

**AVISON
YOUNG**

Bell Plaza

15737-15751 BELLFLOWER BLVD
BELLFLOWER, CALIFORNIA

FOR LEASE
±1,100 - 7,250 SF
RETAIL/OFFICE
SPACE AVAILABLE

YANSY NARANJO

Senior Associate

License No. 01958497

213.471.7323

yansy.naranjo@avisonyoung.com

DAVID MALING

Principal

License No: 01139115

213.618.3825

david.maling@avisonyoung.com

[CLICK HERE FOR
DRONE VIDEO](#)



PROPERTY DESCRIPTION



Bell Plaza

SQUARE FOOTAGE:	±1,100 - 7,250 SF
ASKING RENT:	Negotiable
TERM:	5 - 10 Years
DATE AVAILABLE:	Available Now

15737-15751 Bellflower Boulevard
Bellflower, California

Highlights

- Available space for restaurant, retail, or office in neighborhood shopping center with a diverse tenant mix
- Excellent location on hard corner of Alondra & Bellflower Boulevard benefiting from the synergy of the abundance of nearby commercial assets
- Capture high traffic counts with ±42,242 VPD on Alondra & Bellflower Blvd
- Great street visibility with excellent frontage & pylon signs
- Multiple points of ingress and egress
- Ample parking with 62 free surface spaces; Ratio of 3.36/1,000 SF
- Great opportunity for an additional national chain QSR, service tenants, and more!

Local Demographics & Traffic Counts

Alondra & Bellflower Blvds - Approximately 42,242 VPD
Walk Score - Very Walkable (84)



[CLICK HERE FOR DRONE VIDEO](#)

- O'Reilly Auto Parts**
Cricket Wireless
Loaded Cafe
Round Table
Don Chuy Mexican Restaurant
- WaBa Grill**
Subway
- Union Bank**
- Panda Express**
GameStop
T-Mobile
Jersey-Mike's Sub
Little Caesars Pizza
Plaza Cleaners
- Kwik Serv Gas Station**
- Rite Aid**
- Smart & Final Extra!**
- ALDI**
- Omega Burgers**

BELL PLAZA SITE PLAN

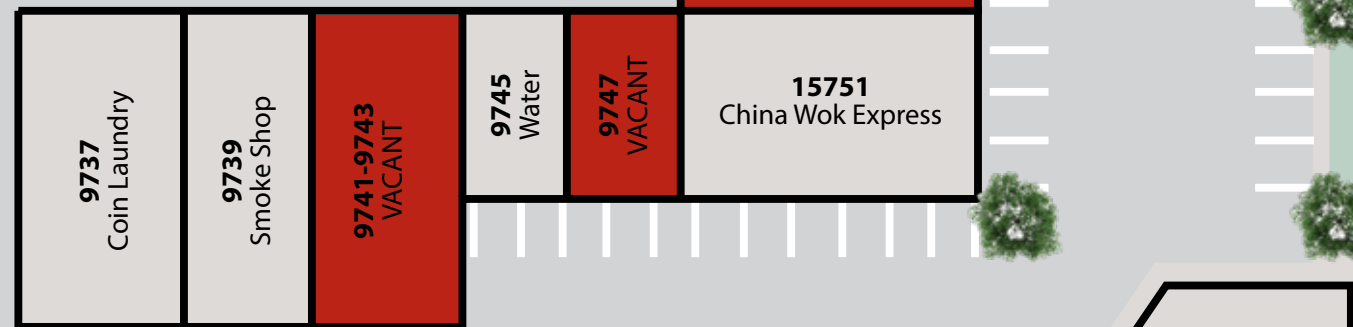
AVAILABLE UNITS

UNIT #	TENANT	SIZE (SF)
9741-9743	VACANT	1,910 SF
9747	VACANT	1,330 SF
15737-41	VACANT	3,222 SF
15749	VACANT	1,100 SF

OCCUPIED UNITS

UNIT #	TENANT	SIZE (SF)
9737	Coin Laundry	1,900 SF
9739	Smoke Shop	900 SF
9745	Water	810 SF
9755	Western Dental/Orthodontics	2,962 SF
15743-15745	Western Dental/Orthodontics	2,192 SF
15747	Metro PCS	800 SF
15751	China Wok Express	1,200 SF

BLAINE AVENUE



ALONDRA BOULEVARD

BELLFLOWER BOULEVARD



1-MILE RADIUS DEMOGRAPHICS



38,402
POPULATION

\$70,810
AVERAGE HOUSEHOLD INCOME

6.2%
UNEMPLOYMENT RATE

13,453
HOUSEHOLDS

10,200 WORKERS
23,507 RESIDENTS
DAYTIME EMPLOYMENT

26.2% OWNER
68.9% RENTER
OCCUPIED HOUSING UNITS



AVISON YOUNG

YANSY NARANJO

Senior Associate

License No. 01958497

213.471.7323

yansy.naranjo@avisonyoung.com

DAVID MALING

Principal

License No: 01139115

213.618.3825

david.maling@avisonyoung.com