

Northgate Market Coming Soon!



Bellflower Plaza Retail & Restaurant Spaces

9312 Rosecrans Avenue, Bellflower, CA 90706



Available

Retail 1:	±900 - ±5,400 SF
Retail 2:	±1,100 SF
Restaurant:	±1,500 SF
Rent (PSF/Mo., NNN):	Call broker
NNN (PSF/Mo.):	±\$0.60

Features

- ▶ Retail and restaurant spaces available in busy shopping center anchored by Northgate Market opening Q4 2026
- ▶ Across the street from Kaiser Permanente
- ▶ New Chik-Fil-A open across the street
- ▶ Great on-site parking for customers (±300 spaces)
- ▶ Shopping center renovation underway
- ▶ Located on main thoroughfare of Rosecrans Ave.
- ▶ Over ±37,937 CPD at Rosecrans Ave. and Clark Ave.
- ▶ Dense area with ±32,206 people within 1 mile
- ▶ Close proximity to St. John Bosco High School
- ▶ Professional ownership and management
- ▶ **Do not disturb tenant**

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Excellent Co-tenancy with Northgate Market (Coming Soon) and Del Taco

Unit:	Tenant:
9312	Denny's
14301	Del Taco
14317 & 14339	Northgate Market
14341 - 49	±900 - ±5,400 SF • RETAIL AVAILABLE
14351	±1,500 SF • RESTAURANT AVAILABLE
14353	Bakery
14355	Threading
14359	Barbershop
14361	±1,100 SF • RETAIL AVAILABLE
14365	China Express
14367	Tobacco Shop
14369	Bellflower Dental
14371 - 79	Wesley Health



Aerial

Excellent Co-tenancy with grocer (Coming Soon) and Del Taco



Aerial

Excellent Co-tenancy with grocer (Coming Soon) and Del Taco



Restaurant Space

±1,500 SF



Bellflower Area



Bellflower Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	742,491	32,206	136,550
2030 Projected Population	713,060	30,760	130,439
2020 Census Population	790,762	33,582	144,993
2010 Census Population	788,309	32,582	142,759
Projected Annual Growth 2025 to 2030	-0.8%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2025	-0.4%	-	-0.3%
2025 Median Age	35.9	36.6	35.3
HOUSEHOLDS			
2025 Estimated Households	220,691	9,515	41,390
2030 Projected Households	213,698	9,209	39,997
2020 Census Households	225,915	9,718	42,370
2010 Census Households	216,202	9,313	40,992
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	-
RACE & ETHNICITY			
2025 Estimated White	23.7%	24.6%	23.4%
2025 Estimated Black or African American	9.5%	9.1%	10.1%
2025 Estimated Asian or Pacific Islander	12.1%	12.3%	10.6%
2025 Estimated American Indian or Native Alaskan	2.0%	1.8%	1.9%
2025 Estimated Other Races	52.7%	52.2%	54.0%
2025 Estimated Hispanic	64.7%	63.2%	65.6%
INCOME			
2025 Estimated Average Household Income	\$116,111	\$133,641	\$109,100
2025 Estimated Median Household Income	\$92,096	\$96,303	\$86,372
2025 Estimated Per Capita Income	\$34,676	\$39,665	\$33,268
EDUCATION			
2025 Estimated High School Graduate	25.5%	23.4%	26.4%
2025 Estimated Some College	20.0%	21.8%	21.0%
2025 Estimated Associates Degree Only	7.5%	10.0%	8.0%
2025 Estimated Bachelors Degree Only	15.5%	14.5%	15.0%
2025 Estimated Graduate Degree	6.7%	6.3%	5.9%
BUSINESS			
2025 Estimated Total Businesses	24,526	913	4,200
2025 Estimated Total Employees	219,718	8,654	35,027
2025 Estimated Employee Population per Business	9.0	9.5	8.3
2025 Estimated Residential Population per Business	30.3	35.3	32.5

Your trusted *partners*

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