGHTS

- Great Owner-User Opportunity with Investment Cash Flow
- Turn-Key for Auto-Repair and Storage
- Located right next to the Corner of Main Thoroughfare (Bellflower Blvd & Alondra Blvd)
- High Traffic Count, Approximately 20,949 VPD
- Great Exposure and Visibility
- Private and Gated Yard
- Close Proximity to CA 105, 605, and 91 Fwy

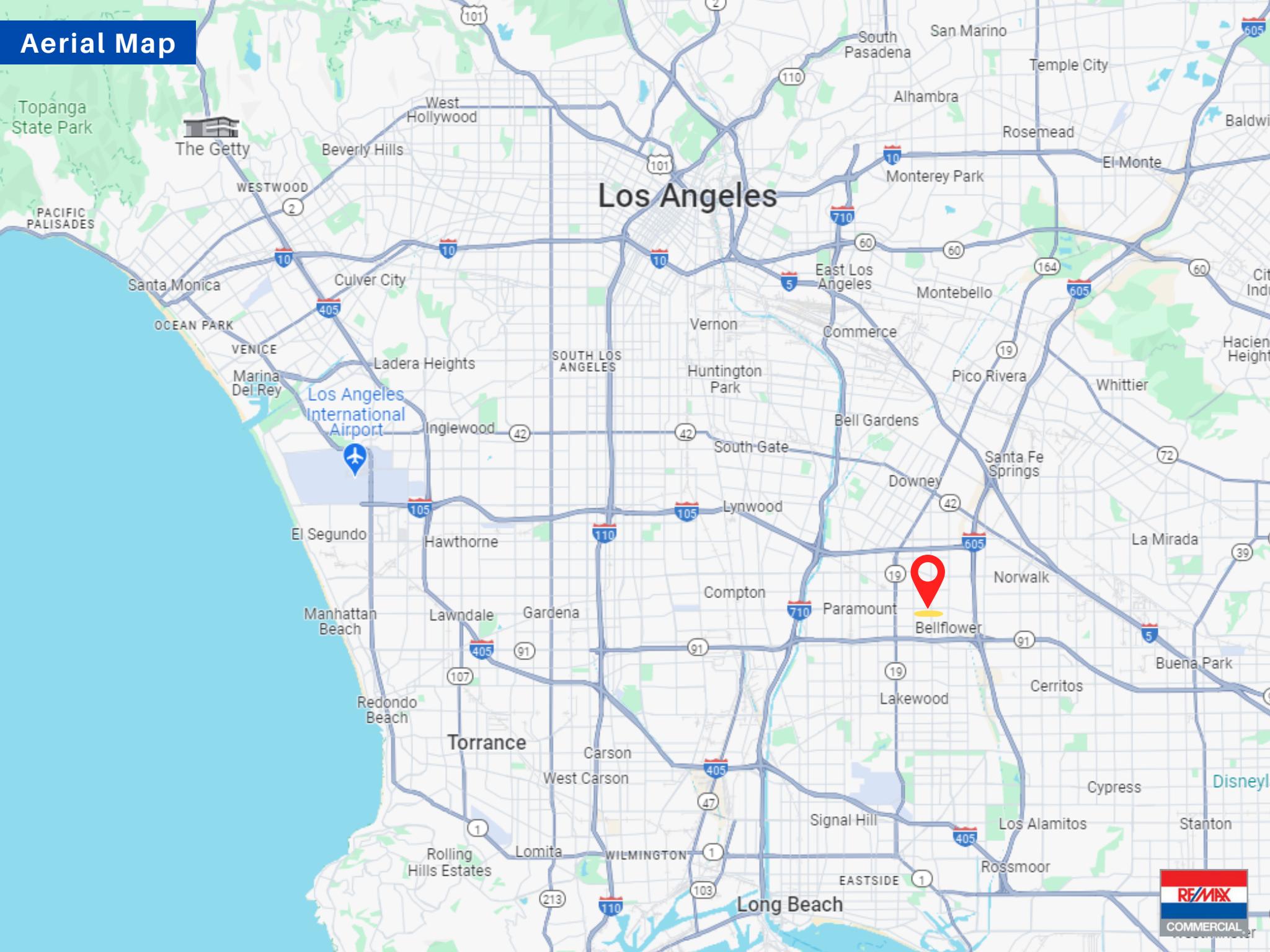
DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEAR ALL RISK FOR ANY INACCURACIES.



**LOCATED NEXT TO THE CORNER OF MAIN THOROUGHFARE BELLFLOWER BLVD & ALONDRA BLVD**  
**HIGH TRAFFIC COUNT: 20,949 VEHICLES PER DAY**



## Aerial Map



RE/MAX

## COMMERCIAL

# Aerial Map

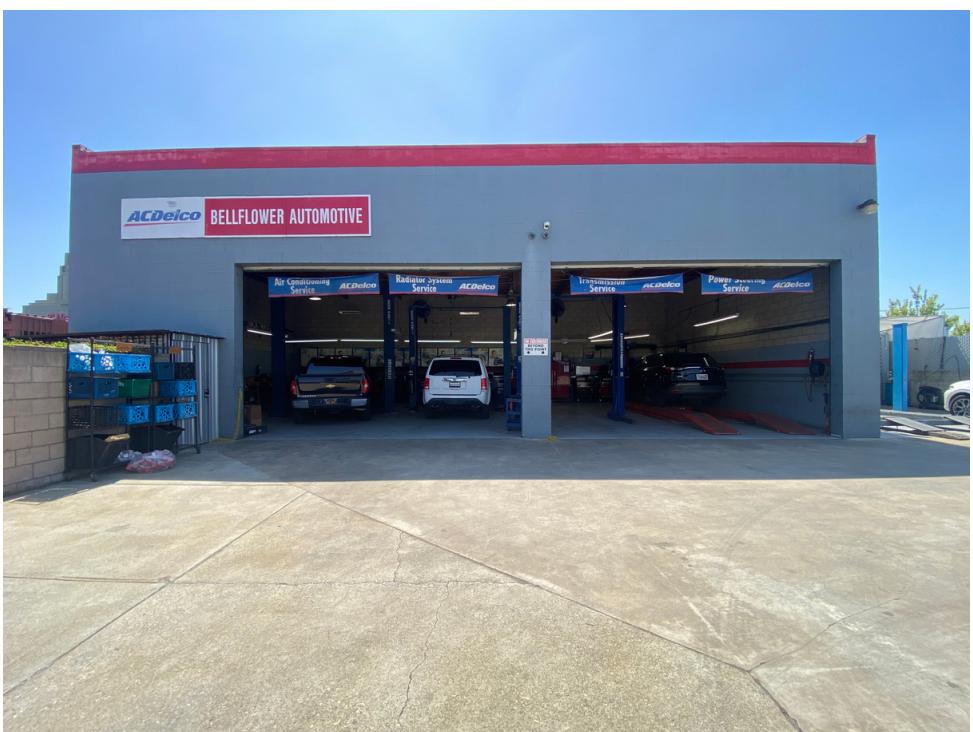


# PROPERTY PHOTOS

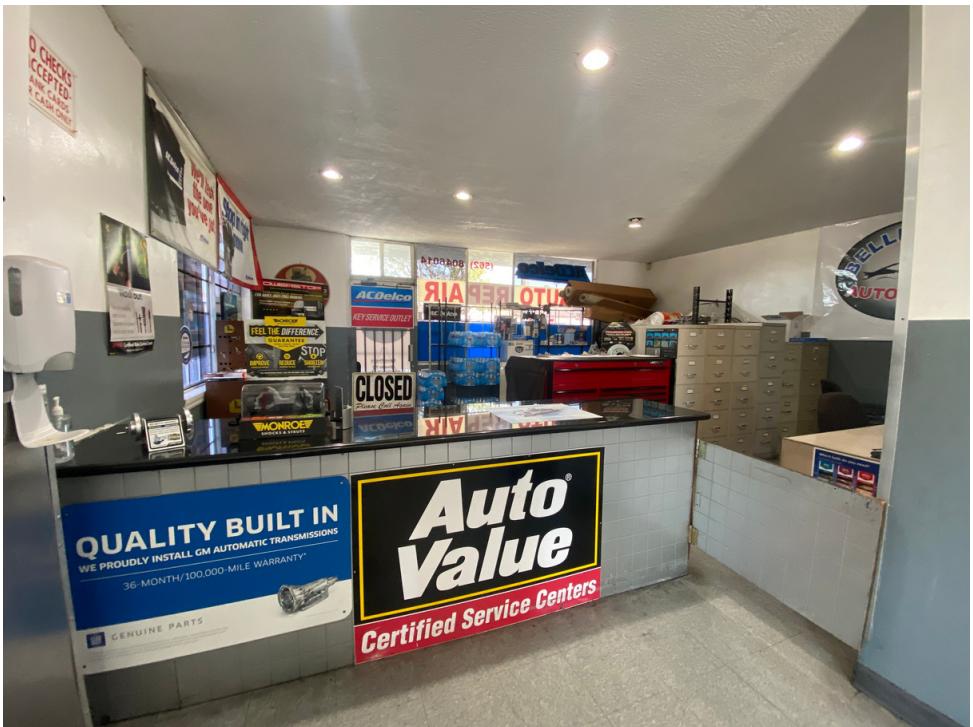


# PROPERTY PHOTOS

---



# PROPERTY PHOTOS



## PARCEL MAP



9736 Alondra Blvd.  
APN: 7106-015-029

9726 Alondra Blvd.  
APN: 7106-015-007

ALONDRA BLVD

# PARCEL MAP

2011



MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'

P

55 ORCHARD

AVE 50

50 HARVARD

2267-11274

ST<sup>®</sup>

90 80 ALONDRA 80

BK  
627

CS B-586-4

100 BLVD 100

80

BEI | E| WEB

# RADIUS DEMOGRAPHICS

BELLFLOWER, CA  
Total Population: 76,405 (2022)



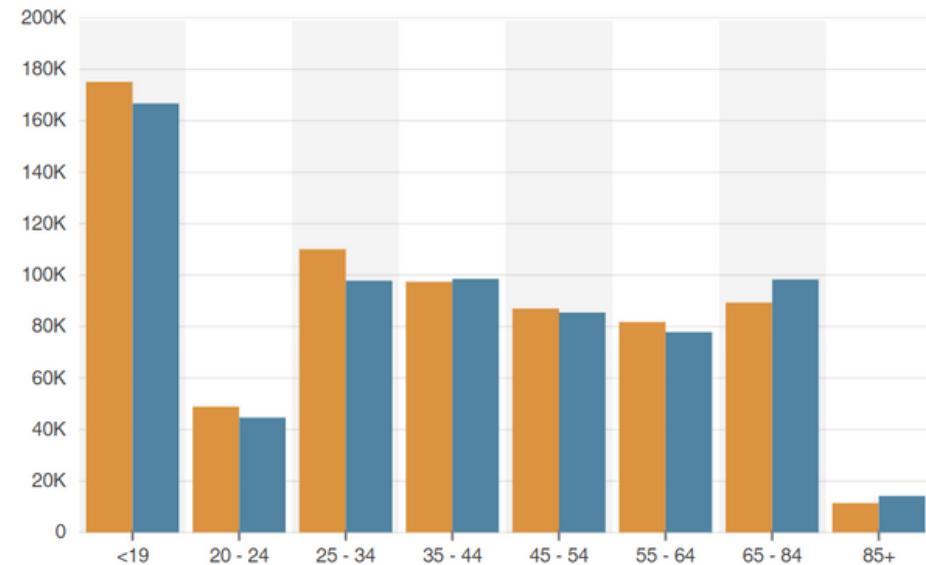
## Population

	2 mile	5 mile	10 mile
2010 Population	138,488	718,521	2,637,696
2023 Population	137,091	701,066	2,562,877
2028 Population Projection	134,062	683,606	2,500,223

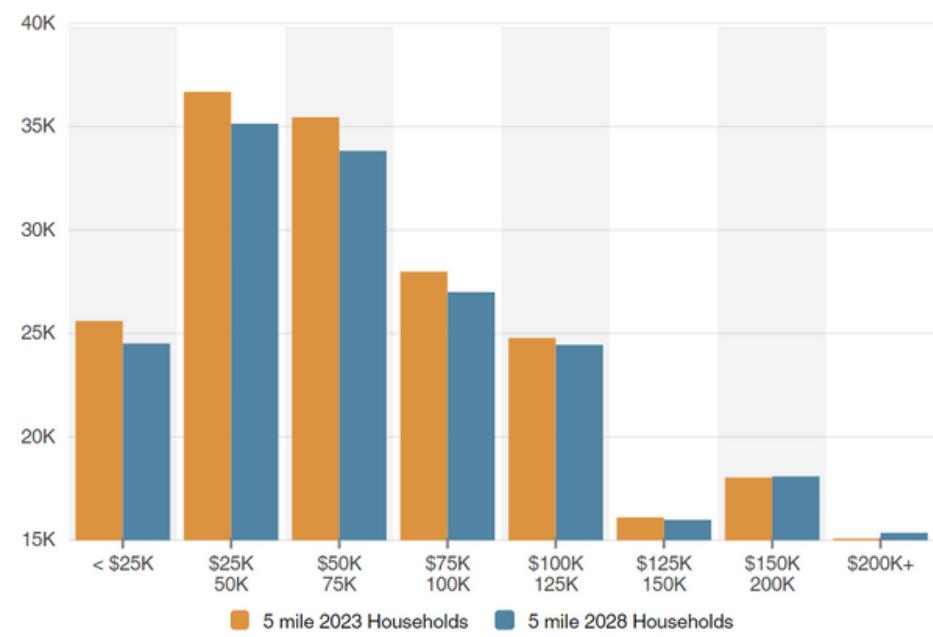
## Households

	2 mile	5 mile	10 mile
2010 Households	41,219	205,755	768,840
2023 Households	40,652	199,763	743,365
2028 Household Projection	39,689	194,404	723,929
Annual Growth 2010-2023	0.4%	0.3%	0.2%

## Population By Age



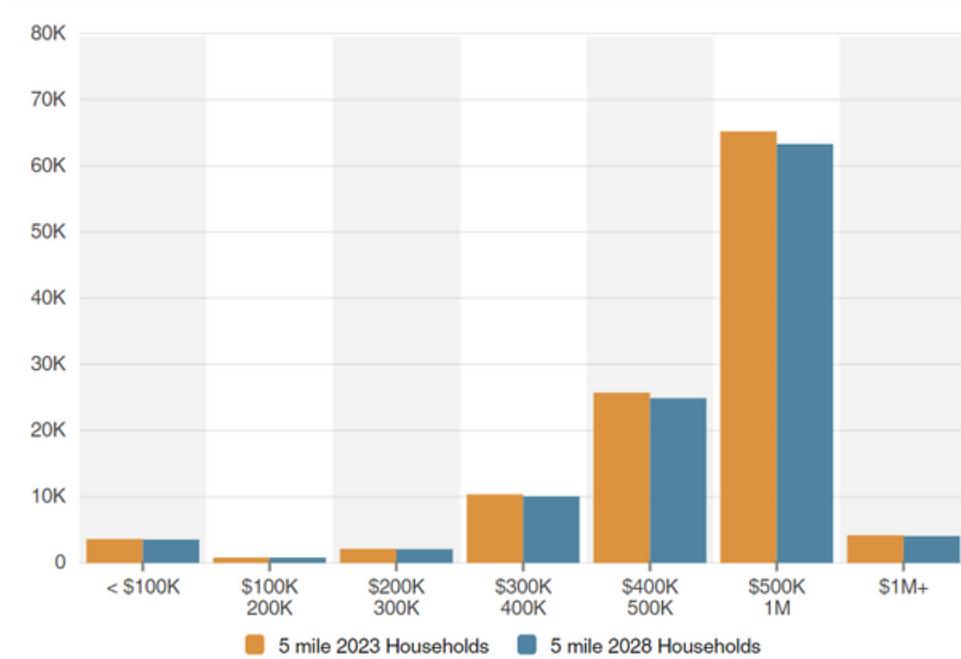
## Household Income



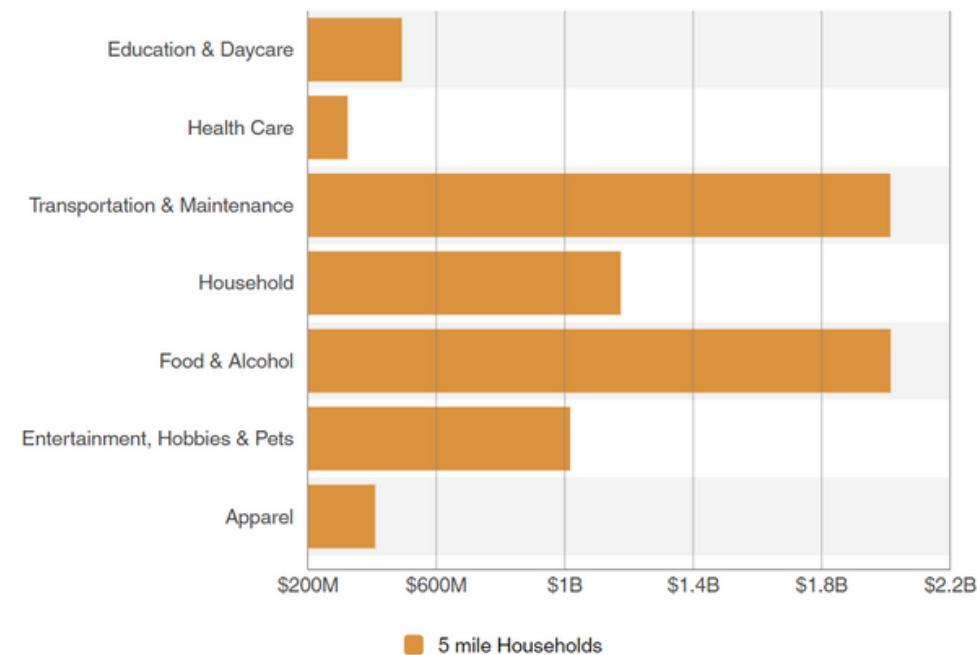
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$88,590	\$96,354	\$93,120
Median Household Income	\$71,679	\$76,902	\$71,917
< \$25,000	5,777	25,606	117,305
\$25,000 - 50,000	7,806	36,689	141,826
\$50,000 - 75,000	7,772	35,458	127,642
\$75,000 - 100,000	6,171	27,991	97,265
\$100,000 - 125,000	4,697	24,786	85,467
\$125,000 - 150,000	2,995	16,110	53,257
\$150,000 - 200,000	3,151	18,039	62,962
\$200,000+	2,284	15,086	57,642

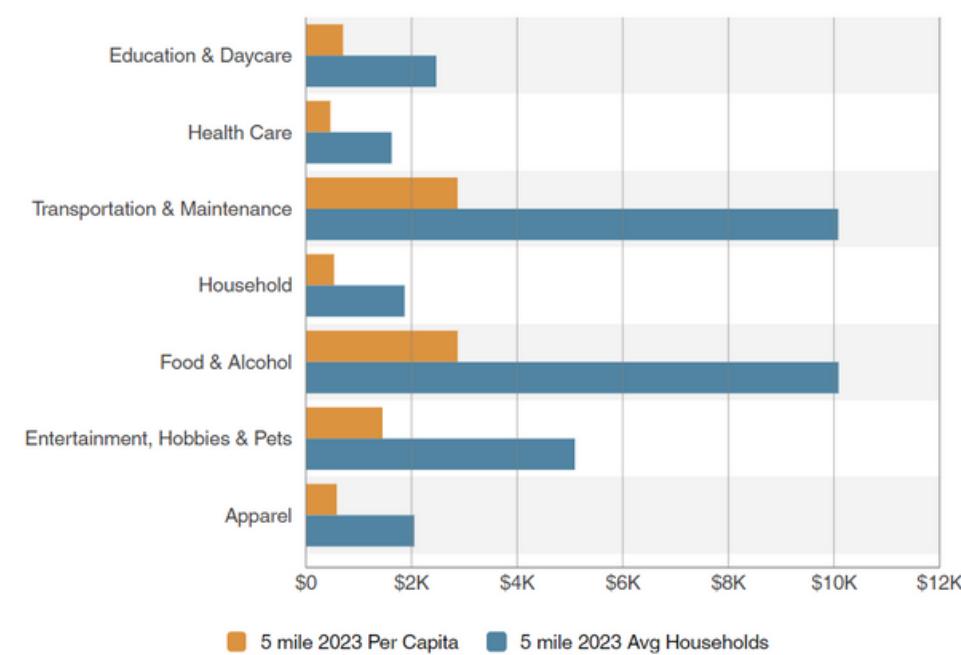
## Home Values



## Consumer Spending



## Per Capita & Avg Household Spending





# THE YAMZON TEAM

---

## CONTACT

**JORGE YAMZON**

Remax Commercial

Senior Vice President / Director

Direct: 626-786-5869

Email: [Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)

CA DRE LICENSE #01359483

**DEREK ING**

Remax Commercial

Senior Sales Associate

Direct: 626-272-0948

Email: [Derekking.remaxcre@gmail.com](mailto:Derekking.remaxcre@gmail.com)

CA DRE LICENSE #02041751

**JOSUE ESTRADA**

Remax Commercial

Broker-Associate

Direct: 909-364-8380

Email: [Josuerealtor1970@gmail.com](mailto:Josuerealtor1970@gmail.com)

CA DRE LICENSE #02052859