

3,600 SF Building Located in Bellflower



FOR SALE OR FOR LEASE

9833 BELMONT STREET
Bellflower, California 90706

**COLDWELL
BANKER
COMMERCIAL**
BLAIR WESTMAC

Executive

SUMMARY



BUILDING DESCRIPTION

| | |
|-----------------|--|
| Address: | 9833 Belmont Street Bellflower, CA 90706-5418 |
| Cross Streets: | Belmont Street & Adenmoor Avenue |
| Sale Price: | \$980,000 |
| Price/SF: | \$272.00 |
| Lease Price/SF: | \$2.00/SF, Modified Gross |
| Year Built: | 1955/1956 |
| Building Size: | 3,600 SF |
| Lot Size: | 7,438 SF |
| APN: | 7109-010-013 |

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR WESTMAC is pleased to present the property located at 9833 Belmont St in Bellflower, California; located in the heart of the town center district. The property benefits not only from its close proximity to the new SteelCraft and many other restaurants and shops but also from its easy access to the 91 freeway. The immediate area surrounding this property is retail, residential, and service-oriented type businesses. The property totals approximately 3,600 (SF) and consists of a retail building that is leased to Holland International Market and a medical office building that is currently vacant. There is a city owned parking lot located next to the building as well as ample street parking. This property is for lease or for sale and would be best suited for owner user/ investor.

PROPERTY HIGHLIGHTS

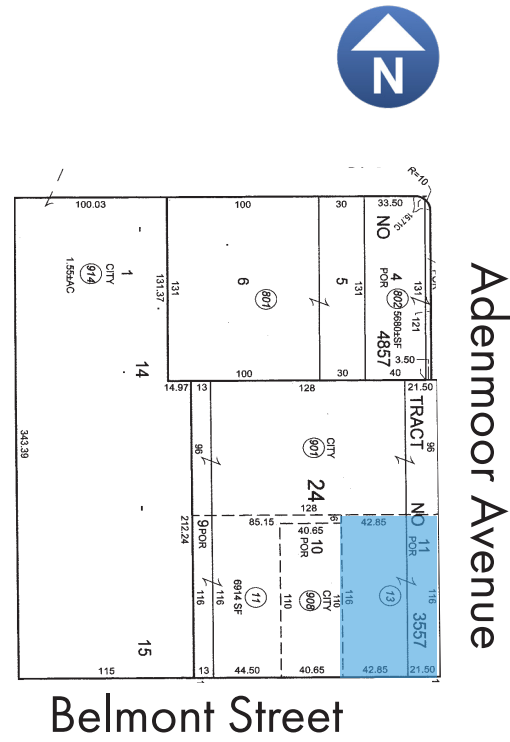
- Ample shared parking spaces available next to the property
- Great Owner-User/Investment Opportunity
- Great Location - located in the heart of the Bellflower Town Center
- Two buildings on one parcel;
- Walking distance to Bellflower City Hall

EXISTING MARKET LEASE TERMS

- Lease expiration: July 2022
- Rent: \$2,000/per month, 2% increases

Property

INFORMATION



City

DESCRIPTION



BELLFLOWER, CALIFORNIA

"To protect and enrich the quality of life, to make Bellflower an excellent place to live, work and play." – Mission Statement - City of Bellflower

Bellflower is the 25th largest City in the State of California, located just 20 miles south of Los Angeles. The City occupies 6.1 square miles with a population of over 78,106. The city's origin begins at the turn of the Century with the settlement of Dutch dairy farmers and was incorporated in 1957. There are just over 24,897 households and 4,077 commercial businesses existing in the City with new residential and commercial developments on the horizon.

Historically known as a bedroom community, Bellflower is developing a reputation as the "place to be." The city has introduced over 130 new housing units and creative developments that are renewing interest in Bellflower's business community. Using almost every tool in the toolbox, staff have successfully worked with developers to invest in Bellflower. From two Choice

Hotels to a Mixed-Use Transit Oriented Development featuring a Laemmle Theatre, the city works closely with developers and businesses to make their projects a reality. Its efforts have produced projects that are complete or well underway, such as SteelCraft, Dunkin', In-N-Out, and The Exchange. The Los Angeles County Economic Development Corporation (LAEDC) has identified Bellflower as a finalist for its 2019 Most Business-Friendly city in LA County Award. Business-friendly programs and services are a critical factor in job-creation. Bellflower was selected based on its ability to demonstrate priority to economic development and creation of quality jobs, based on its excellence in programs/services designed to facilitate business entry, expansion, and retention, and also based on its competitive business tax rates and fee structures. The City's availability of economic incentives and effective communication with business clients placed Bellflower in the top list of finalist.

Business

DESCRIPTION

BUSINESS DISTRICT

The City of Bellflower boasts a historic downtown which offers live concerts, outdoor movies, car shows and special holiday events. In recent years, the City focused on improving the downtown's environment by adding streetscape enhancements, providing grants for façade upgrades to local businesses, and working to attract a vast array of restaurants to create a unique, dining destination.

Bellflower supports small homegrown businesses and embraces entrepreneurial spirit. The newest development underway is SteelCraft, an outdoor food hall located on a 15,000 square-foot lot in the heart of Downtown Bellflower. SteelCraft will feature nine vendors serving craft food out of repurposed shipping containers. In addition to building SteelCraft, developer Howard CDM is also moving its corporate headquarters to Bellflower.

In 2018, the city celebrated the grand opening of The Mayne Events Center and the Los Angeles County Fire Museum, a 24,000 square foot facility which houses a ground-floor fire apparatus museum and full-service event center located directly above. Just across Bellflower Boulevard, a new parking structure will soon begin construction. The City is committed to providing ample parking for the growing business community.

Bellflower is seeking to expand entertainment options and increase public art within the city. Citizens are excited to see the construction downtown and are proud to be residents of Bellflower. Bellflower is actively working to create a pedestrian-friendly atmosphere with modern housing, a great selection of eateries and a variety of entertainment options.



Zoning

DESCRIPTION

The property is zoned General Commercial (CG) and Town Center (TC) District. The purpose of the Town Center (TC) District is to provide for the development and redevelopment of the City's downtown area. The intent is to accommodate and promote traditional specialty retail uses, enhance pedestrian activities through street furniture, landscape, and hardscape amenities, promote entertainment activities, respect established traditional building designs, encourage well designed and pedestrian oriented signage and promote inviting storefront design. (For more information visit the Bellflower Municipal Code). Permitted uses would include but are not restricted too: Personal Services, Automobile Uses, Business Office Support, Financial Services, Entertainment, Retail Services, etc.



Additional Property

PHOTOS





For more information contact:

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