

# Courtview Professional Building

16600 Woodruff Blvd, Bellflower CA 90706



VISTA  
REAL ESTATE

KW  
COMMERCIAL

# THE SPACE

Location	16600 Woodruff Blvd, Bellflower, CA, 90706
COUNTY	Los Angeles
APN	7017-020-001
Square Feet	100

## HIGHLIGHTS

- Executive Suite Offices Starting at \$399/ Month
- Utilities Included
- Prime Location directly off Woodruff blvd
- 24/7 Access with Key Card
- Furniture Available in Some Offices
- Offices with View Available
- Cleaning Service
- Works great for small businesses that are in the growth stage, individuals that work from home and need another option, etc.
- Call today for a tour. Easy onboarding process and immediate availability!
- 310-405-0014



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
37,161	278,329	698,462



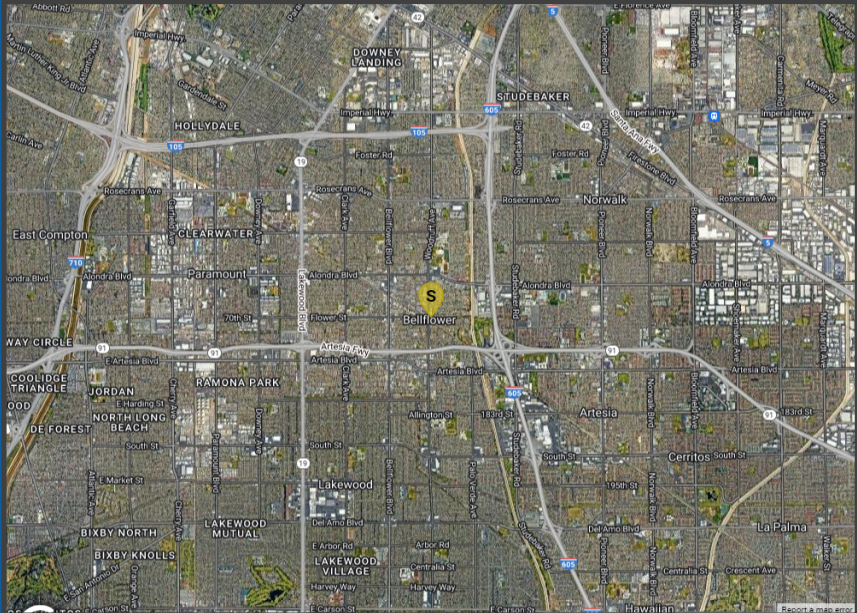
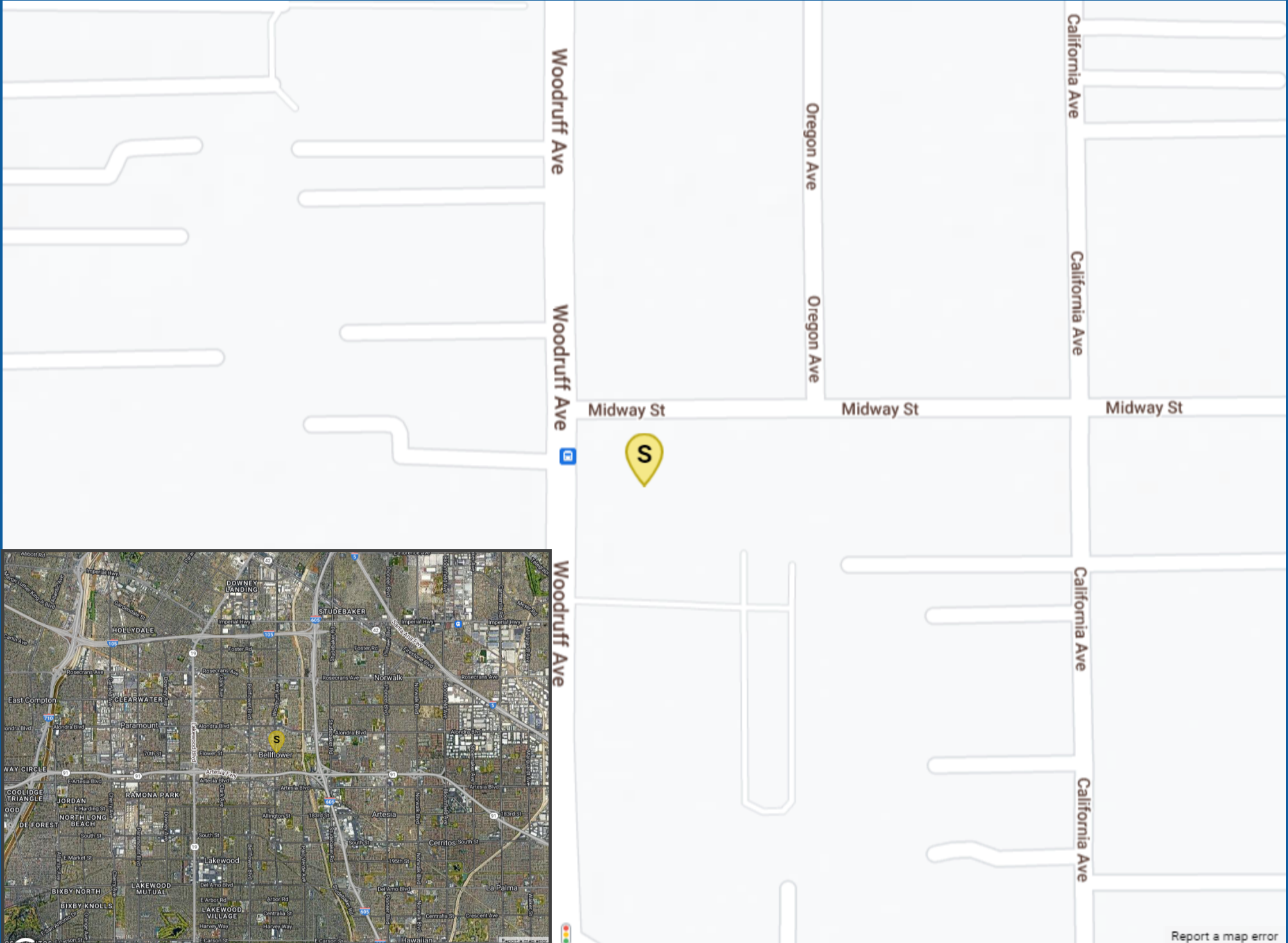
### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,727	\$102,517	\$107,283

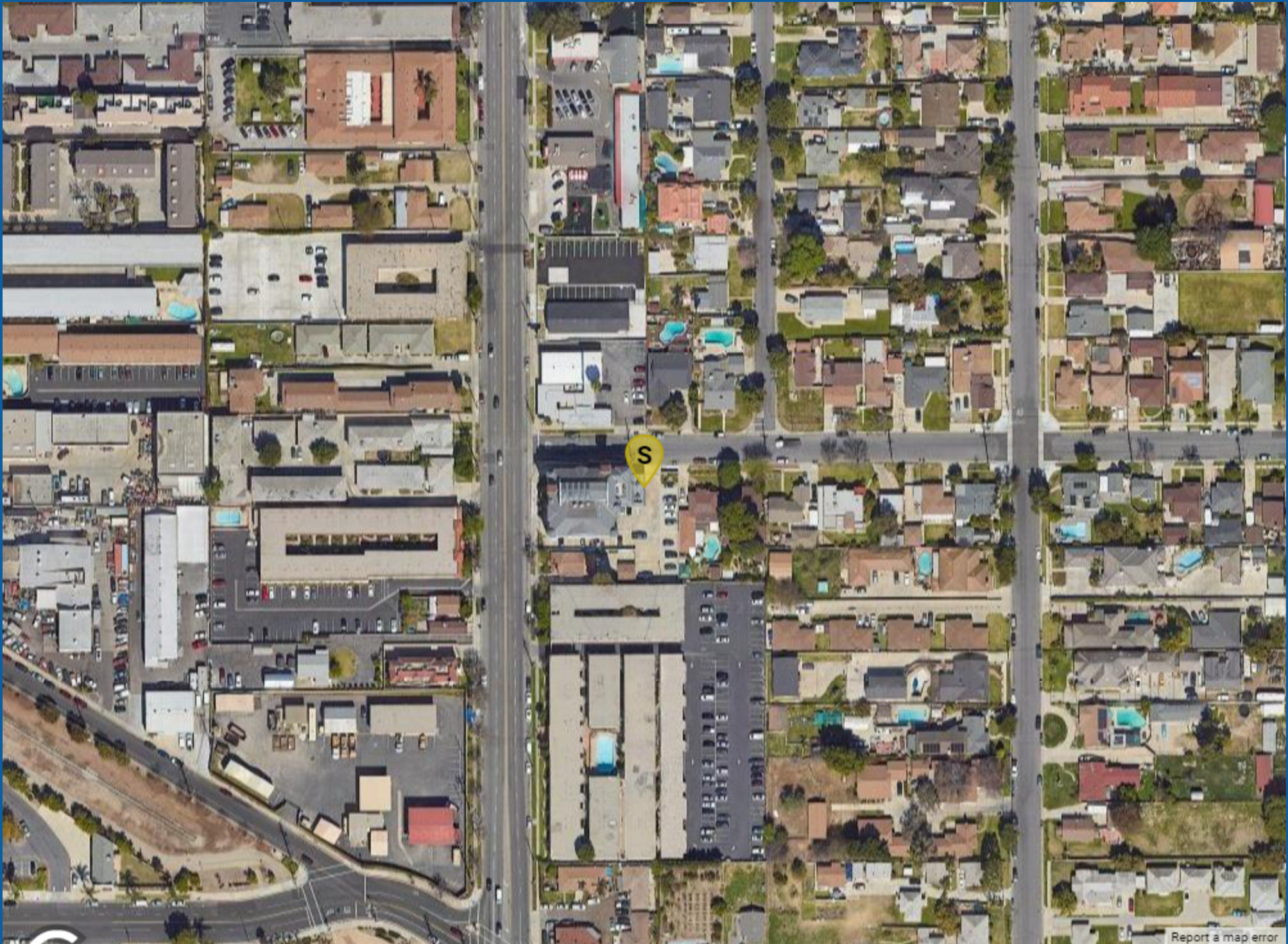


### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,228	83,798	209,603



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,878	274,786	687,113
2010 Population	36,477	279,526	699,019
2022 Population	37,161	278,329	698,462
2027 Population	35,977	269,865	676,916
2022 African American	5,286	23,728	58,409
2022 American Indian	710	5,057	13,495
2022 Asian	5,226	46,447	110,841
2022 Hispanic	20,082	159,055	408,246
2022 Other Race	11,553	89,218	230,255
2022 White	7,871	61,838	153,273
2022 Multiracial	6,243	50,099	127,578
2022-2027: Population: Growth Rate	-3.25 %	-3.10 %	-3.10 %
<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,108	5,210	12,703
\$15,000-\$24,999	980	4,501	11,477
\$25,000-\$34,999	989	4,992	12,662
\$35,000-\$49,999	1,530	8,394	20,978
\$50,000-\$74,999	2,438	15,393	35,906
\$75,000-\$99,999	1,844	13,205	30,881
\$100,000-\$149,999	1,914	17,495	43,681
\$150,000-\$199,999	763	8,193	21,929
\$200,000 or greater	662	6,416	19,380
Median HH Income	\$63,039	\$80,063	\$82,328
Average HH Income	\$85,727	\$102,517	\$107,283

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,047	83,754	208,155
2010 Total Households	11,857	81,888	202,881
2022 Total Households	12,228	83,798	209,603
2027 Total Households	11,862	81,461	203,780
2022 Average Household Size	2.99	3.27	3.30
2000 Owner Occupied Housing	3,487	45,267	117,990
2000 Renter Occupied Housing	8,143	36,204	84,126
2022 Owner Occupied Housing	3,578	45,112	117,794
2022 Renter Occupied Housing	8,650	38,686	91,809
2022 Vacant Housing	373	2,294	5,939
2022 Total Housing	12,601	86,092	215,542
2027 Owner Occupied Housing	3,508	44,199	115,161
2027 Renter Occupied Housing	8,354	37,262	88,619
2027 Vacant Housing	743	4,670	11,808
2027 Total Housing	12,605	86,131	215,588
2022-2027: Households: Growth Rate	-3.05 %	-2.80 %	-2.80 %



Source: esri

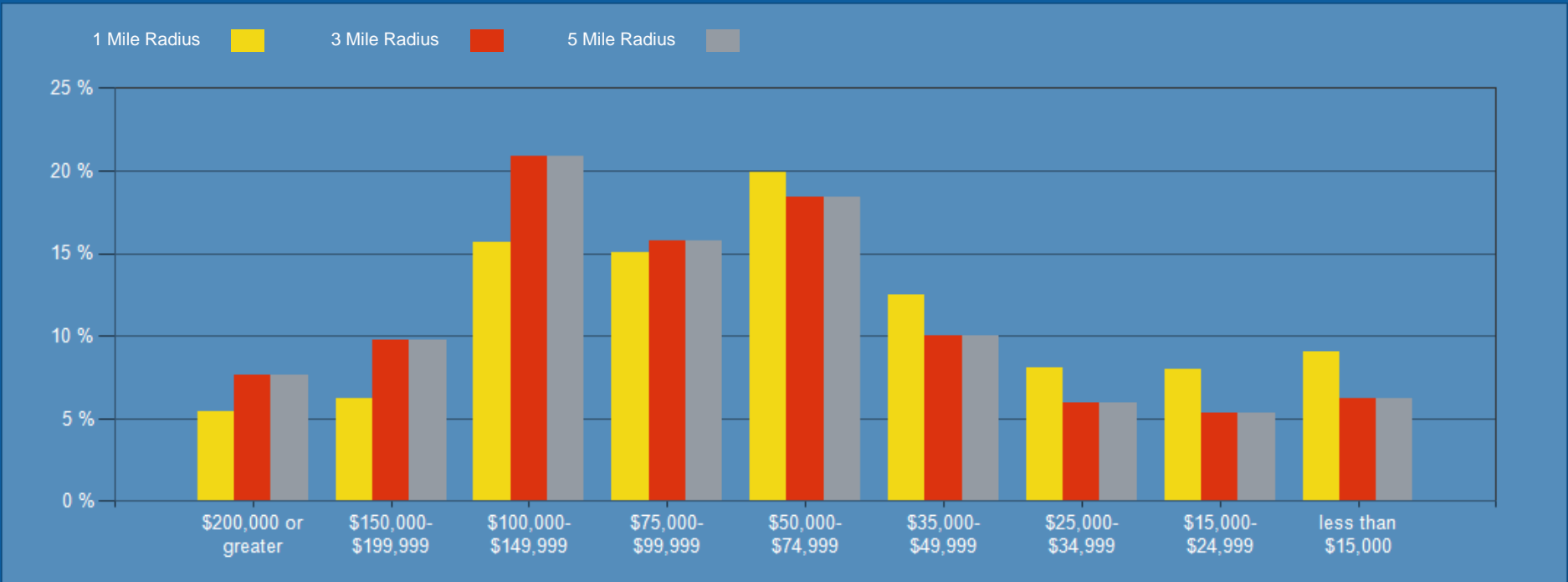
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,974	22,096	54,885
2022 Population Age 35-39	2,572	19,041	47,331
2022 Population Age 40-44	2,301	17,687	43,390
2022 Population Age 45-49	2,076	16,853	42,148
2022 Population Age 50-54	2,029	16,608	41,993
2022 Population Age 55-59	2,001	15,735	39,678
2022 Population Age 60-64	1,830	14,912	37,210
2022 Population Age 65-69	1,569	12,337	31,098
2022 Population Age 70-74	1,340	9,758	24,799
2022 Population Age 75-79	801	6,971	17,942
2022 Population Age 80-84	533	4,281	10,748
2022 Population Age 85+	544	4,605	10,949
2022 Population Age 18+	27,967	212,576	530,891
2022 Median Age	33	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,356	\$78,215	\$79,221
Average Household Income 25-34	\$84,185	\$97,365	\$99,393
Median Household Income 35-44	\$72,164	\$90,967	\$93,633
Average Household Income 35-44	\$95,880	\$113,548	\$117,464
Median Household Income 45-54	\$75,427	\$95,559	\$99,758
Average Household Income 45-54	\$99,472	\$119,038	\$124,728
Median Household Income 55-64	\$68,553	\$88,026	\$92,749
Average Household Income 55-64	\$90,439	\$110,596	\$118,528
Median Household Income 65-74	\$52,635	\$68,079	\$72,476
Average Household Income 65-74	\$75,970	\$90,444	\$96,408
Average Household Income 75+	\$54,863	\$67,237	\$70,647

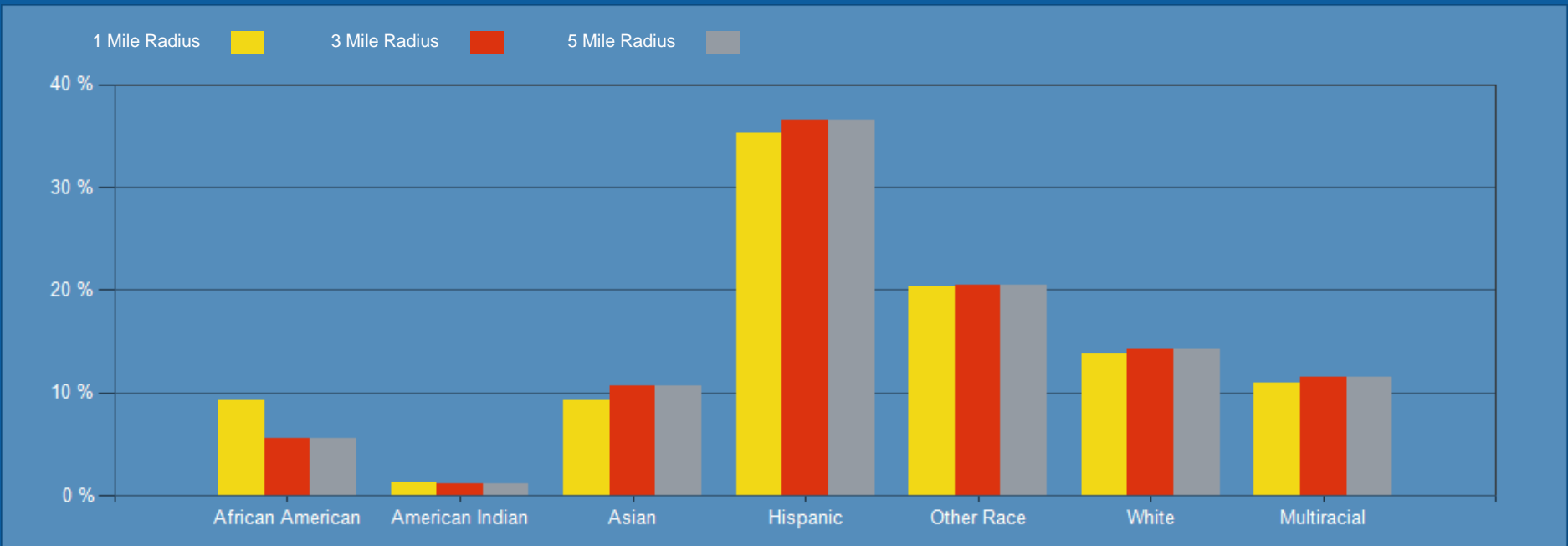
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,201	21,783	53,761
2027 Population Age 35-39	2,763	21,226	52,920
2027 Population Age 40-44	2,320	18,112	45,153
2027 Population Age 45-49	2,075	16,767	41,331
2027 Population Age 50-54	1,844	15,660	39,177
2027 Population Age 55-59	1,899	15,303	38,752
2027 Population Age 60-64	1,675	13,696	34,720
2027 Population Age 65-69	1,585	12,721	31,848
2027 Population Age 70-74	1,344	10,406	26,268
2027 Population Age 75-79	970	7,770	19,903
2027 Population Age 80-84	657	5,401	13,694
2027 Population Age 85+	559	4,822	11,679
2027 Population Age 18+	27,419	208,930	521,388
2027 Median Age	35	37	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,723	\$90,278	\$91,943
Average Household Income 25-34	\$103,697	\$115,006	\$117,066
Median Household Income 35-44	\$91,797	\$106,743	\$108,590
Average Household Income 35-44	\$122,472	\$136,857	\$140,739
Median Household Income 45-54	\$98,307	\$109,184	\$111,773
Average Household Income 45-54	\$125,978	\$141,571	\$146,312
Median Household Income 55-64	\$87,163	\$104,055	\$107,476
Average Household Income 55-64	\$113,016	\$133,277	\$140,281
Median Household Income 65-74	\$69,923	\$84,772	\$90,250
Average Household Income 65-74	\$99,301	\$113,684	\$119,872
Average Household Income 75+	\$70,877	\$89,861	\$94,310

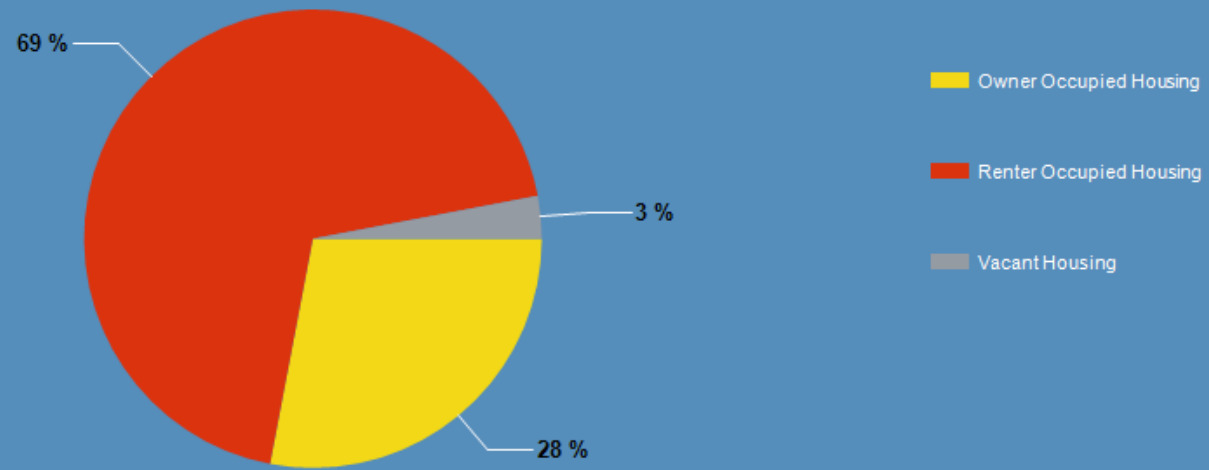
## 2022 Household Income



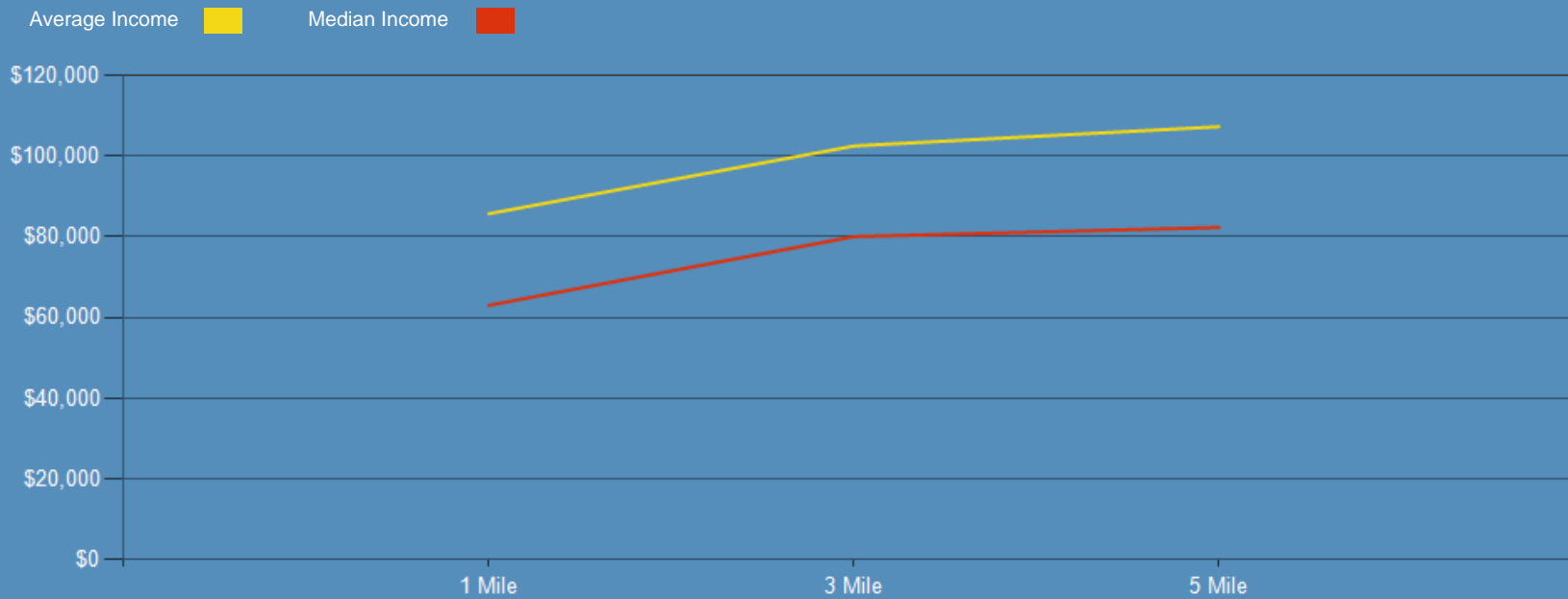
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# Courtview Professional Building



*Exclusively Marketed by:*

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