

For Sale or For Lease

8625 Artesia Boulevard, Bellflower, CA 90706

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Property Description



PROPERTY OVERVIEW

*One-of-a-Kind 5.02 acre, Los Angeles County, freeway adjacent commercial/retail land with development potential.

LOCATION OVERVIEW

-One-of-a-Kind Retail Location

-365 feet of 91 Freeway Frontage.

-5.02 Acres of land for car/equipment/retail sales.

-Close proximity and convenient access to the 710, 605, 5, and 405 Freeways

-Vehicle Daily Traffic Count: 270,000; 5 Mile Total Population: 721,322

HIGHLIGHTS

-Automotive/Recreational Vehicle/Retail Type Uses

-Major Freeway Visible Building Signage Opportunity(s)

-365 Feet of 91 Freeway Frontage

-Can be divided down to 8,448 SF building on 1 acre of land

-Amenities in Walking Distance; Proximity to Public Transit

-Location to All Major Los Angeles County / Orange County Freeways

-Flexibility in Project Size from 1 - 5 acres

-Zoning SP-WA; West Artesia Blvd Commercial Highway Specific Plan.

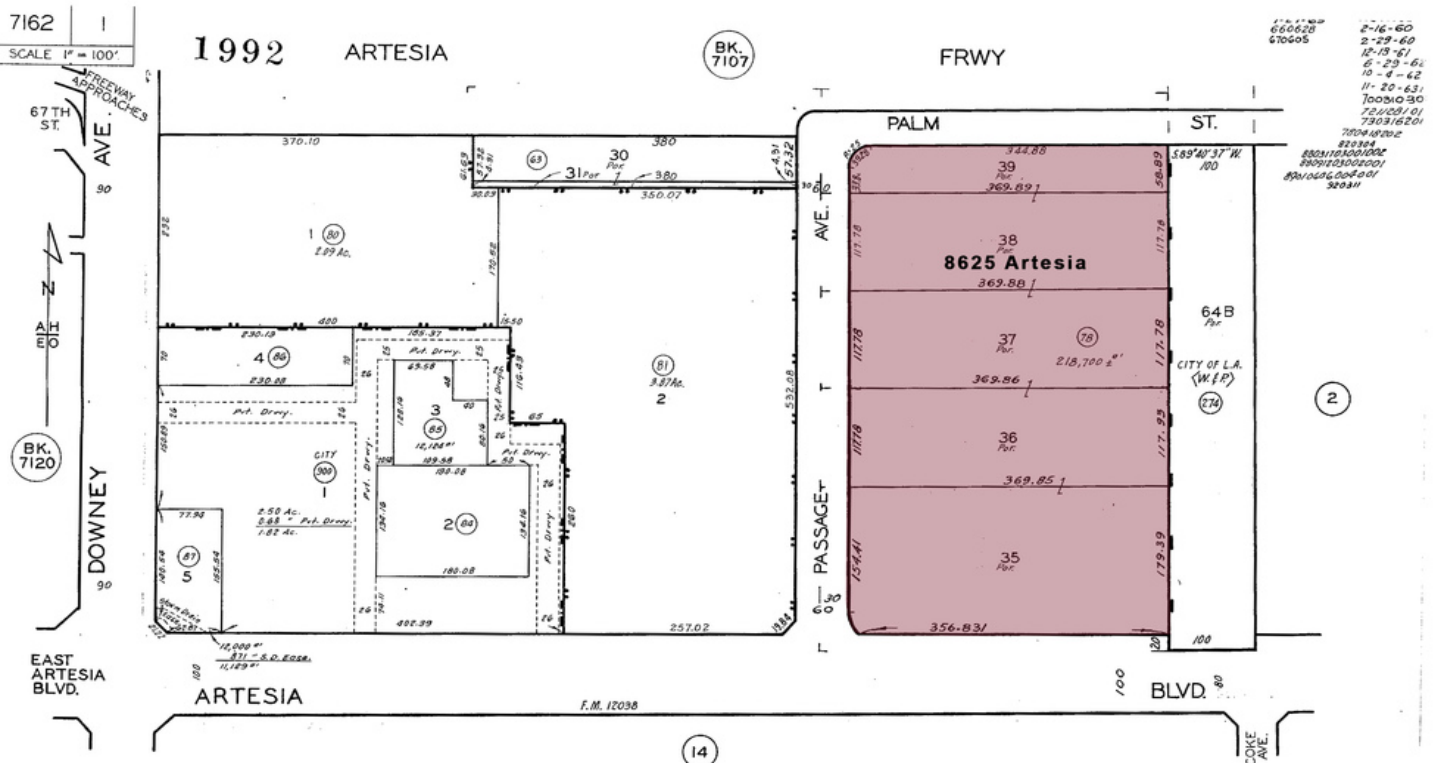
PURCHASE PRICE/LEASE RATE

-\$11,000,000 (\$50.30/psf land)

-\$T.B.D



Parcel Map



CODE
11284

FOR PREV. ASSMT. SEE:
7104-74.8

LICENSED SURVEYORS MAP
L. S. 24-33-42

PARCEL MAP
PM 209-52-54

RECORD OF SURVEY
R.S. 56-33-34

PARCEL MAP
PM 203-85-86

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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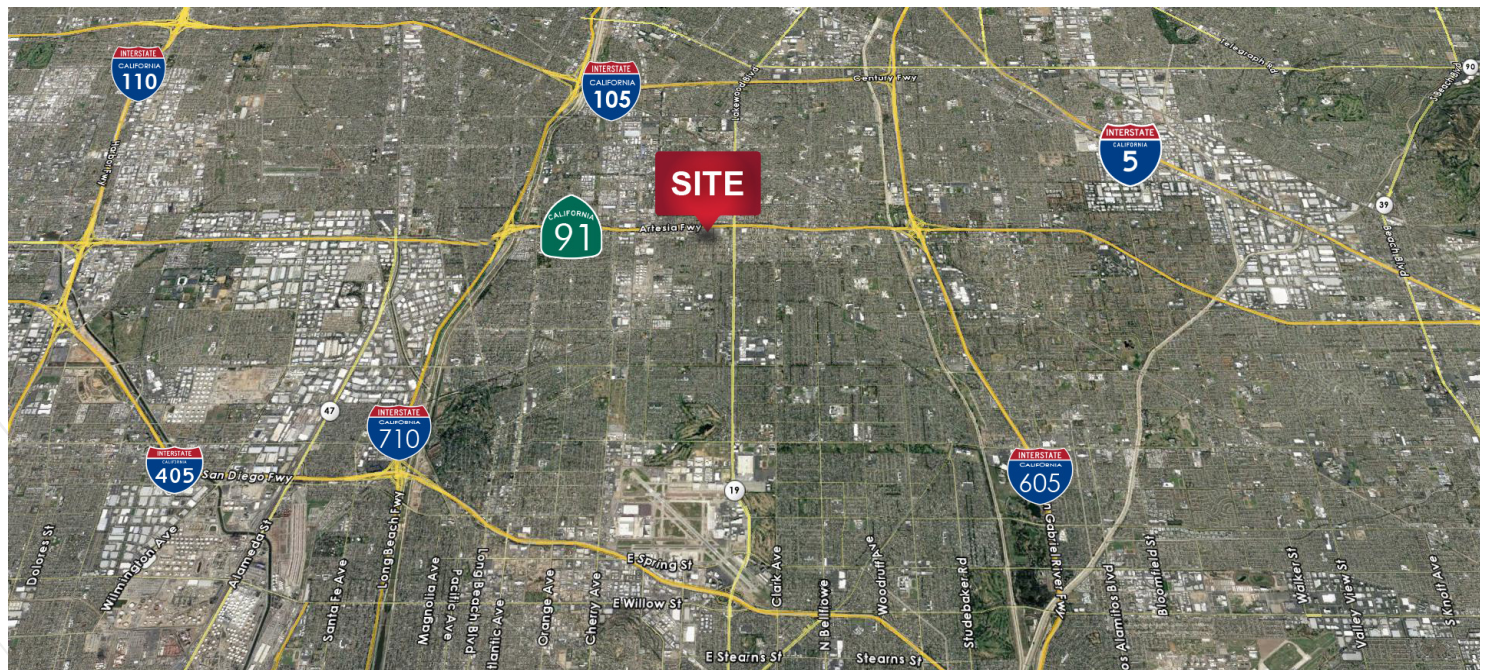
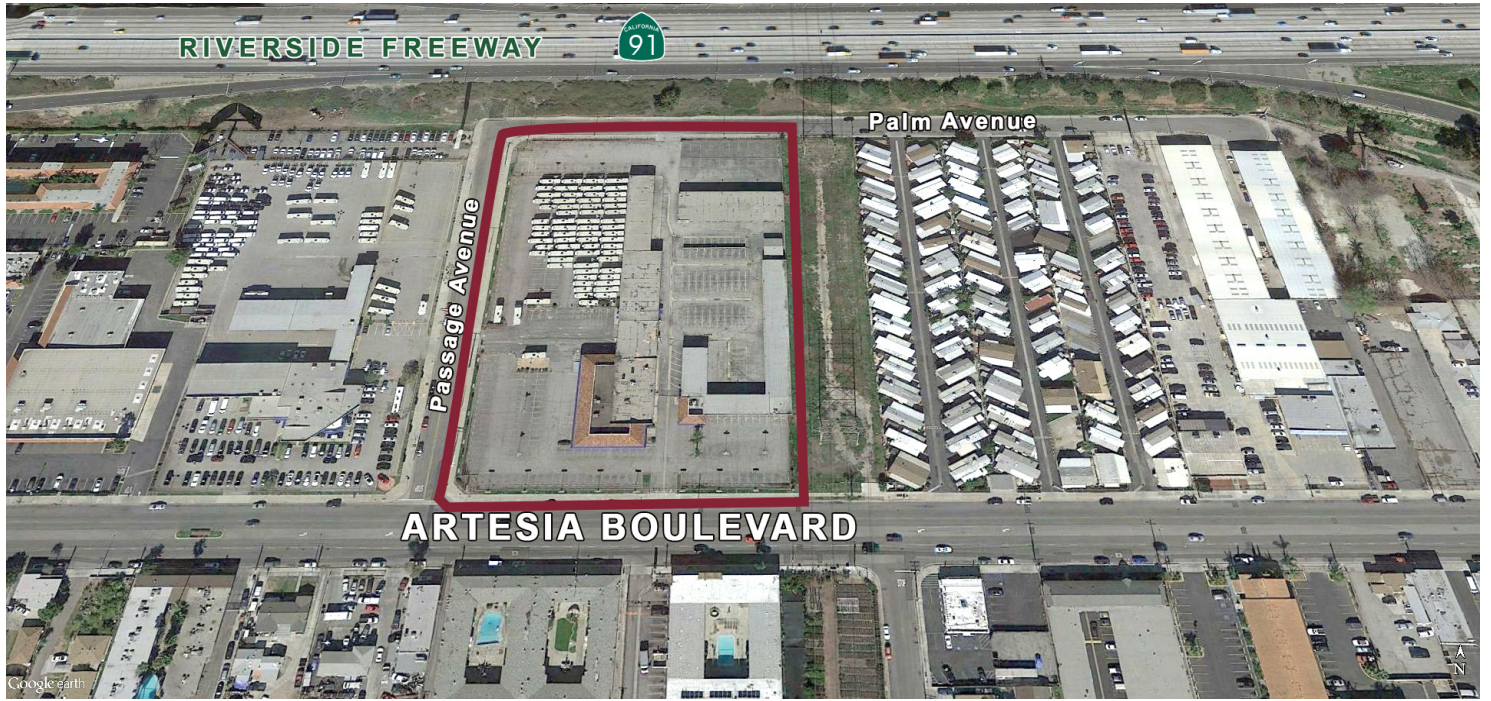
RETAIL

LAND

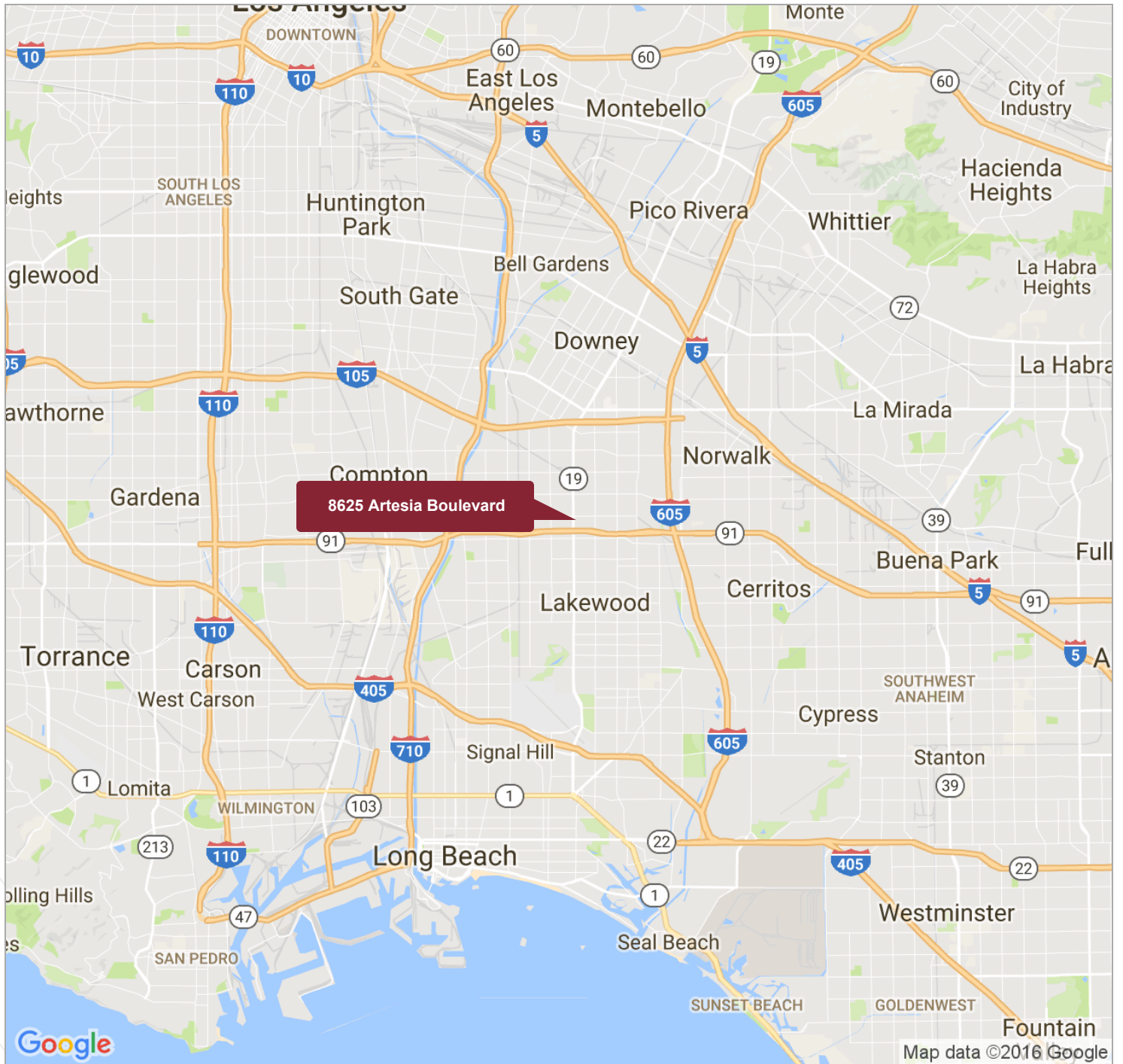
APARTMENTS

8,448 SF | 8625 ARTESIA BOULEVARD | BELLFLOWER, CA

Aerial Map

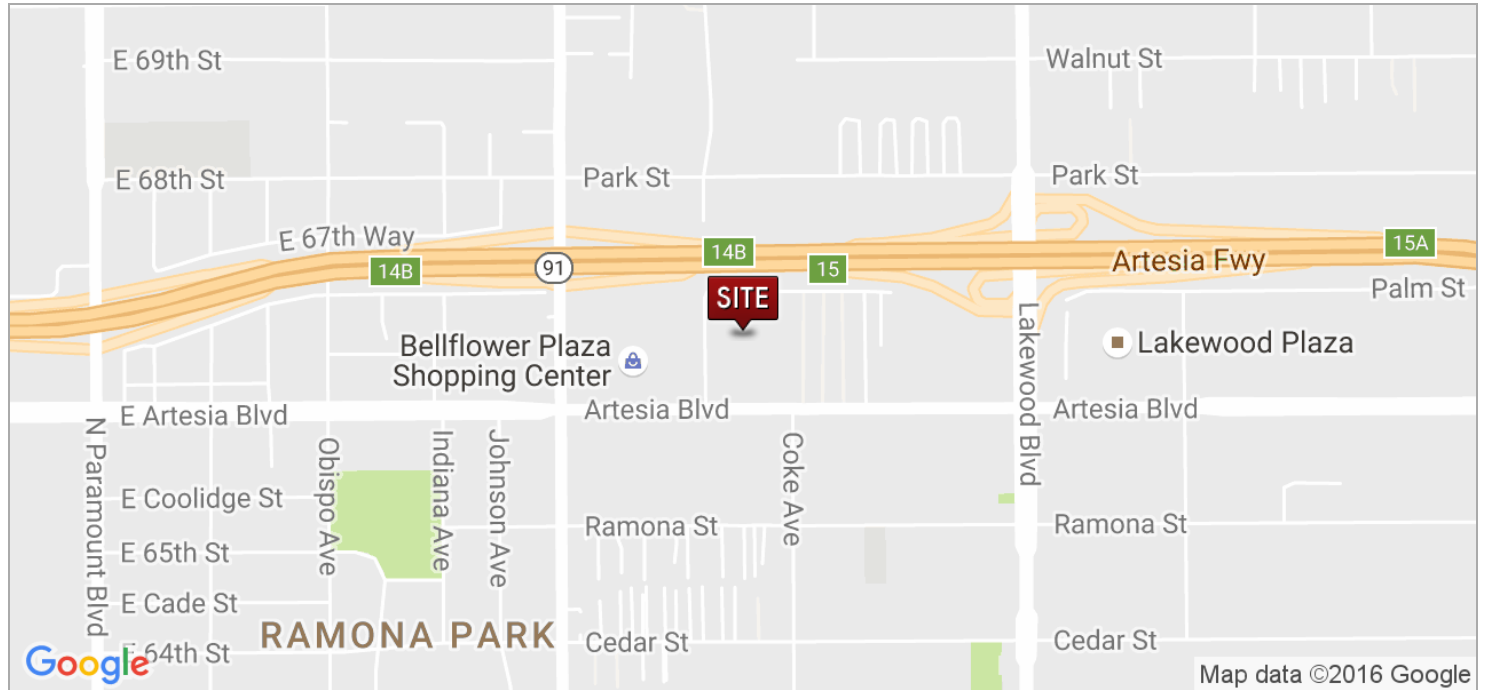


Regional Map



8,448 SF | 8625 ARTESIA BOULEVARD | BELLFLOWER, CA

Location Maps



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Demographics Report

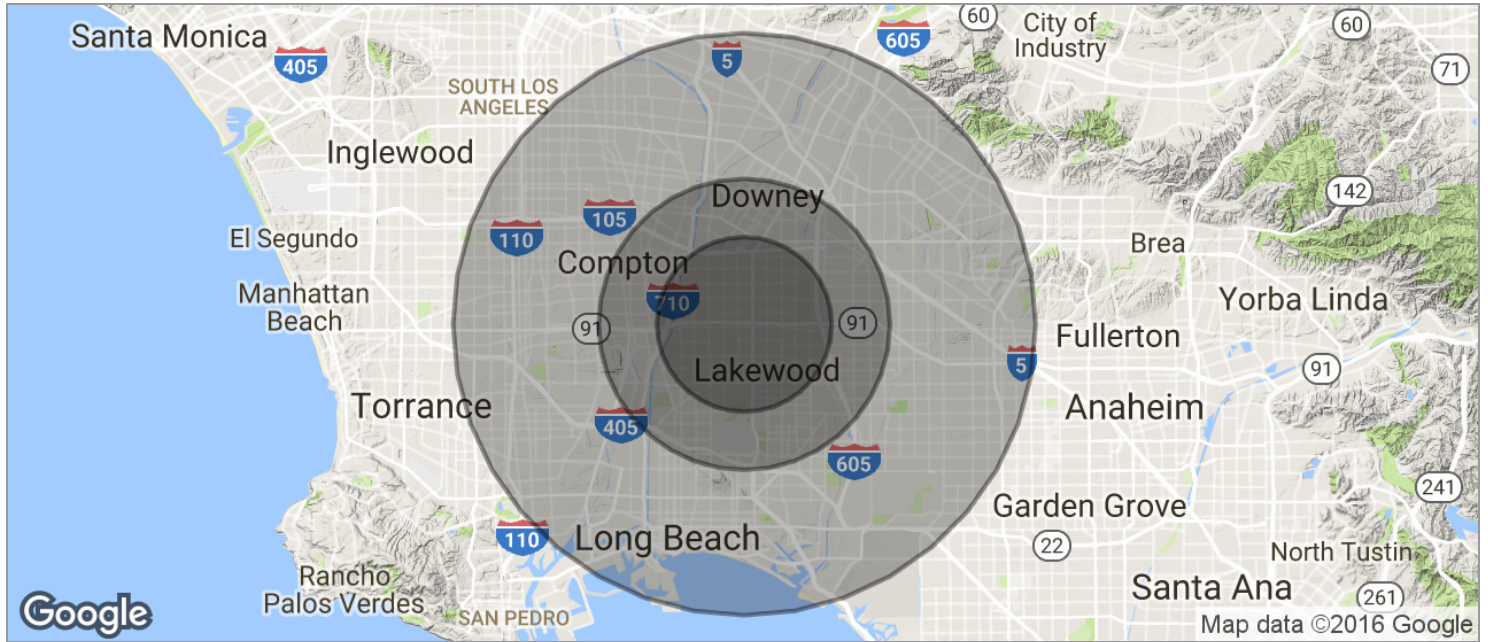
	3 MILES	5 MILES	10 MILES
Total households	89,444	203,491	738,069
Total persons per hh	3.3	3.4	3.5
Average hh income	\$63,992	\$68,548	\$66,892
Average house value	\$430,547	\$459,358	\$468,816

	3 MILES	5 MILES	10 MILES
Total population	295,007	691,018	2,556,970
Median age	31.6	32.4	32.1
Median age (male)	29.7	31.0	30.9
Median age (female)	32.9	33.8	33.3

* Demographic data derived from 2010 US Census



Demographics Map



	3 MILES	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	295,007	691,018	2,556,970
MEDIAN AGE	31.6	32.4	32.1
MEDIAN AGE (MALE)	29.7	31.0	30.9
MEDIAN AGE (FEMALE)	32.9	33.8	33.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	89,444	203,491	738,069
# OF PERSONS PER HH	3.3	3.4	3.5
AVERAGE HH INCOME	\$63,992	\$68,548	\$66,892
AVERAGE HOUSE VALUE	\$430,547	\$459,358	\$468,816

* Demographic data derived from 2010 US Census





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