



## RETAIL, RESTAURANT, 2ND FLOOR OFFICE SPACE AVAILABLE FOR LEASE

9251 ALONDRA BOULEVARD, BELLFLOWER, CA 90706

1801 Century Park East, Suite 1550  
Los Angeles, California 90067  
P 310.275.8222 F 310.275.8223  
www.cag-re.com  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: alex@cag-re.com  
Lic: 01352902

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## ALONDRA BLVD & SANTA ANA AVE - INTERSECTION

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### Highlights

- Brand New Shopping Center
- +/- 1,149 SF (Retail) and +/- 1,894 SF (2nd Floor Office Space Available)
- Well Maintained Center
- Easily Accessible Location
- Infrastructure for Restaurant Use in Place (Grease Trap)
- 32 Parking Spaces Available
- Ideal Location For: Retail, Restaurant and Medical Office

### Area Amenities

- Latest Development in Bellflower
- Adjacent to a Completed 4+/- Acre Residential Development Site
- High Traffic Count
- Corner Location with Convenient Ingress/Egress
- High Class Curbside Appeal with Great Signage Opportunities Facing Busy Alondra Blvd
- +/- 1 Mile Population: 42,500
- +/- 1 Mile AVG Income: \$59,000

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## ADDITIONAL PHOTOS

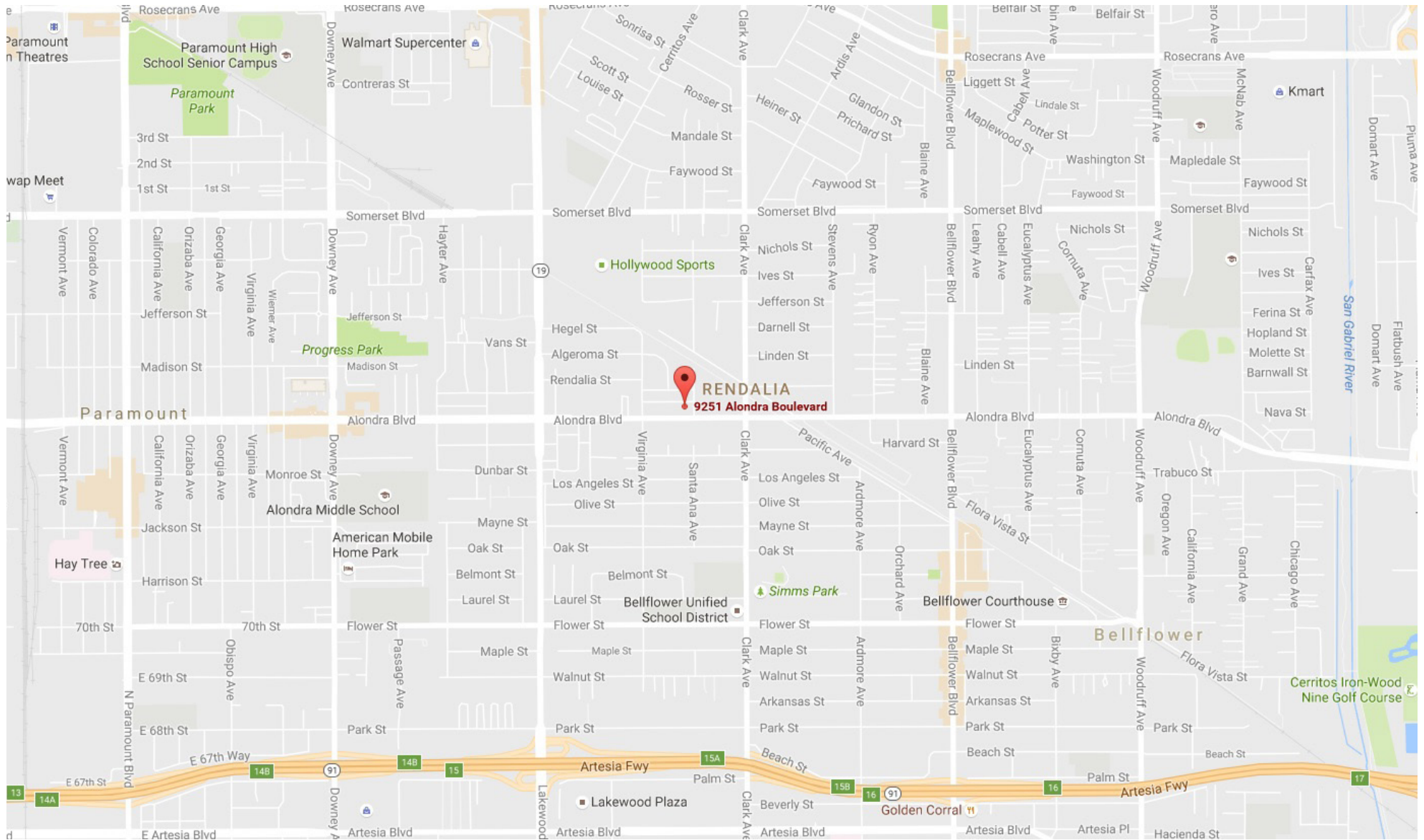
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# MAP

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## DEMOGRAPHICS

9251 ALONDRA BOULEVARD, BELLFLOWER, CA 90706

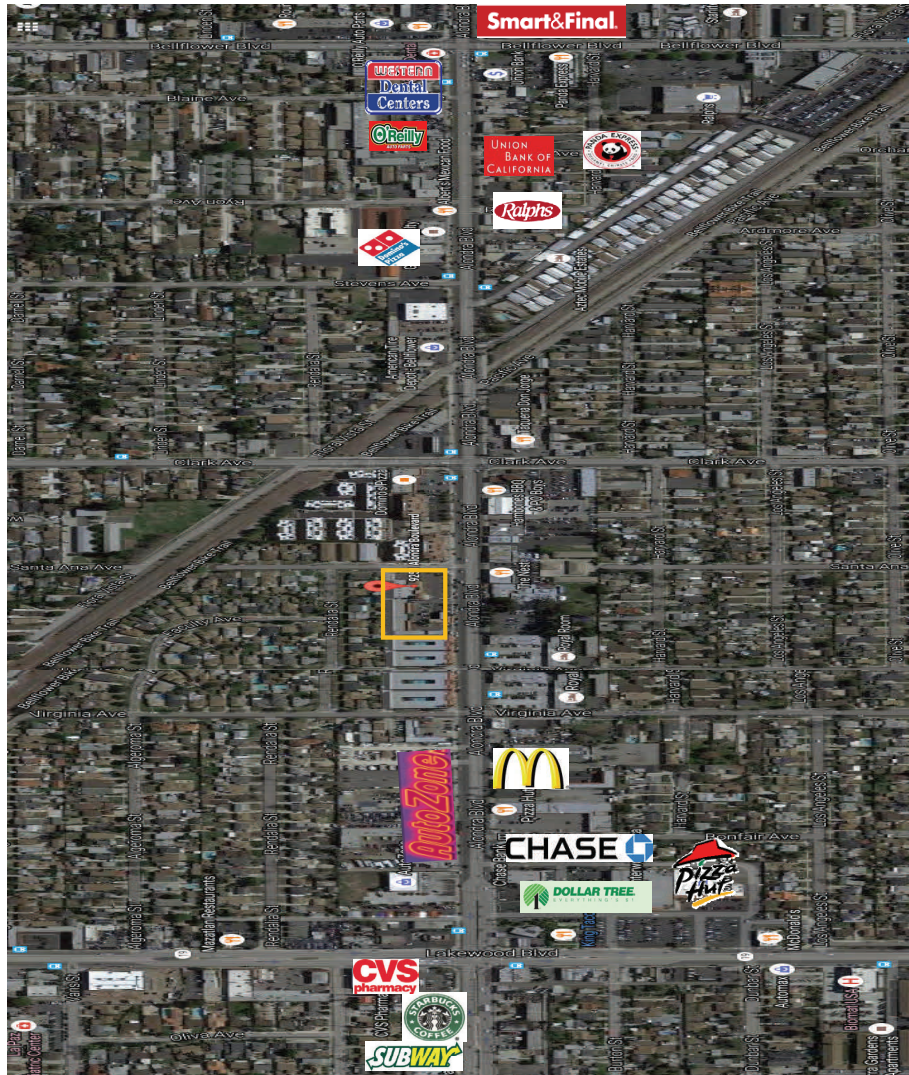
	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2014B</b>			
Total Population	42,511	290,615	757,879
Female Population	50.94%	51.23%	51.18%
Male Population	49.06%	48.77%	48.82%
Population Density	13,530	10,277	9,649
Population Median Age	31.6	32.3	32.7
Employed Civilian Population 16+	16,778	118,982	312,473
% White Collar	51.9%	54.6%	54.7%
% Blue Collar	48.1%	45.4%	45.3%
Total Employees	9,405	72,427	187,238
Total Establishments*	1,195	7,789	19,632
Population Growth 2000-2010	4.48%	1.86%	1.68%
Population Growth 2014B-2019	0.85%	0.87%	0.78%
<b>Income: 2014B</b>			
Average Household Income	\$59,213	\$66,742	\$70,891
Median Household Income	\$45,614	\$51,508	\$53,904
Per Capita Income	\$18,207	\$19,636	\$20,359
Avg Income Growth 2000-2010	30.98%	33.91%	33.74%
Avg Income Growth 2014B-2019	15.90%	15.61%	15.24%
<b>Households: 2014B</b>			
Households	12,962	84,880	216,112
Average Household Size	3.27	3.38	3.45
Hhld Growth 2000-2010	1.68%	0.20%	0.42%
Hhld Growth 2014B-2019	0.95%	0.96%	0.84%
<b>Housing Units: 2014B</b>			
Occupied Units	12,962	84,880	216,112
% Occupied Units	97.83%	98.12%	98.20%
% Vacant Housing Units	2.17%	1.88%	1.80%
Owner Occ Housing Growth 2000-2010	0.82%	-0.70%	-0.65%
Owner Occ Housing Growth 2000-2019	1.31%	0.06%	0.22%
Owner Occ Housing Growth 2014B-2019	0.22%	0.49%	0.40%
Occ Housing Growth 2000-2010	1.68%	0.20%	0.42%
Occ Housing Growth 2010-2019	4.46%	4.08%	3.79%
Occ Housing Growth 2014B-2019	0.95%	0.96%	0.84%
<b>Race and Ethnicity: 2014B</b>			
% American Indian or Alaska Native Population	1.02%	0.87%	0.83%
% Asian Population	9.88%	10.70%	11.46%
% Black Population	11.70%	11.16%	10.26%
% Hawaiian or Pacific Islander Population	0.79%	0.90%	0.79%
% Multirace Population	4.71%	4.74%	4.56%
% Other Race Population	29.61%	27.19%	28.16%
% White Population	42.29%	44.45%	43.94%
% Hispanic Population	63.02%	60.68%	61.44%
% Non Hispanic Population	36.98%	39.32%	38.56%





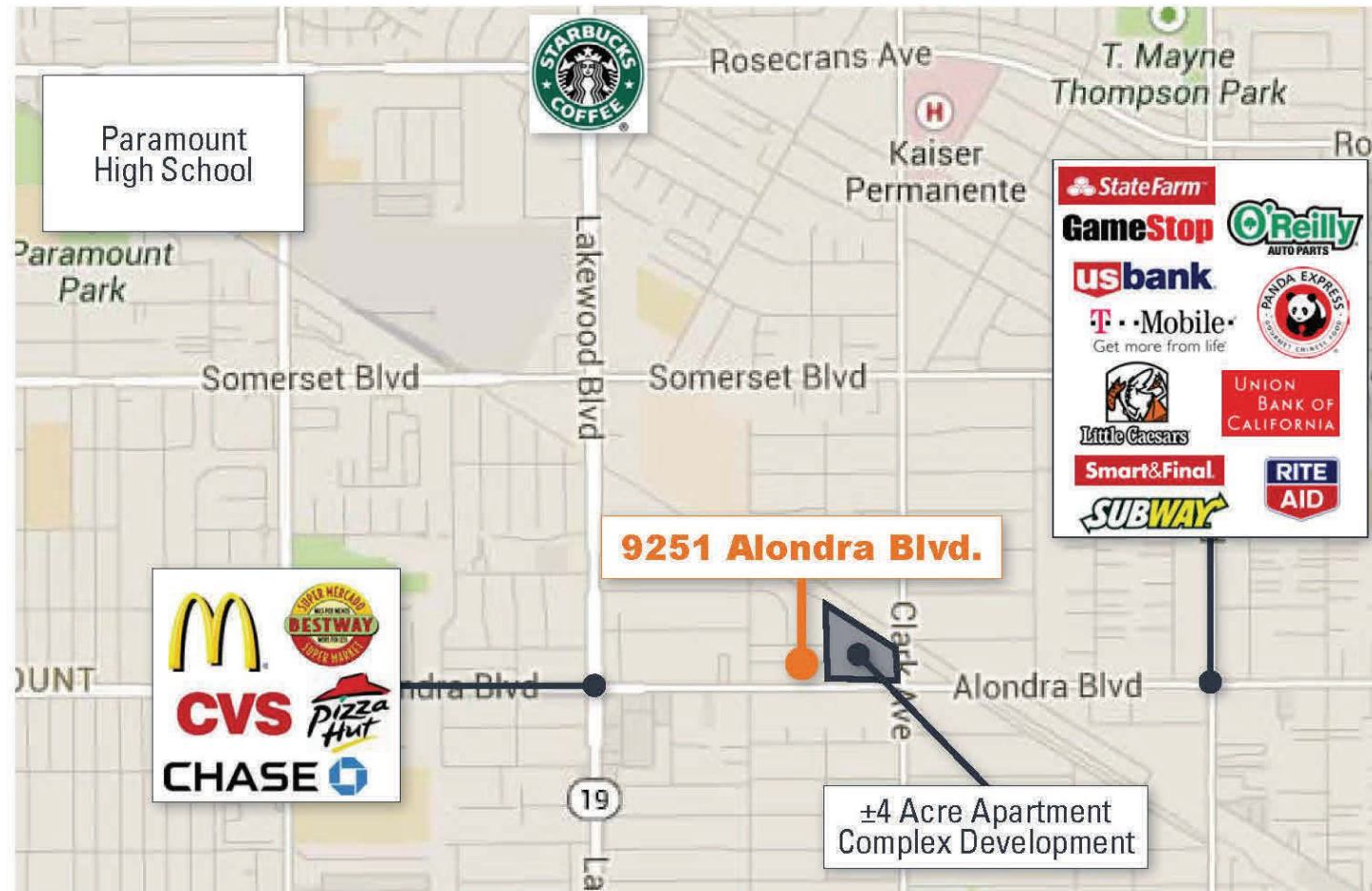
## AERIAL

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## SURROUNDING TENANTS

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For more information, please call.



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