

RETAIL FOR LEASE ON PRIME BELLFLOWER BLVD LOCATION

17159 BELLFLOWER BOULEVARD, BELLFLOWER CA 90706



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ASSET GROUP



BELLFLOWER BLVD & 91 FWY - SIGNALIZED INTERSECTION

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Highlights

- Approximately 866 Sq. Ft. Retail Available
- Well Maintained Center
- Easily Accessible Location
- Ample Parking
- Monument Signage Available
- Ideal Location for: Tax Services, Staffing Agency, Computer Repair, Barber Shop or Beauty Salon, Smoke Shop, Flower Shop, Ice Cream and More

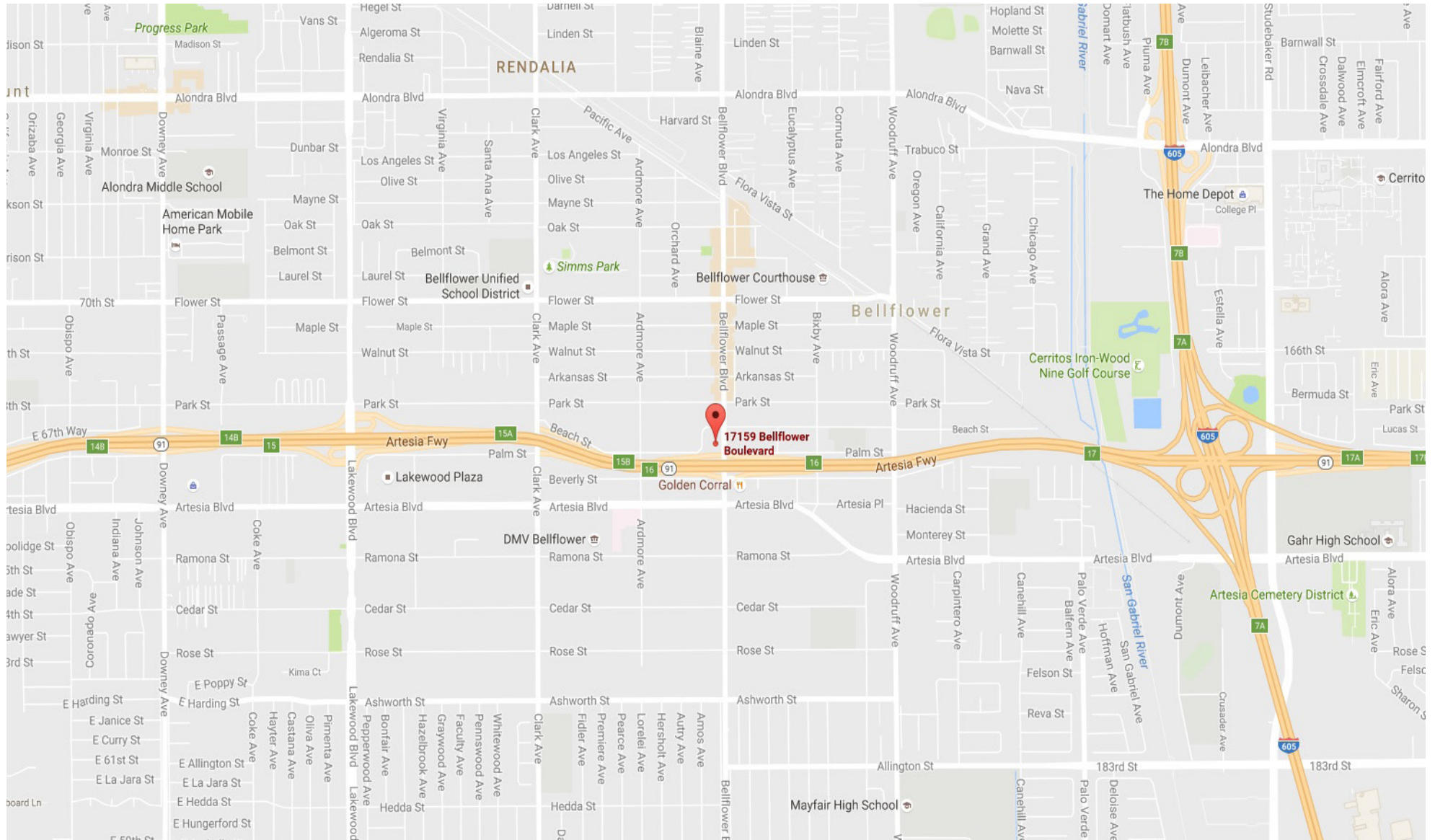
Area Amenities

- Prime Bellflower Location On Heavily Trafficked Bellflower Blvd
- Cars Per Day: 29,000
- Right off the 91 Artesia FWY
- Nestled In The Heart Of Bustling Downtown Bellflower
- 1 Mile Population: 42,458
- 1 Mile AVG Household Income: \$65,000

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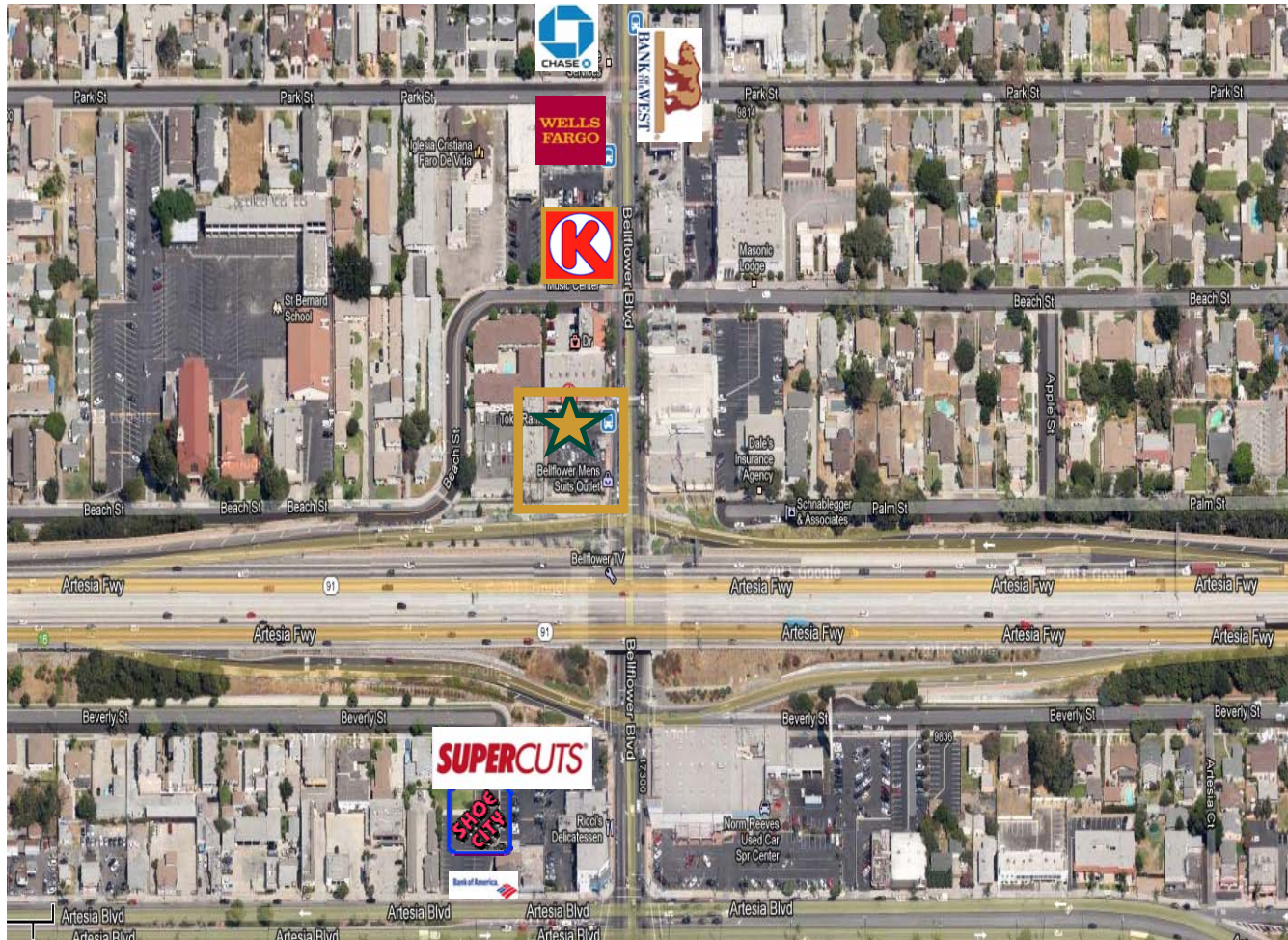
MAP

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AERIAL

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DEMOGRAPHICS

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	1 Miles:	3 Miles:	5 Miles:
Population: 2012B			
Total Population	42,458	279,567	716,913
Female Population	51.6%	51.1%	51.2%
Male Population	48.4%	48.9%	48.8%
Population Density	13,351	9,952	9,001
Population Median Age	32.0	34.0	34.0
Total Employees	10,008	79,256	209,537
Total Establishments	1,650	9,874	24,192
Population Growth 2000-2010	4.4%	1.7%	1.7%
Population Growth 2012B-2017	0.2%	-0.6%	-0.8%
Income: 2012B			
Average Household Income	\$64,937	\$75,383	\$78,110
Median Household Income	\$51,400	\$60,044	\$60,944
Per Capita Income	\$21,598	\$22,866	\$23,055
Avg Income Growth 2000-2010	168.9%	100.7%	-9.9%
Avg Income Growth 2012B-2017	13.1%	12.4%	12.5%
Households: 2012B			
Households	13,953	84,196	210,374
Average Household Size	3.00	3.28	3.36
Hhld Growth 2000-2010	1.3%	-0.0%	0.3%
Hhld Growth 2012B-2017	0.9%	0.7%	0.7%
Housing Units: 2012B			
Owner Occupied Units	13,953	84,196	210,374
% Owner Occupied Units	96.1%	97.2%	97.2%
% Vacant Housing Units	3.9%	2.9%	2.8%
Owner Occ Housing Growth 2000-2010	-8.8%	-0.8%	-0.3%
Owner Occ Housing Growth 2000-2017	-9.9%	-0.6%	0.1%
Owner Occ Housing Growth 2012B-2017	0.8%	0.6%	0.6%
Occ Housing Growth 2000-2010	1.3%	0.1%	0.4%
Occ Housing Growth 2010-2017	2.5%	2.3%	2.3%
Occ Housing Growth 2012B-2017	0.9%	0.7%	0.7%
Race and Ethnicity: 2012B			
% American Indian or Alaska Native Population	1.0%	0.9%	0.8%
% Asian Population	12.3%	13.9%	14.1%
% Black Population	15.6%	10.7%	10.0%
% Hawaiian or Pacific Islander Population	1.0%	0.8%	0.8%
% Multirace Population	5.0%	4.7%	4.6%
% Other Race Population	23.4%	22.6%	24.4%
% White Population	41.8%	46.4%	45.3%
% Hispanic Population	47.5%	50.9%	54.4%
% Non Hispanic Population	52.5%	49.1%	45.6%

SITE PLAN

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For more information, please call.



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