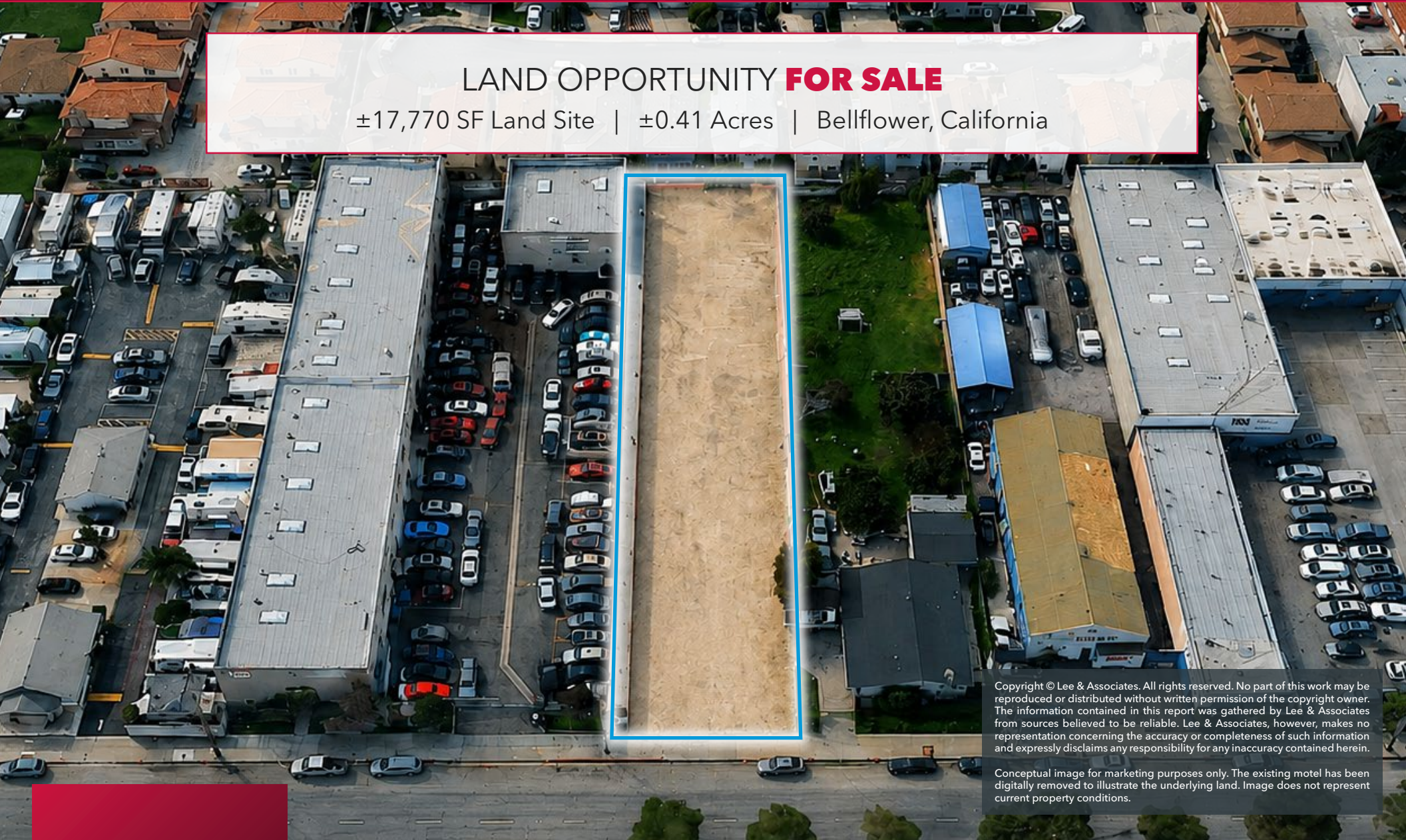


LAND OPPORTUNITY **FOR SALE**

±17,770 SF Land Site | ±0.41 Acres | Bellflower, California



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Conceptual image for marketing purposes only. The existing motel has been digitally removed to illustrate the underlying land. Image does not represent current property conditions.



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PROPERTY OVERVIEW

Lee & Associates is pleased to present 9236 Artesia Boulevard, an approximately $\pm 17,770$ square foot / ± 0.41 -acre land opportunity located in Bellflower, California.

The property is currently improved with an existing 16-unit motel; however, the offering is being marketed primarily for its underlying land value and future redevelopment potential.

Located along Artesia Boulevard, the property provides prospective purchasers with an infill site in an established Los Angeles County location and an opportunity to evaluate the property for redevelopment, repositioning or owner-user purposes, subject to applicable governmental approvals.

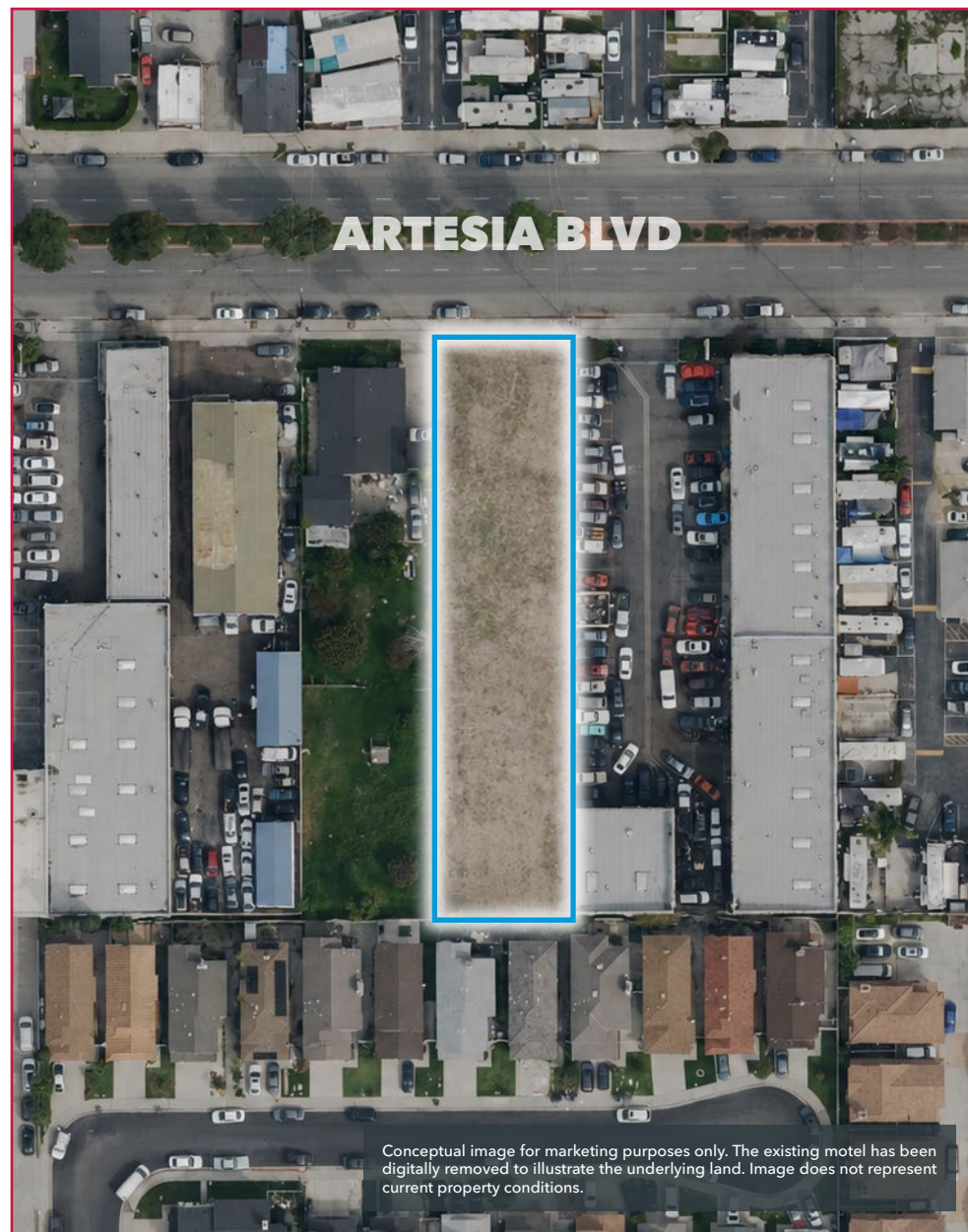
PRICING BREAKDOWN

Land Size	$\pm 17,770$ SF / ± 0.41 Acres
APN	7162-012-025
Zoning	M-1*
Sale Price	\$1,150,000.00 (\$64.72 / SF)

PROPERTY HIGHLIGHTS

- ± 0.41 -acre infill land opportunity
- $\pm 17,770$ SF site
- Artesia Boulevard location
- Single-parcel ownership
- Existing 16-unit motel
- Established Bellflower location
- Convenient regional connectivity

**Buyer to independently verify zoning, permitted uses and development standards.*



Conceptual image for marketing purposes only. The existing motel has been digitally removed to illustrate the underlying land. Image does not represent current property conditions.

7162 12
SHEET 1
SCALE 1" = 80'

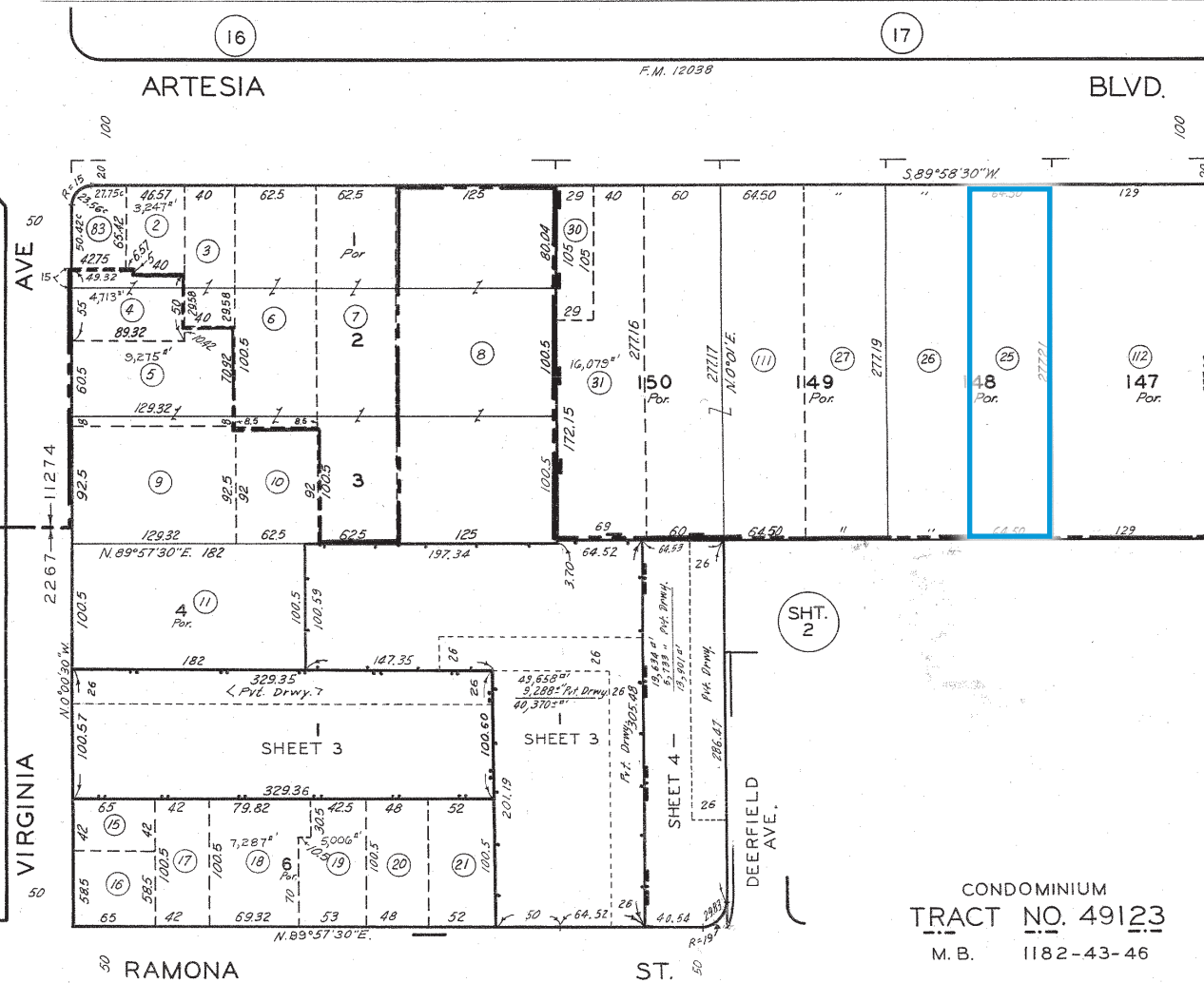
2004

CONDOMINIUM
TRACT NO. 41334
M. B. 1076 - 54 - 56

CONDOMINIUM
TRACT NO. 37097
M. B. 965 - 54 - 55

CODE
2267
11274

FOR PREV. ASSM'T. SEE:
7162 - 12



4-13-66 REVISED
810331413 680223
820304
821227286
860116505-844
860718112-86
861215502-87
8710306 001/001
88102095001/001
8905020201/001
920311
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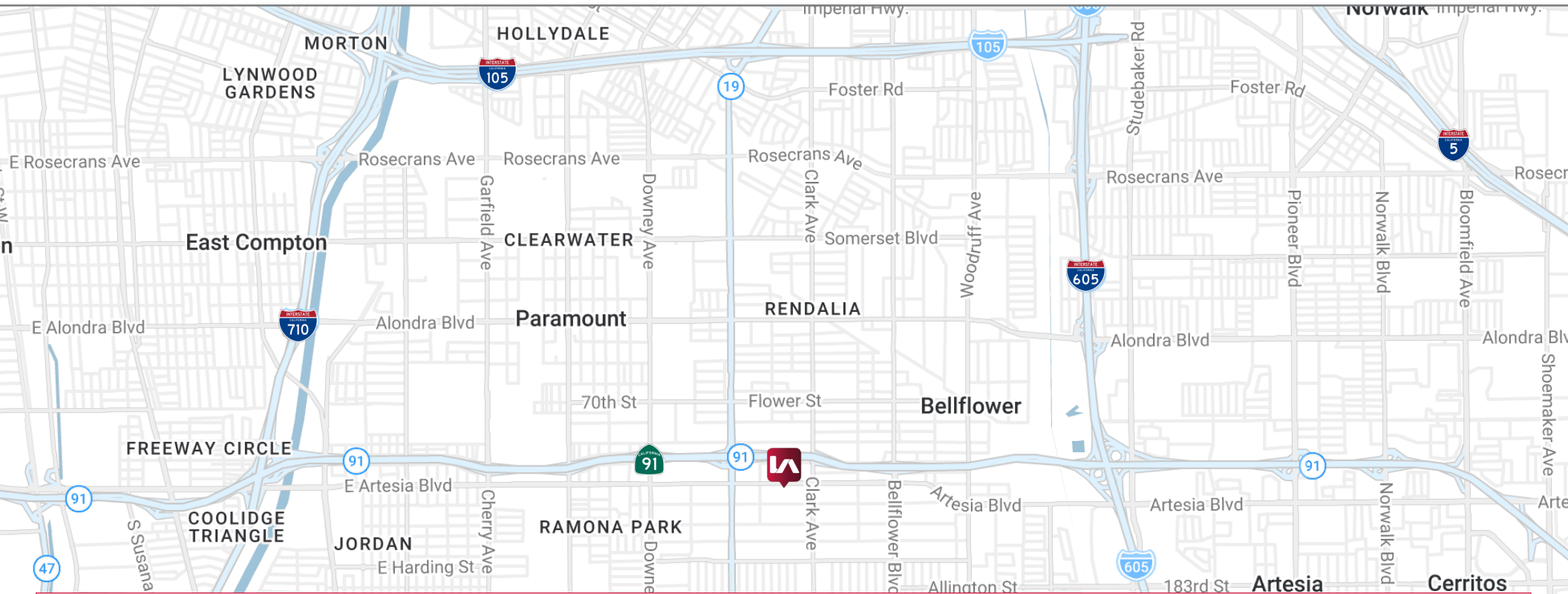
92070294007001-12
93040702005001-12
2003032410003001-26

CONDOMINIUM
TRACT NO. 49123
M. B. 1182-43-46

TRACT NO. 4498
M. B. 49-20

BELLFLOWER ACRES
M. B. 16-136

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



BELLFLOWER, CALIFORNIA

9236 Artesia Boulevard is located along Artesia Boulevard in the City of Bellflower within southeast Los Angeles County.

The property benefits from an established infill location and convenient access to the surrounding regional transportation network.

LOCATION HIGHLIGHTS

- **ARTESIA BOULEVARD** - Established local corridor
- **SR-91** - Regional freeway connectivity
- **BELLFLOWER** - Infill Los Angeles County location
- **LOS ANGELES COUNTY** - Access to surrounding communities and employment centers

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