

FOR SALE

Building Size: \pm 5,048 SF & Lot Size: \pm 15,985 SF

OWNER-USER OPPORTUNITY WITH INVESTMENT INCOME

9726 - 9736 Alondra Blvd., Bellflower, CA 90706



ALONDRA BLVD

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

CA DRE LICENSE #01359483

DEREK ING

Remax Commercial

Vice President

Direct: 626-272-0948

Email: Dereking.remaxcre@gmail.com

CA DRE LICENSE #02041751

JOSUE ESTRADA

Remax Commercial

Broker Associate

Direct: 909-364-8380

Email: Josuerealtor1970@gmail.com

CA DRE LICENSE #02052859

PROPERTY DESCRIPTION

Subject Property:	9726 - 9736 Alondra Blvd., Bellflower, CA 90706
Building Size:	± 5,048 SF <ul style="list-style-type: none">• 9726 Alondra Blvd: ± 3,954 SF• 9736 Alondra Blvd: ± 1,094 SF
Lot Size:	± 15,985 SF <ul style="list-style-type: none">• 9726 Alondra Blvd: ± 6,426 SF• 9736 Alondra Blvd: ± 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

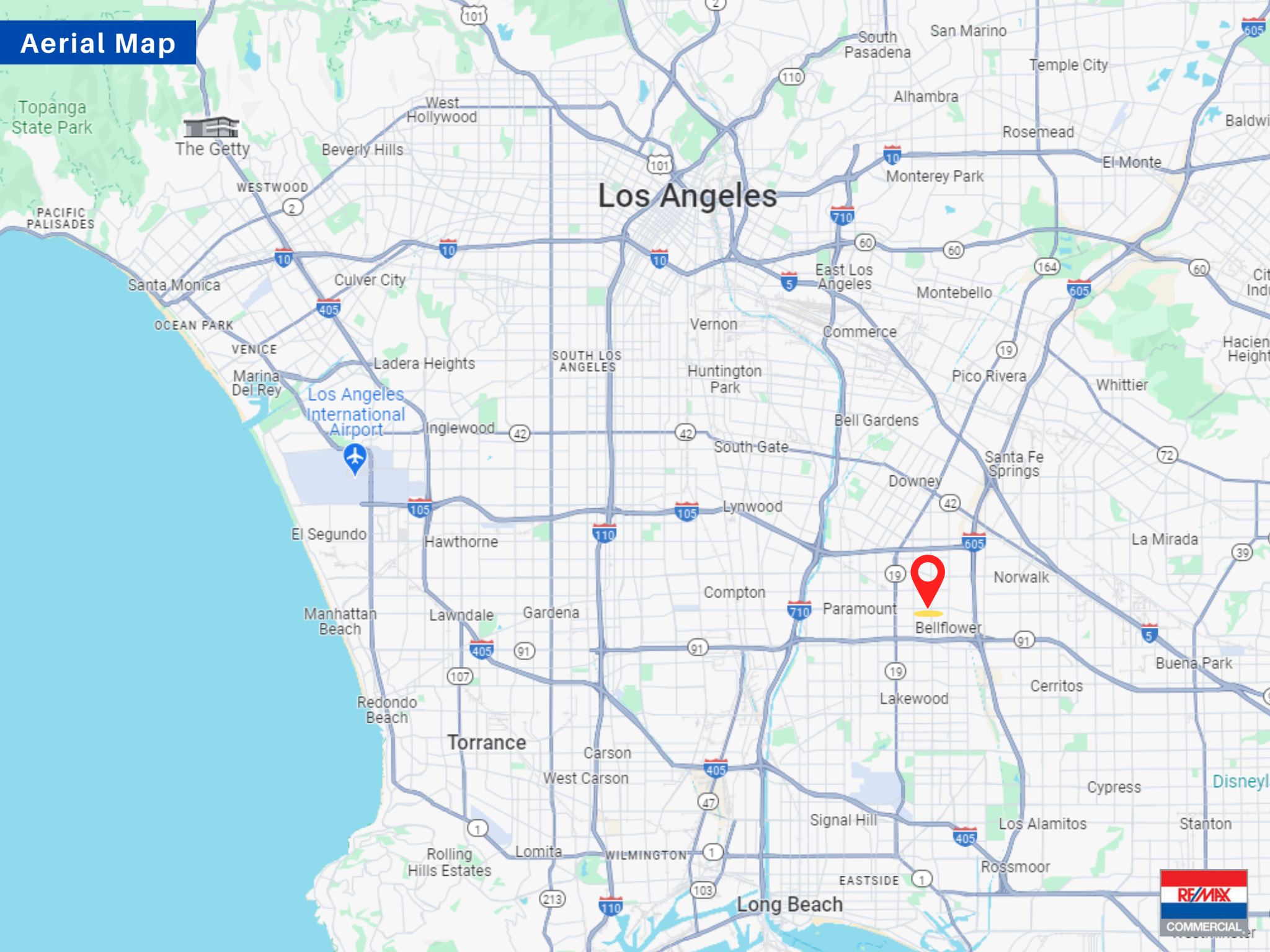
DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEAR ALL RISK FOR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



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



Aerial Map



Aerial Map

cricket[™]
wireless

O'Reilly
AUTO PARTS

SUBWAY

WaBa grill

ALONDRA BLVD

Traffic Volume: ± 20,949 VPD

SUBJECT PROPERTY

State Farm® GameStop
T-Mobile®
Jersey Mike's
Panda Express
UnionBank Little Caesars

BELLFLOWER BLVD

us bank

RITE AID

amazon locker

Smart & Final
extra!

Kwik
SERV

ALDI

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PARCEL MAP

9736 Alondra Blvd.
APN: 7106-015-029

9726 Alondra Blvd.
APN: 7106-015-007

ALONDRA BLVD

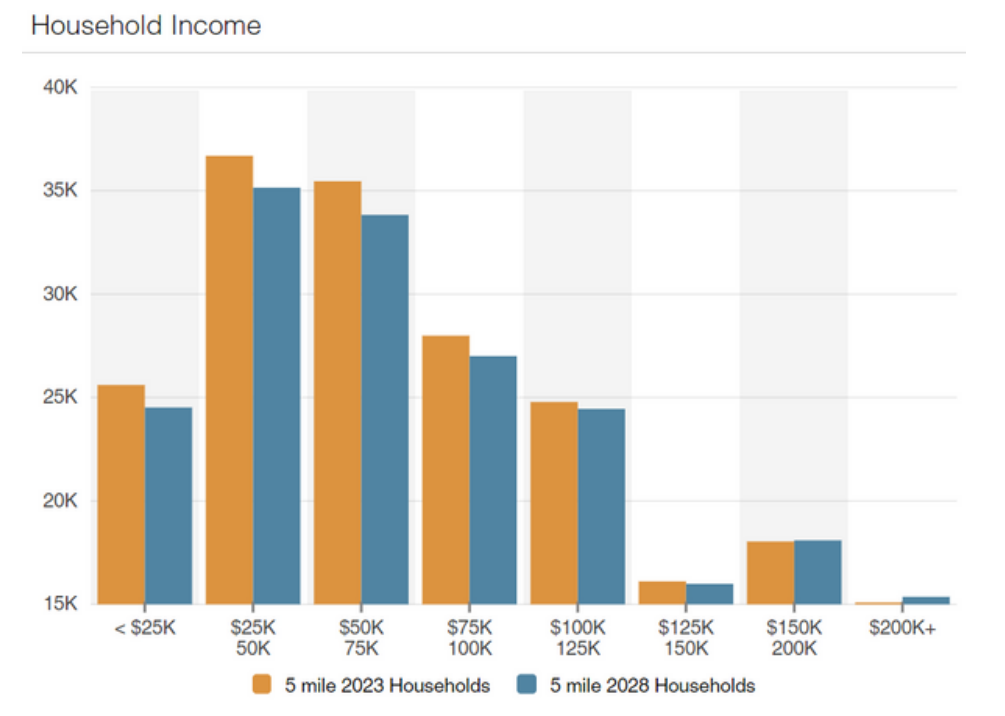
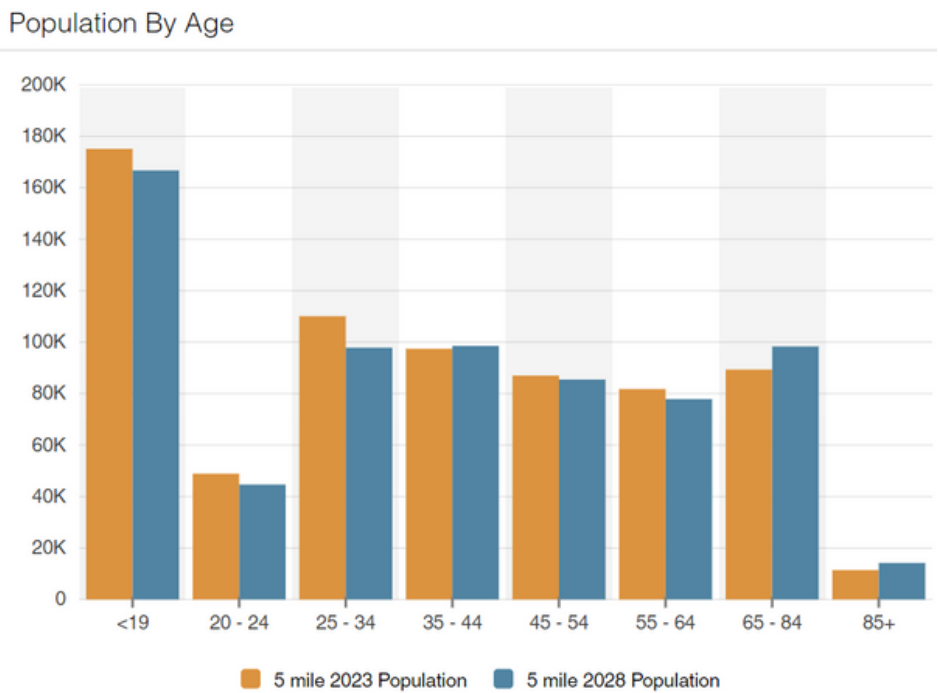
RADIUS DEMOGRAPHICS

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

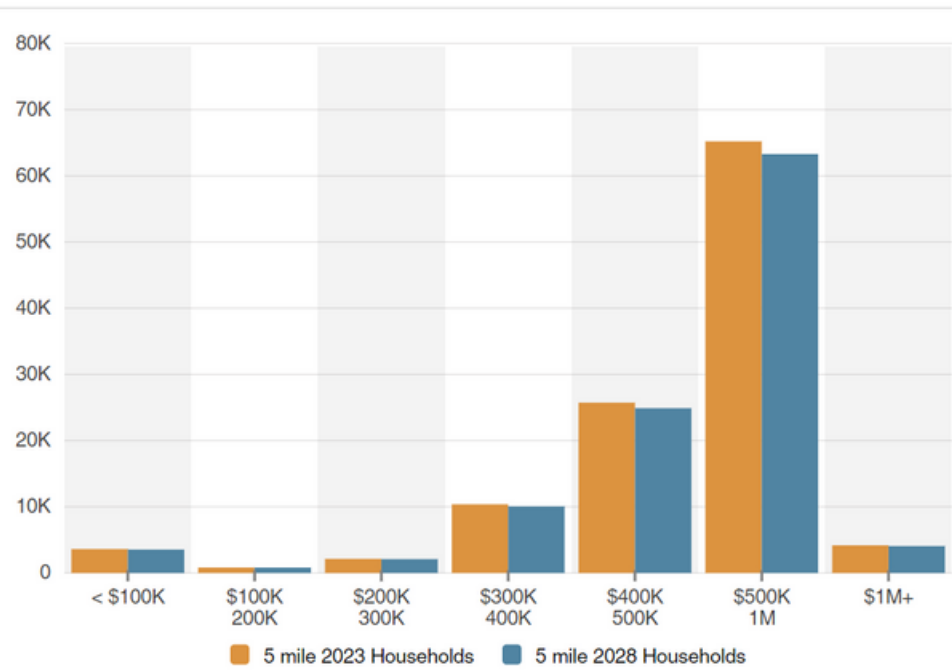
Households	2 mile	5 mile	10 mile
2010 Households	41,219	205,755	768,840
2023 Households	40,652	199,763	743,365
2028 Household Projection	39,689	194,404	723,929
Annual Growth 2010-2023	0.4%	0.3%	0.2%



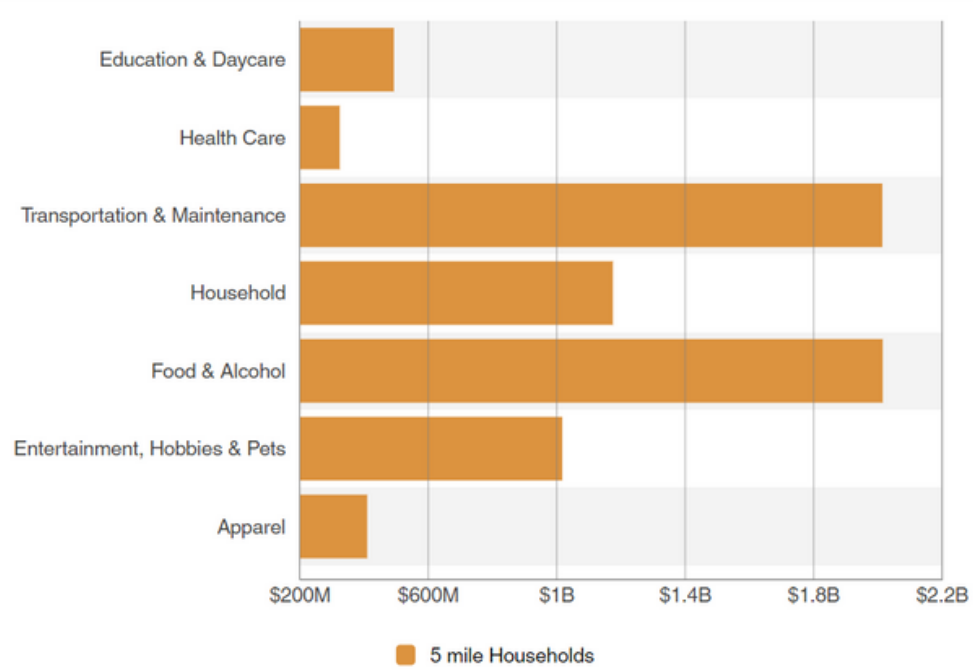
Income

	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

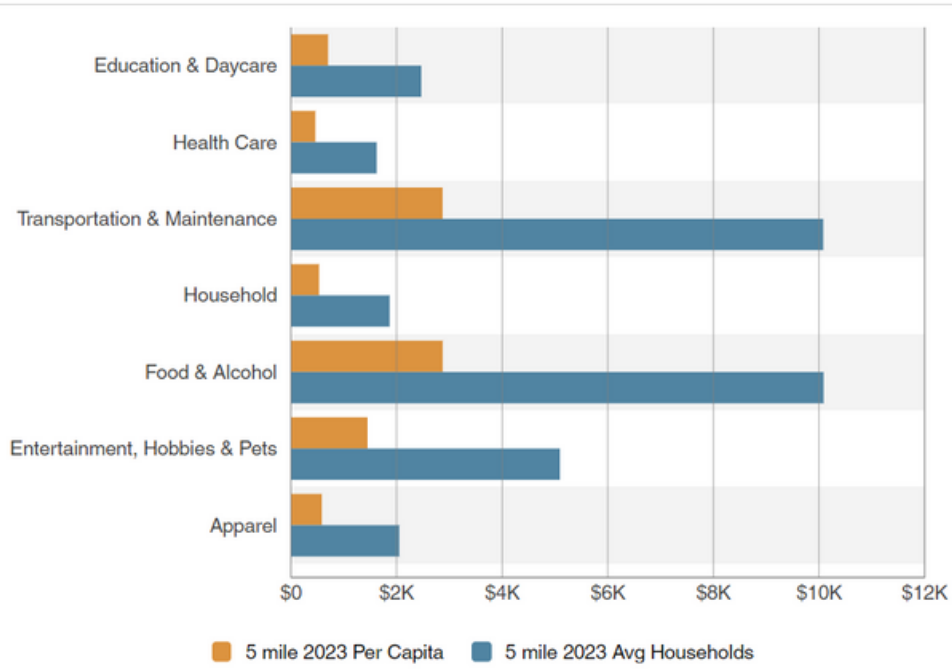
Home Values



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
CA DRE LICENSE #01359483

DEREK ING

Remax Commercial
Senior Sales Associate
Direct: 626-272-0948
Email: Dereking.remaxcre@gmail.com
CA DRE LICENSE #02041751

JOSUE ESTRADA

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