



Retail/Restaurant Space for Lease

Available for Lease:
±30,000 SF - 88,000 SF

NEC Bellflower & Imperial

12430-12500 Bellflower Blvd
Downey, CA 90242

Property Highlights

- Prime location at a high-visibility, signalized intersection
- Situated across the street from Kaiser Permanente Downey
- Close proximity to The Downey Promenade Regional Center
- Strong three-mile radius demographics with over 270,953 residents, 83,067 households, and an average household income exceeding \$112,524
- Strong daily exposure with approximately 54,000 vehicles per day (Bellflower & Imperial Hwy)

Contact us:

(323) 609 3172

James Rodriguez

Sr. Vice President

+1 213 532 3284

james.rodriguez@colliers.com

Michael Bohorquez

Vice President

+1 213 532 3220

michael.bohorquez@colliers.com

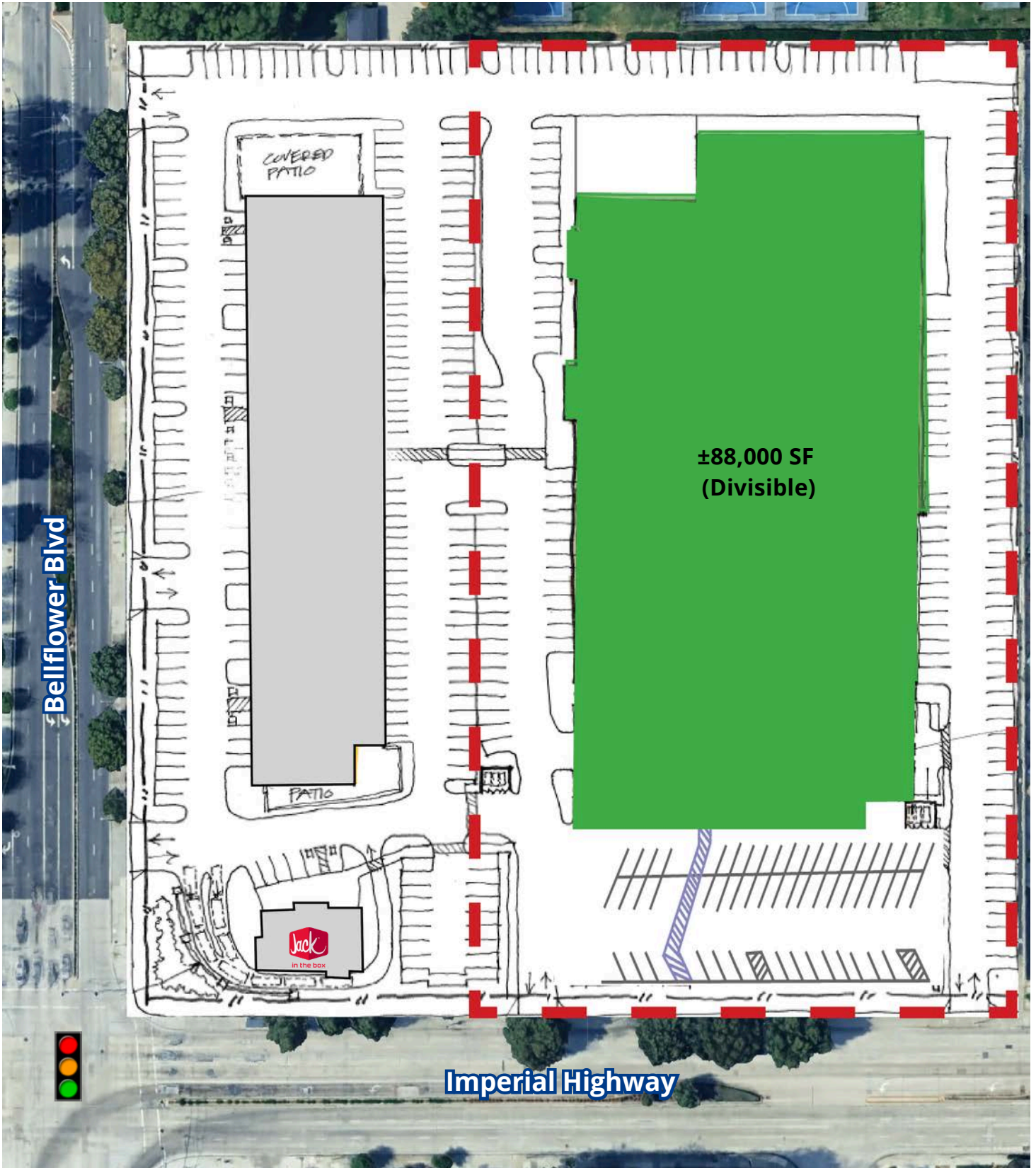


Colliers International

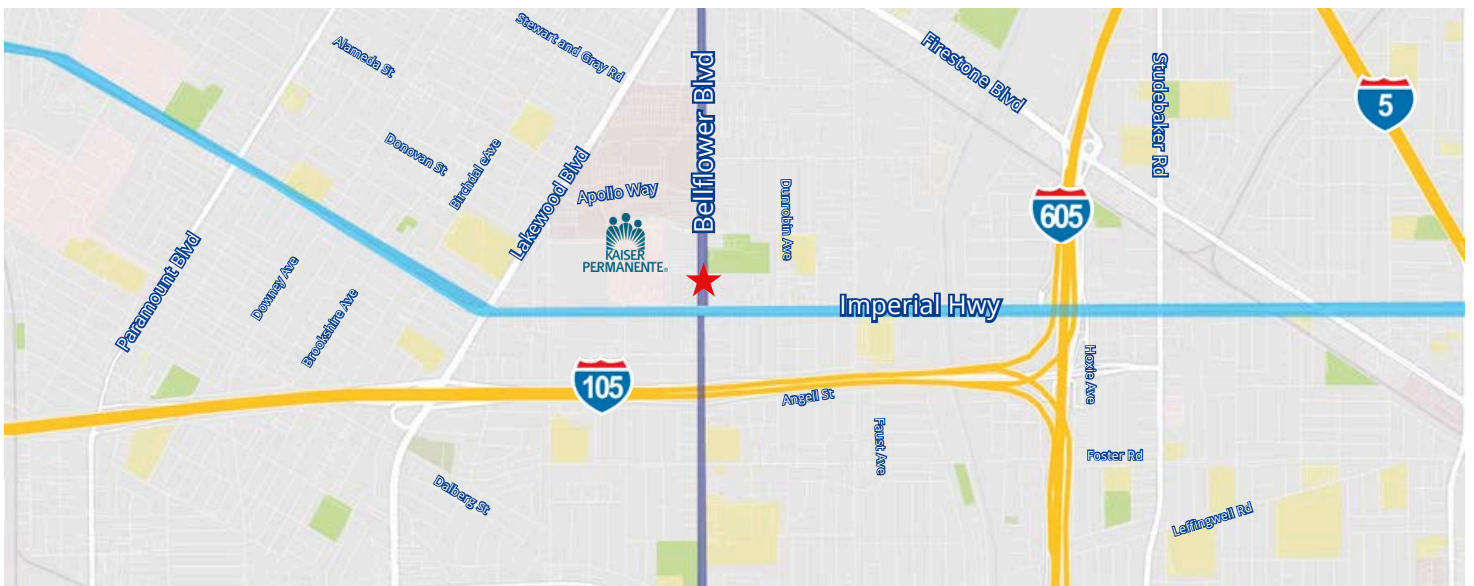
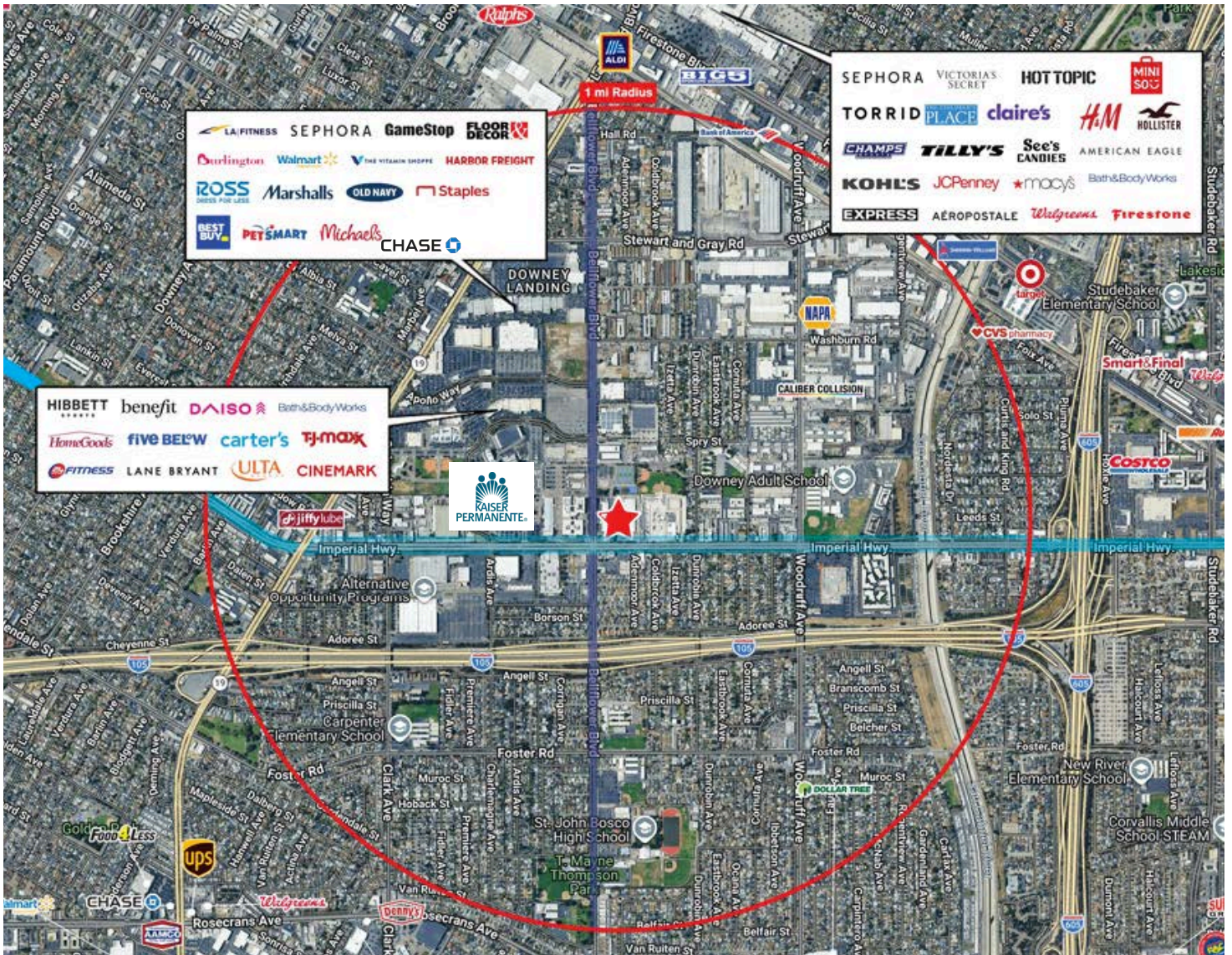
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	27,671	270,953	700,079
Total Households	8,576	83,067	204,930
Total Family Households	6,554	64,341	162,074
Average Household Size	3.15	3.23	3.37
Median Age	36.2	37.0	36.4
Population Age 25+	19,160	187,993	479,545
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.15%	0.18%	0.01%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.99%	-0.78%	-0.84%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.40%	-0.42%	-0.39%
Households	0.00%	-0.01%	0.05%
Families	0.02%	0.02%	0.07%
Median Household Income	2.30%	2.99%	2.99%
Current Year Population by Sex			
Male Population	13,686	133,707	346,690
% Male	49.5%	49.4%	49.5%
Female Population	13,985	137,246	353,389
% Female	50.5%	50.6%	50.5%
Current Year Race and Ethnicity			
Total	27,671	270,953	700,079
White Alone	20.2%	20.0%	18.4%
Black Alone	6.2%	6.0%	6.5%
American Indian Alone	2.2%	2.3%	2.4%
Asian Alone	6.8%	8.6%	9.2%
Pacific Islander Alone	0.5%	0.4%	0.5%
Some Other Race Alone	42.2%	40.5%	42.8%
Two or More Races	21.7%	22.2%	20.3%
Hispanic Origin	74.1%	73.7%	74.1%
Diversity Index	83.0	83.8	83.3
Current Year Educational Attainment			
Total	19,161	187,990	479,544
Less than 9th Grade	10.6%	11.3%	14.3%
9th - 12th Grade, No Diploma	8.2%	8.3%	9.5%
High School Graduate	23.6%	24.3%	24.9%
GED/Alternative Credential	3.3%	3.4%	3.1%
Some College, No Degree	18.8%	19.0%	17.9%
Associate Degree	9.0%	8.9%	8.1%
Bachelor's Degree	20.9%	17.7%	16.1%
Graduate/Professional Degree	5.6%	7.0%	6.2%
Current Year Income and Households Summary			
Median Household Income	\$84,433	\$88,274	\$84,734
Average Household Income	\$109,119	\$112,524	\$108,839
Per Capita Income	\$33,776	\$34,557	\$31,935
Current Year Summary Business Data			
Total Businesses	853	7,986	22,799
Total Daytime Population	31,666	233,236	649,907
Daytime Population: Workers	17,751	95,497	281,233
Daytime Population: Residents	13,915	137,739	368,674

Contact

James Rodriguez

Sr. Vice President

+1 213 532 3284

james.rodriquez@colliers.com

Michael Bohorquez

Vice President

+1 213 532 3220

michael.bohorquez@colliers.com