

8700-8714 ALONDRA BLVD  
BELLFLOWER, CA 90706

cag | COMMERCIAL  
ASSET GROUP

EXCLUSIVELY  
LISTED  
FOR SALE

PRIME BELLFLOWER  
CORNER DEVELOPMENT



## LAND SIZE


±18,553 SF

## SALE PRICE

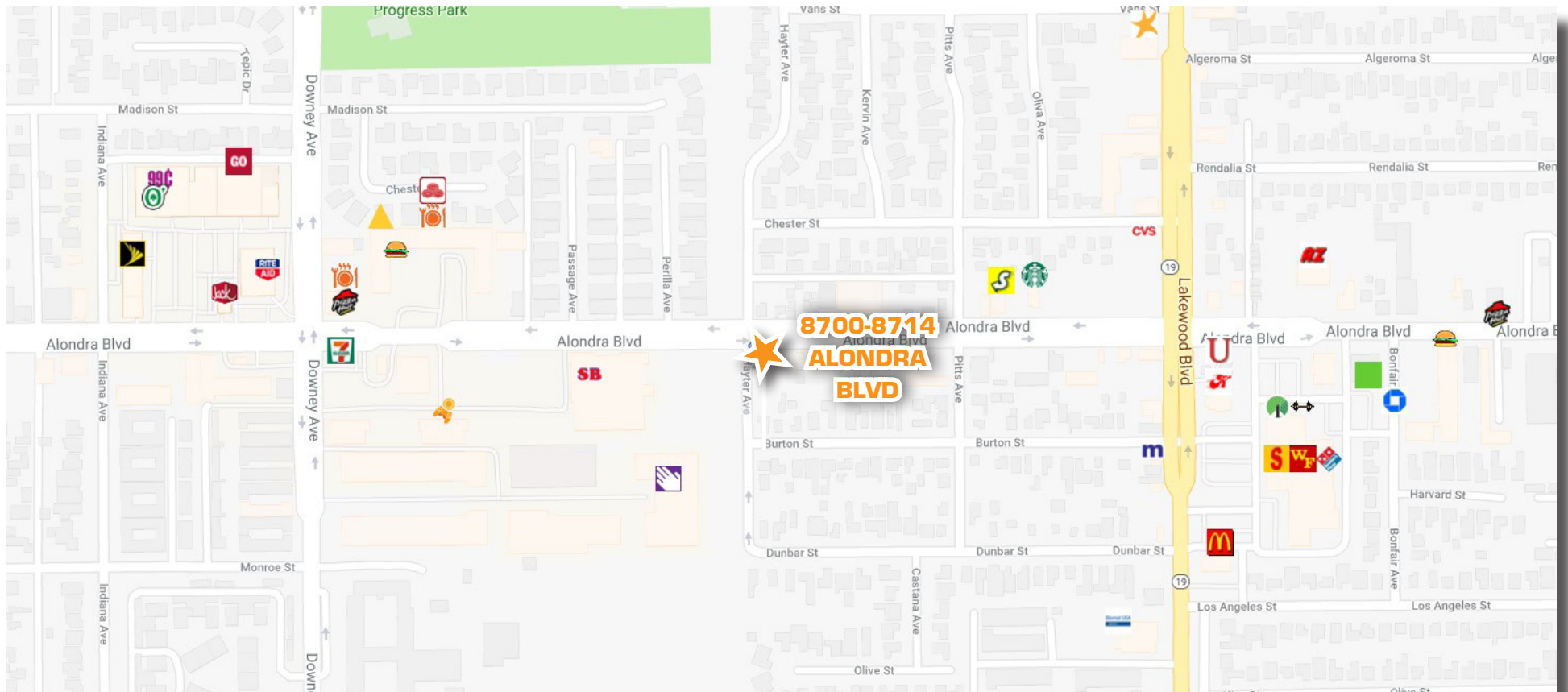
\$2,295,000

## PRICE PER LAND SF

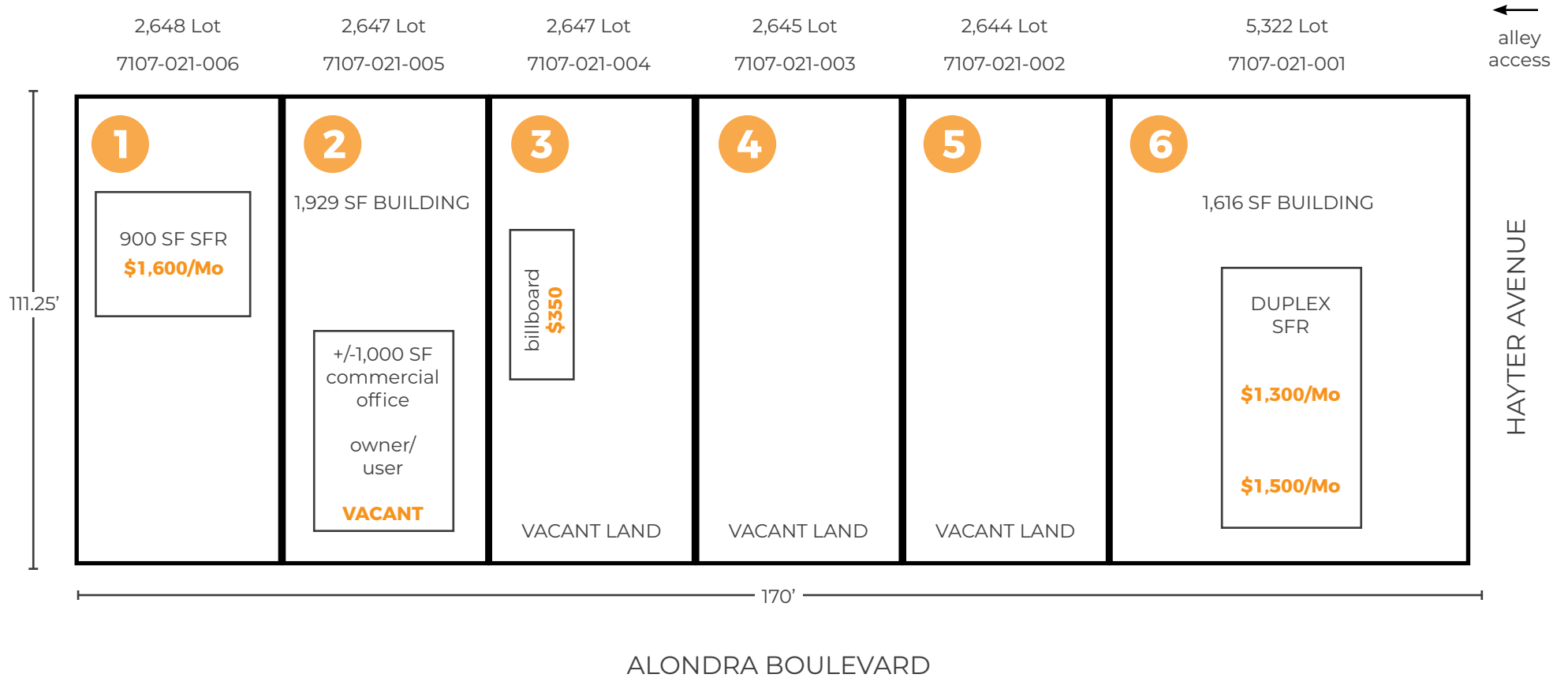
\$123.69

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- +/-18,553 SF OF COMMERCIAL LAND ON THE HARD CORNER OF ALONDRA BLVD AND HAYTER AVE
  - OFFERING CONSISTS OF 6 TOTAL PARCELS WITH 3 RESIDENTIAL UNITS, 1 COMMERCIAL UNIT AND 1 BILLBOARD. ALL TENANTS ON MONTH-TO-MONTH BASIS
  - CORNER LOCATION WITH CONVENIENT INGRESS/ENGRESS FROM ALONDRA BLVD AND HAYTER AVE WITH 170' OF FRONTAGE ON ALONDRA BLVD
  - GOOD LOCAL AREA DEMOGRAPHICS +/-1 MILE POPULATION: 39,300 AND +/-1 MILE AVERAGE INCOME: \$51,000

# SURROUNDING RETAILERS



# PROPERTY PLAT MAP GUIDE



ZONING: BFCG  
TOTAL LAND SF: 18,553

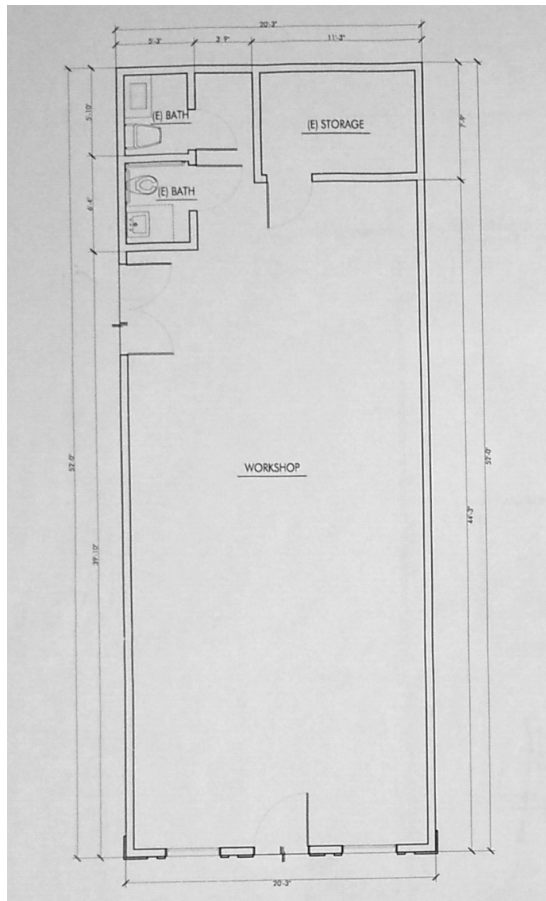
TOTAL MONTHLY RENT: \$4,750  
NOTE: 1,000 SF COMMERCIAL OFFICE IS VACANT COE

# AERIAL

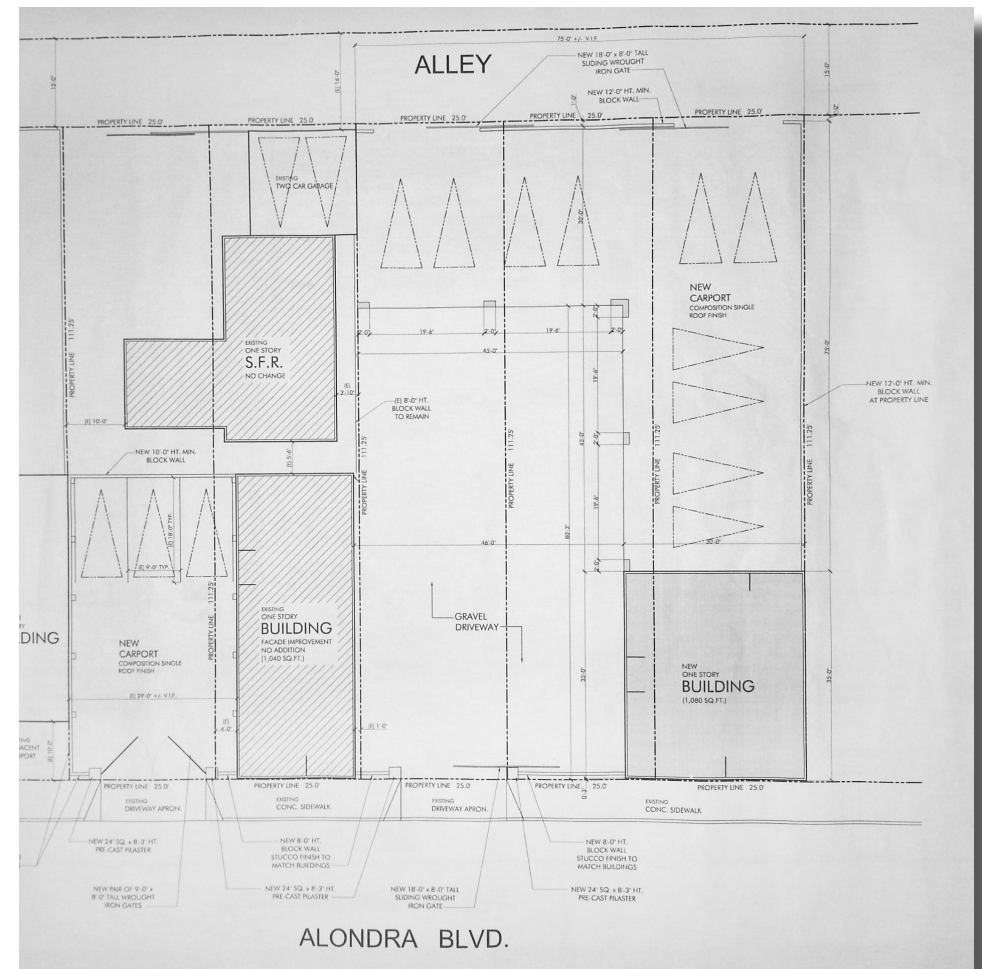


# POTENTIAL CONVERSION PLANS (OWNER-USER)

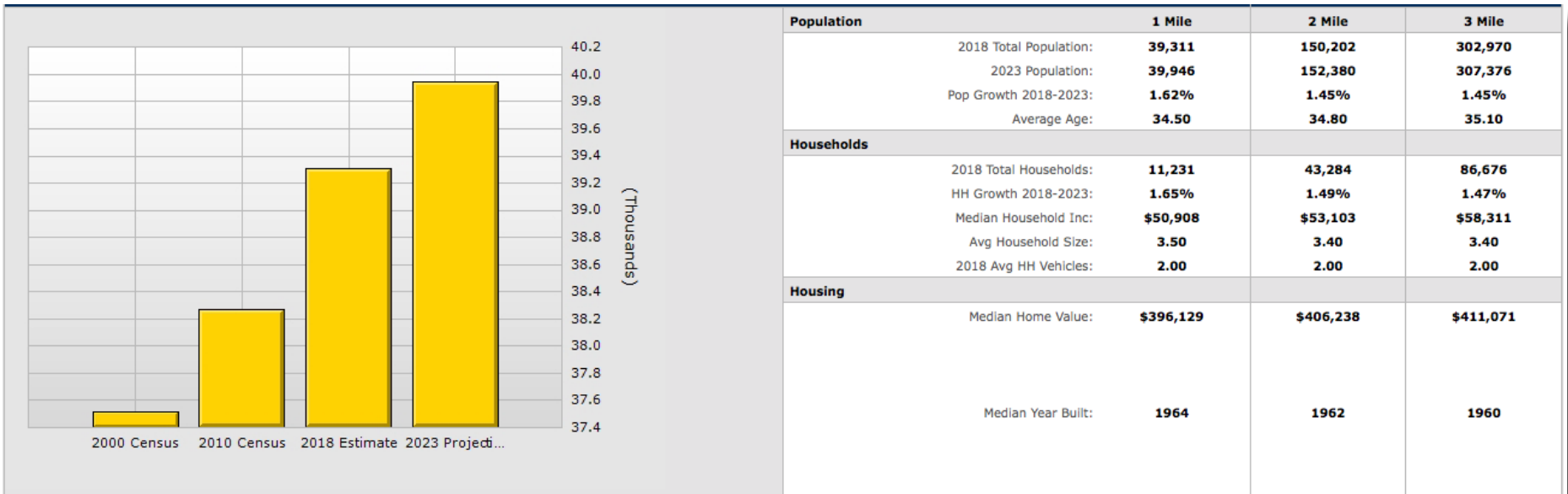
STREET ELEVATION (NOT SHOWING CORNER LOT)



BIRDS EYE (NOT SHOWING CORNER LOT)



# DEMOGRAPHICS



	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2018 Total Population:	<b>39,311</b>	<b>150,202</b>	<b>302,970</b>
2023 Population:	<b>39,946</b>	<b>152,380</b>	<b>307,376</b>
Pop Growth 2018-2023:	<b>1.62%</b>	<b>1.45%</b>	<b>1.45%</b>
Average Age:	<b>34.50</b>	<b>34.80</b>	<b>35.10</b>
<b>Households</b>			
2018 Total Households:	<b>11,231</b>	<b>43,284</b>	<b>86,676</b>
HH Growth 2018-2023:	<b>1.65%</b>	<b>1.49%</b>	<b>1.47%</b>
Median Household Inc:	<b>\$50,908</b>	<b>\$53,103</b>	<b>\$58,311</b>
Avg Household Size:	<b>3.50</b>	<b>3.40</b>	<b>3.40</b>
2018 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$396,129</b>	<b>\$406,238</b>	<b>\$411,071</b>
Median Year Built:	<b>1964</b>	<b>1962</b>	<b>1960</b>

# PROPERTY PHOTOS

## ALONDRA BLVD STREET VIEW



ALONDRA FRONT - FACING WEST



8714 ALONDRA - REAR UNIT  
OFFICE/PARKING



BILLBOARD AND VACANT LOTS



8700 ALONDRA - CORNER SFR



8700 ALONDRA - CORNER SFR



ALONDRA & HAYTER - HARD CORNER



# PHOTOS-STREET VIEW FROM CORNER & ALLEY



HAYTER AVE CORNER- FACING EAST



HAYTER AVE- 8700 REAR SFR



HAYTER AVE - REAR SFR



HAYTER AVE - REAR ALLEY ACCESS



8714 REAR - ALLEY VIEW

# STREET LEVEL PHOTOS-CONTINUED



VACANT  
LAND



8714 ALONDRA  
FRONT UNIT



8714 ALONDRA  
REAR UNIT

# AERIAL IMAGES



# AERIAL IMAGES-CONTINUED

FACING SOUTHEAST



FACING SOUTHWEST



FACING NORTH



FACING NORTHEAST



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