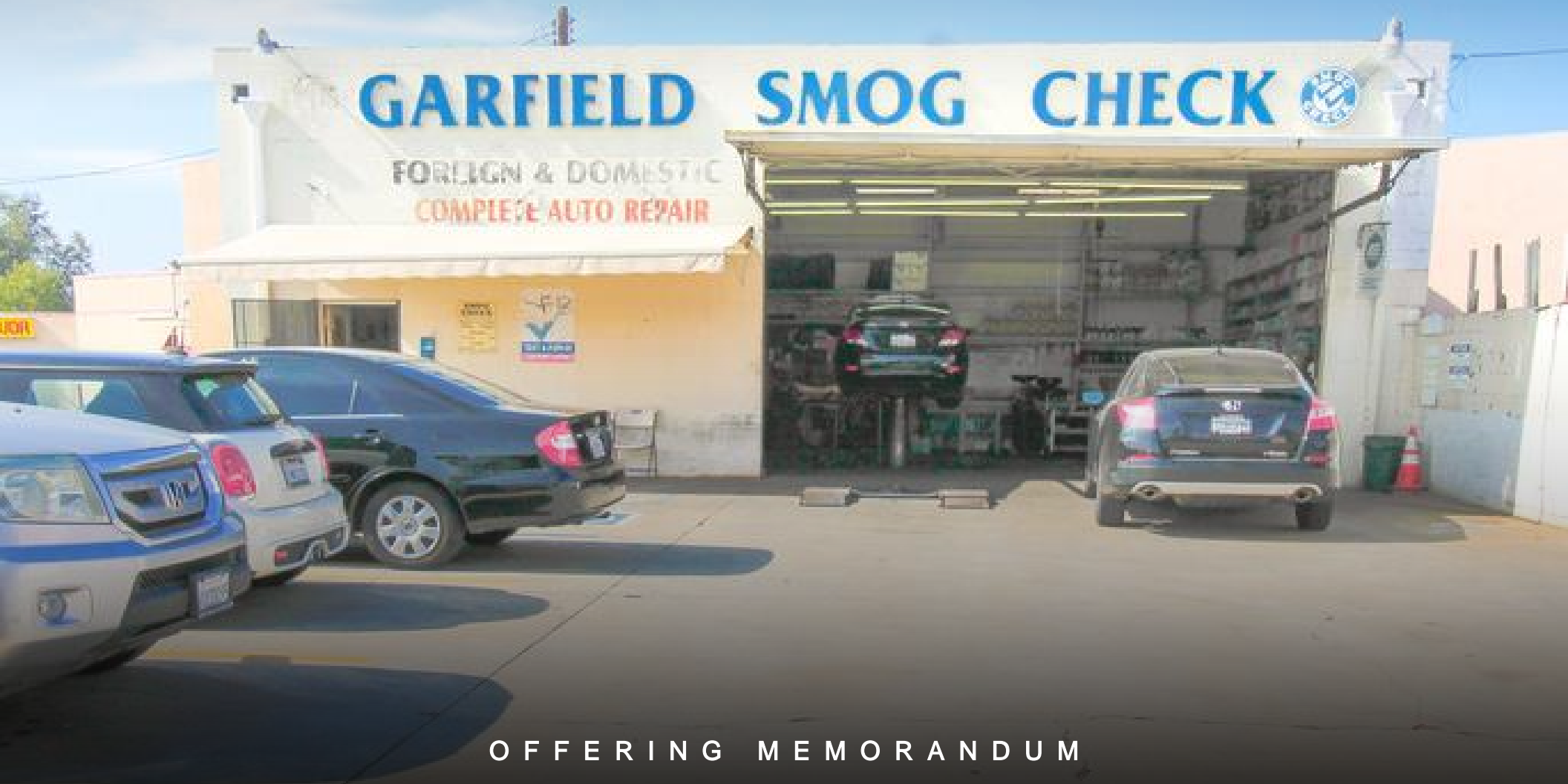


11523 Bellflower Blvd

11523 Bellflower Blvd, Downey CA 90241



OFFERING MEMORANDUM

11523 Bellflower Blvd

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Inquire today:

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PLEASE CONTACT CENTURY 21 COMMERCIAL CORNERSTONE GROUP FOR MORE DETAILS.

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS **11523 Bellflower Blvd
Downey CA 90241**

COUNTY **Los Angeles**

YEAR BUILT **1969**

FINANCIAL SUMMARY

OFFERING PRICE **\$589,988**

PRICE PSF **\$382.61**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	27,533	276,617	768,394
2019 Median HH Income	\$61,320	\$65,906	\$58,847
2019 Average HH Income	\$77,231	\$82,921	\$75,196



Location Summary

- Great owner/user opportunity with Bellflower Boulevard street frontage. Located between busy Lakewood Blvd. and Stewart and Gray, with direct access onto Lakewood Blvd. Within miles of 605, 105, and 5 freeways. Property currently occupied by a successful auto repair shop in service for over 20 years. Equipment, inventory, and computer sales software included in asking price.

PROPERTY: +/- 1,500 sq. ft. building situated on a +/- 4,000 sq. ft. lot. Property has (1) one manual double-roll up door, four (4) hydraulic lifts - (2) electrical, (1) air, (2) external. Large open space, small office, upstairs mezzanine storage area, shop sink, (1) restroom, outside storage.

Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

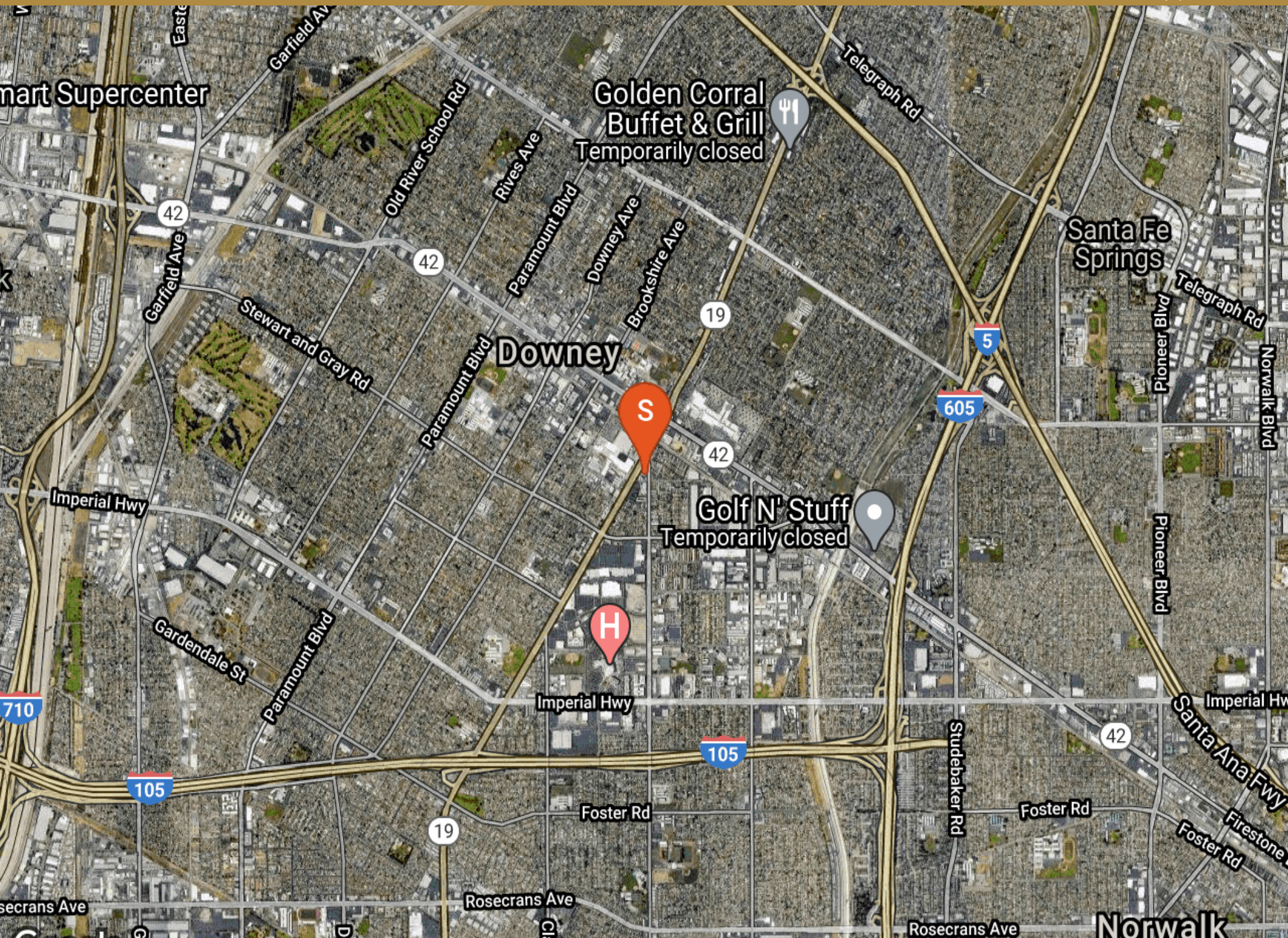
Additional Maps

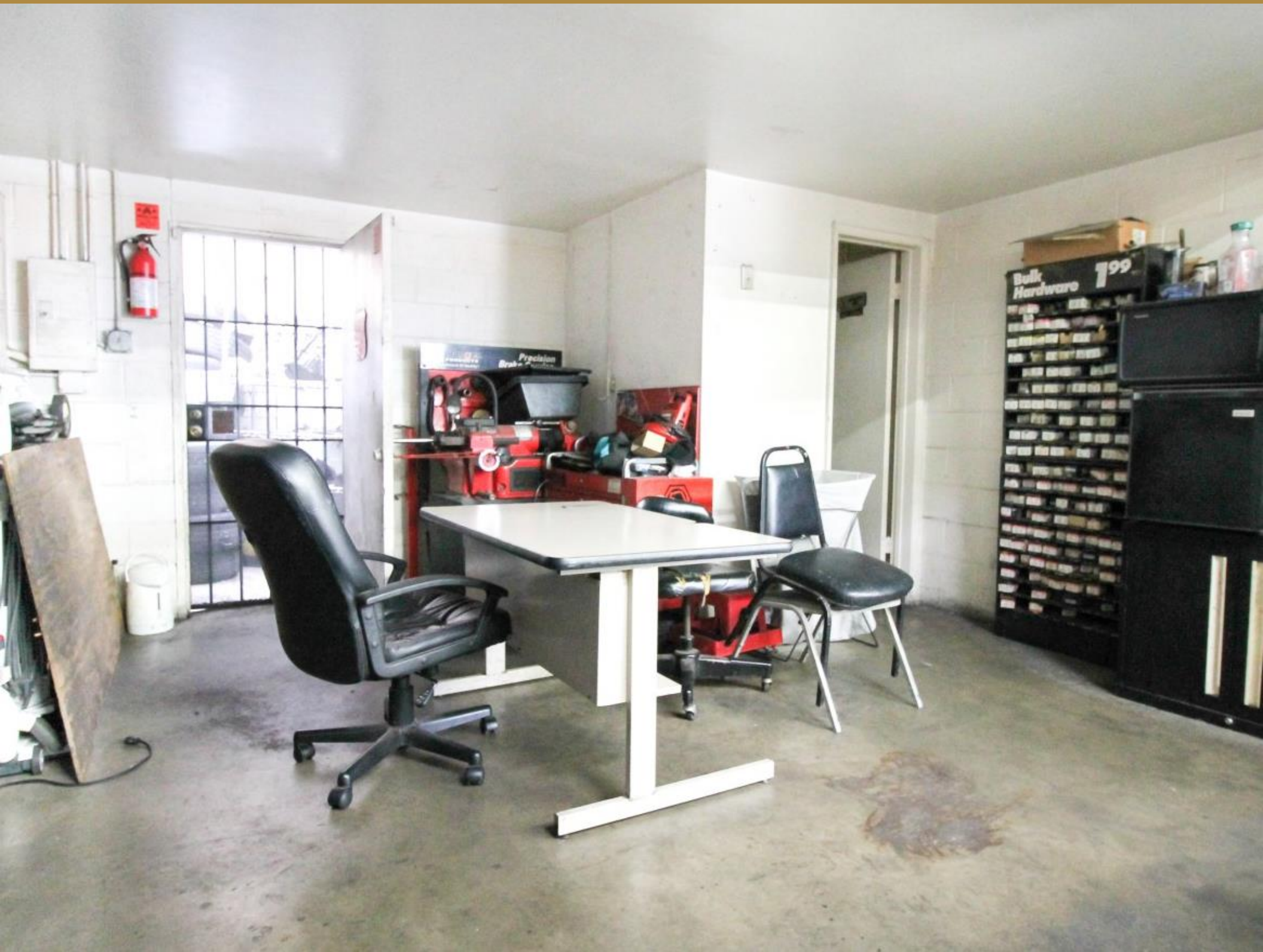
Pictures with Captions

PROPERTY FEATURES

GLA (SF)	1,542
LAND ACRES	0.10 AC
YEAR BUILT	1969
BUILDING CLASS	C
NUMBER OF STORIES	1
PARKING RATIO	3.89/1,000 SF



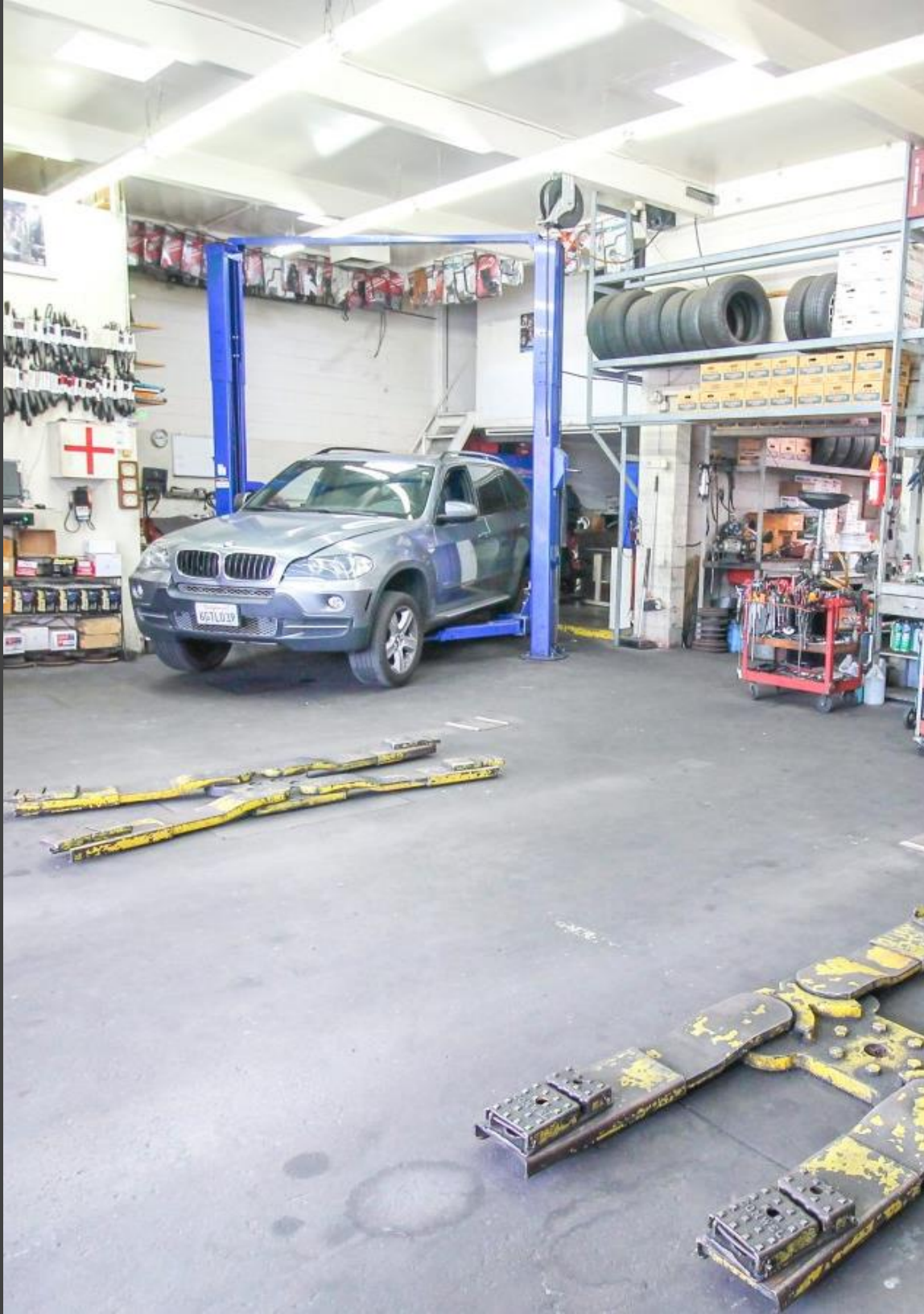












03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,515	262,650	737,697
2010 Population	26,435	268,182	745,331
2019 Population	27,533	276,617	768,394
2024 Population	27,931	279,697	777,043
2019 African American	1,039	12,215	42,032
2019 American Indian	219	2,554	7,109
2019 Asian	1,840	19,446	50,648
2019 Hispanic	20,355	208,337	599,535
2019 Other Race	7,943	86,367	261,477
2019 White	15,314	143,630	372,374
2019 Multiracial	1,133	11,656	31,770
2019-2024: Population: Growth Rate	1.45 %	1.10 %	1.10 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	801	5,618	17,518
\$15,000-\$24,999	644	5,470	17,119
\$25,000-\$34,999	771	6,166	18,212
\$35,000-\$49,999	1,106	9,993	28,954
\$50,000-\$74,999	1,761	15,600	41,331
\$75,000-\$99,999	1,632	12,486	29,327
\$100,000-\$149,999	1,115	13,109	31,000
\$150,000-\$199,999	392	4,976	10,753
\$200,000 or greater	373	3,572	6,874
Median HH Income	\$61,320	\$65,906	\$58,847
Average HH Income	\$77,231	\$82,921	\$75,196

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,629	77,519	200,936
2010 Total Households	8,396	75,634	196,849
2019 Total Households	8,594	76,992	201,091
2024 Total Households	8,665	77,435	202,347
2019 Average Household Size	3.18	3.57	3.79
2000 Owner Occupied Housing	3,059	41,779	100,143
2000 Renter Occupied Housing	5,354	33,789	94,717
2019 Owner Occupied Housing	2,985	40,571	98,078
2019 Renter Occupied Housing	5,609	36,420	103,013
2019 Vacant Housing	519	3,507	8,592
2019 Total Housing	9,113	80,499	209,683
2024 Owner Occupied Housing	3,044	41,266	100,060
2024 Renter Occupied Housing	5,621	36,169	102,287
2024 Vacant Housing	537	3,664	8,895
2024 Total Housing	9,202	81,099	211,242
2019-2024: Households: Growth Rate	0.80 %	0.55 %	0.60 %



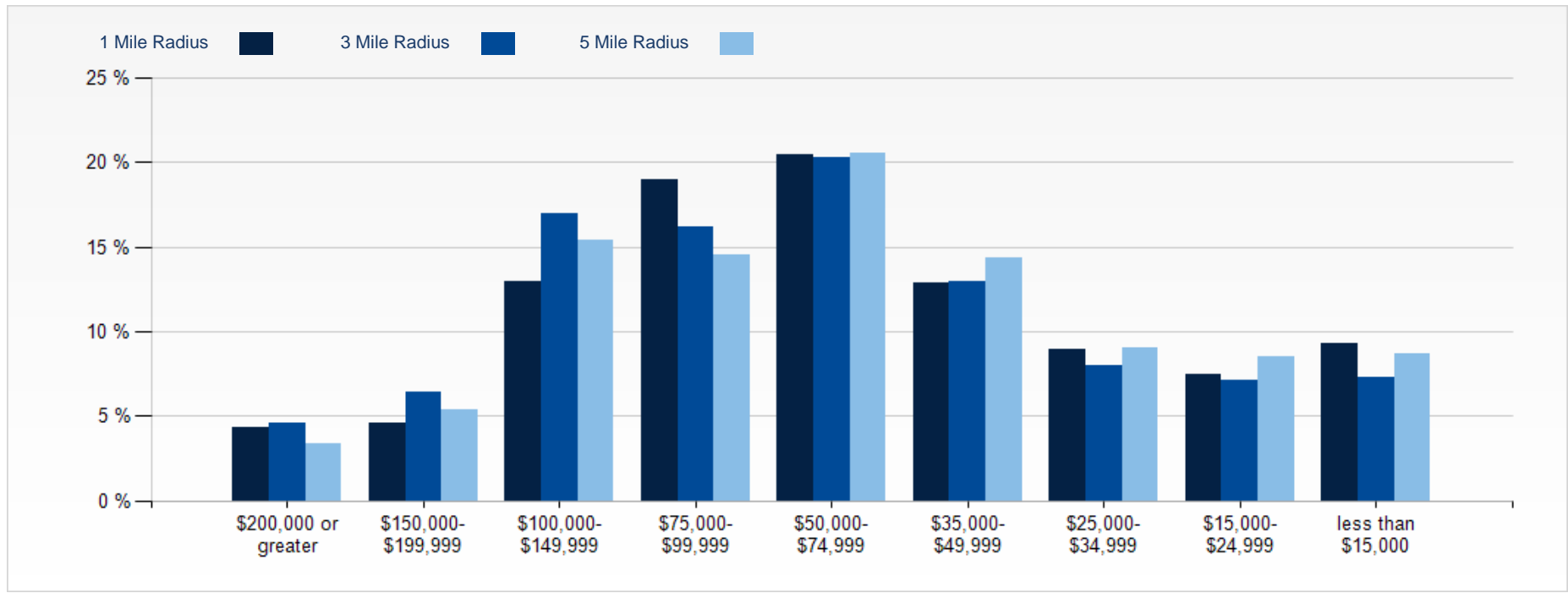
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	2,090	21,915	60,961
2019 Population Age 35-39	1,945	19,279	53,530
2019 Population Age 40-44	1,796	17,313	47,082
2019 Population Age 45-49	1,805	17,634	47,554
2019 Population Age 50-54	1,589	16,317	43,715
2019 Population Age 55-59	1,507	15,436	40,667
2019 Population Age 60-64	1,263	13,652	35,657
2019 Population Age 65-69	990	10,896	28,207
2019 Population Age 70-74	767	8,238	21,001
2019 Population Age 75-79	530	5,432	13,856
2019 Population Age 80-84	367	3,526	8,744
2019 Population Age 85+	523	3,887	9,063
2019 Population Age 18+	20,791	207,604	564,305
2019 Median Age	33	34	32

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,417	\$64,143	\$58,673
Average Household Income 25-34	\$75,133	\$80,585	\$73,517
Median Household Income 35-44	\$69,867	\$77,629	\$66,058
Average Household Income 35-44	\$84,264	\$91,800	\$82,260
Median Household Income 45-54	\$76,687	\$80,591	\$72,897
Average Household Income 45-54	\$93,292	\$96,772	\$87,045
Median Household Income 55-64	\$66,654	\$71,085	\$62,845
Average Household Income 55-64	\$82,020	\$86,139	\$77,903
Median Household Income 65-74	\$54,108	\$54,510	\$50,152
Average Household Income 65-74	\$65,381	\$70,517	\$64,443
Average Household Income 75+	\$46,148	\$51,132	\$46,430

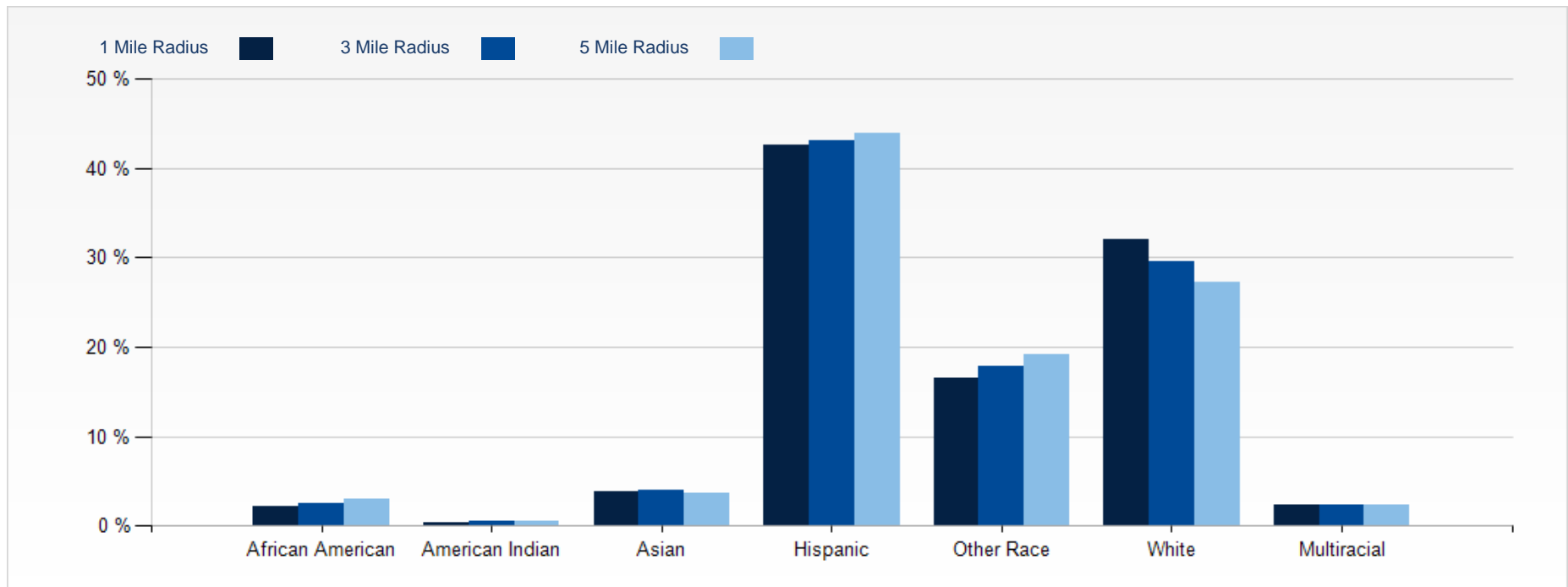
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,412	23,649	64,983
2024 Population Age 35-39	2,054	21,620	58,772
2024 Population Age 40-44	1,869	19,030	52,532
2024 Population Age 45-49	1,730	16,773	45,723
2024 Population Age 50-54	1,685	16,877	45,272
2024 Population Age 55-59	1,524	15,467	41,166
2024 Population Age 60-64	1,395	14,186	37,317
2024 Population Age 65-69	1,105	12,065	31,526
2024 Population Age 70-74	867	9,381	24,221
2024 Population Age 75-79	647	6,815	17,339
2024 Population Age 80-84	421	4,348	10,881
2024 Population Age 85+	516	3,959	9,600
2024 Population Age 18+	21,495	212,813	578,973
2024 Median Age	35	35	34

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,282	\$74,878	\$66,470
Average Household Income 25-34	\$86,483	\$94,122	\$85,560
Median Household Income 35-44	\$80,772	\$91,270	\$80,604
Average Household Income 35-44	\$102,706	\$110,133	\$98,978
Median Household Income 45-54	\$84,202	\$91,983	\$83,116
Average Household Income 45-54	\$110,244	\$115,357	\$103,563
Median Household Income 55-64	\$76,852	\$82,357	\$73,828
Average Household Income 55-64	\$98,662	\$104,221	\$93,384
Median Household Income 65-74	\$60,106	\$62,008	\$55,981
Average Household Income 65-74	\$78,044	\$85,280	\$77,570
Average Household Income 75+	\$53,862	\$61,746	\$56,222

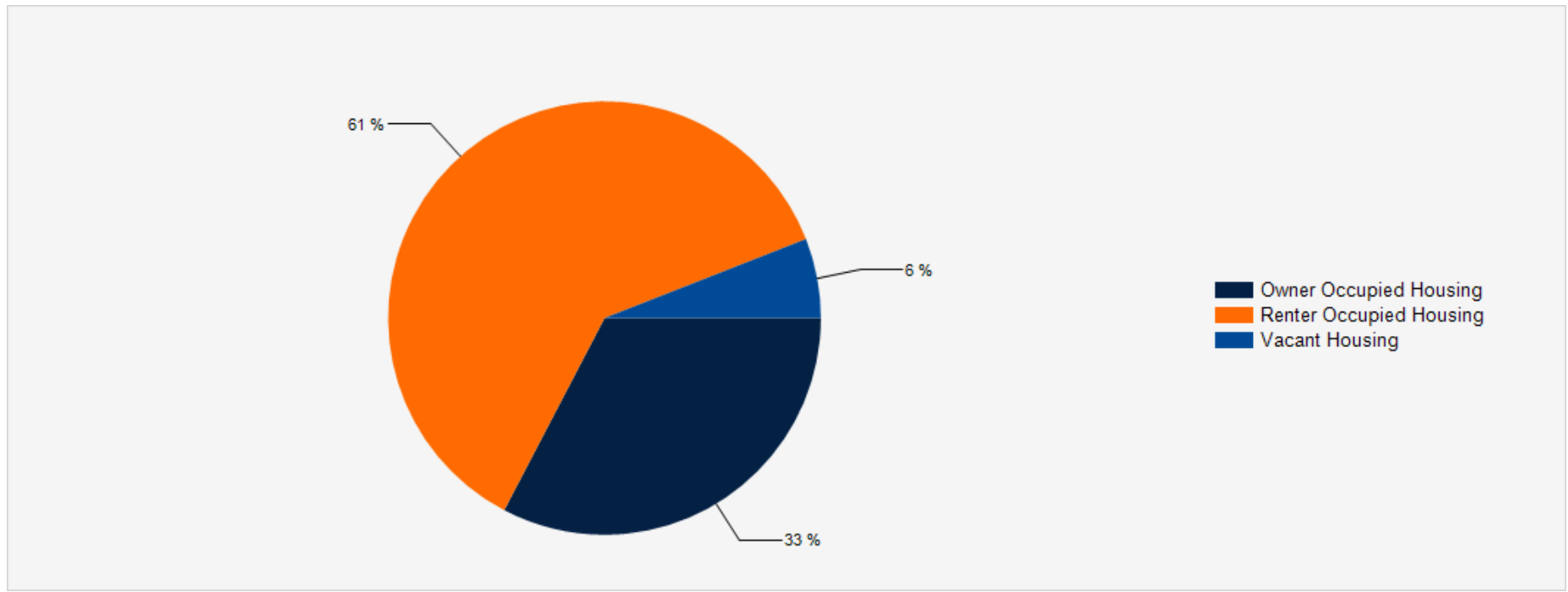
2019 Household Income



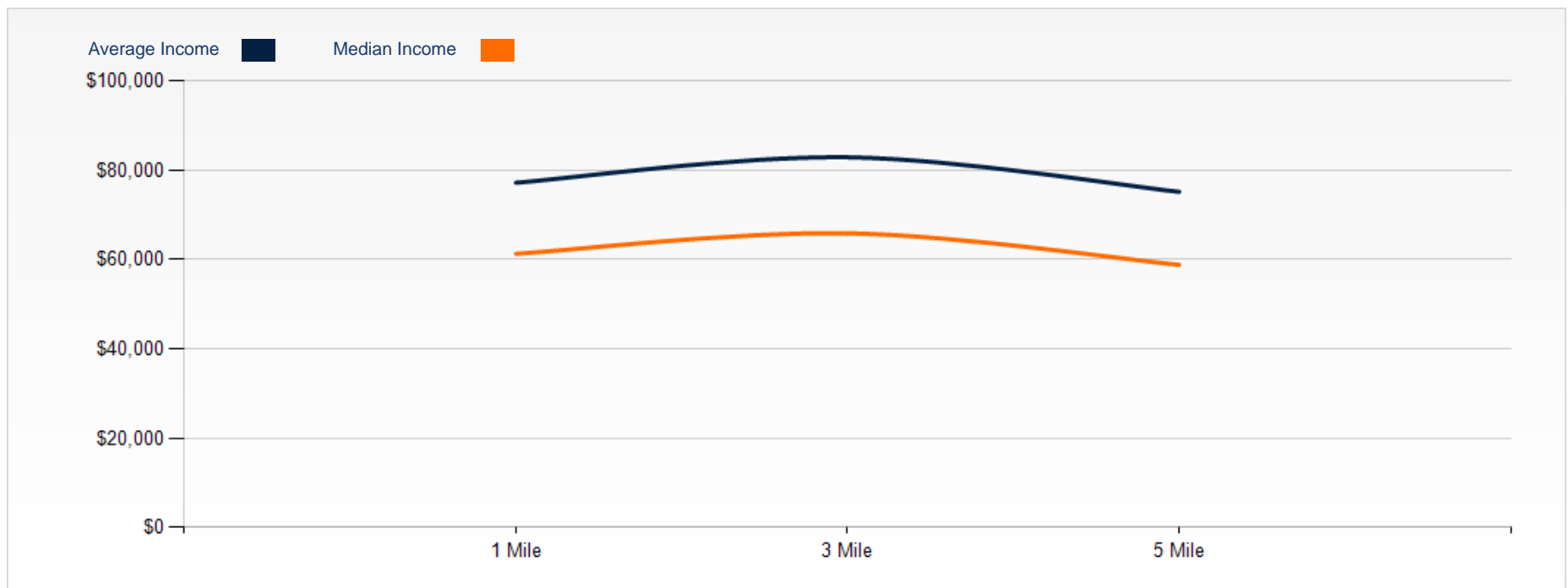
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



11523 Bellflower Blvd

GARFIELD SMOG CHECK

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Inquire today:

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