

FOR SALE

Commercial Investment / Owner-User Opportunity

Property Information

16706 Pioneer Boulevard, Artesia, CA 90701

- **Building Size:** 786 Sq. Ft.
- **Lot Size:** 4,246 Sq. Ft.
- **Year Built:** 1959
- **Zoning:** ATM1

11814 167th Street, Artesia, CA 90701

- **Building Size:** 2,220 Sq. Ft.
- **Lot Size:** 5,293 Sq. Ft.
- **Year Built:** 1959
- **Zoning:** ATM1

Property Highlights

- Prime commercial location just north of the **91 Freeway**, with convenient access from the **Pioneer Boulevard** exit.
- Highly visible corner location offering outstanding street exposure and strong signage opportunities.
- Excellent accessibility with convenient ingress and egress and ample on-site parking.
- Two freestanding commercial buildings situated on separate parcels.
- Flexible **ATM1 (Artesia Mixed-Use)** zoning allows for a variety of retail, office, service commercial, and light manufacturing uses. Buyers are encouraged to verify all permitted uses and development potential with the City of Artesia.
- Ideal opportunity for an owner-user, investor, or future redevelopment.

Location Advantages

- Excellent freeway accessibility.
- High-traffic commercial corridor.
- Established business district with strong surrounding demographics.

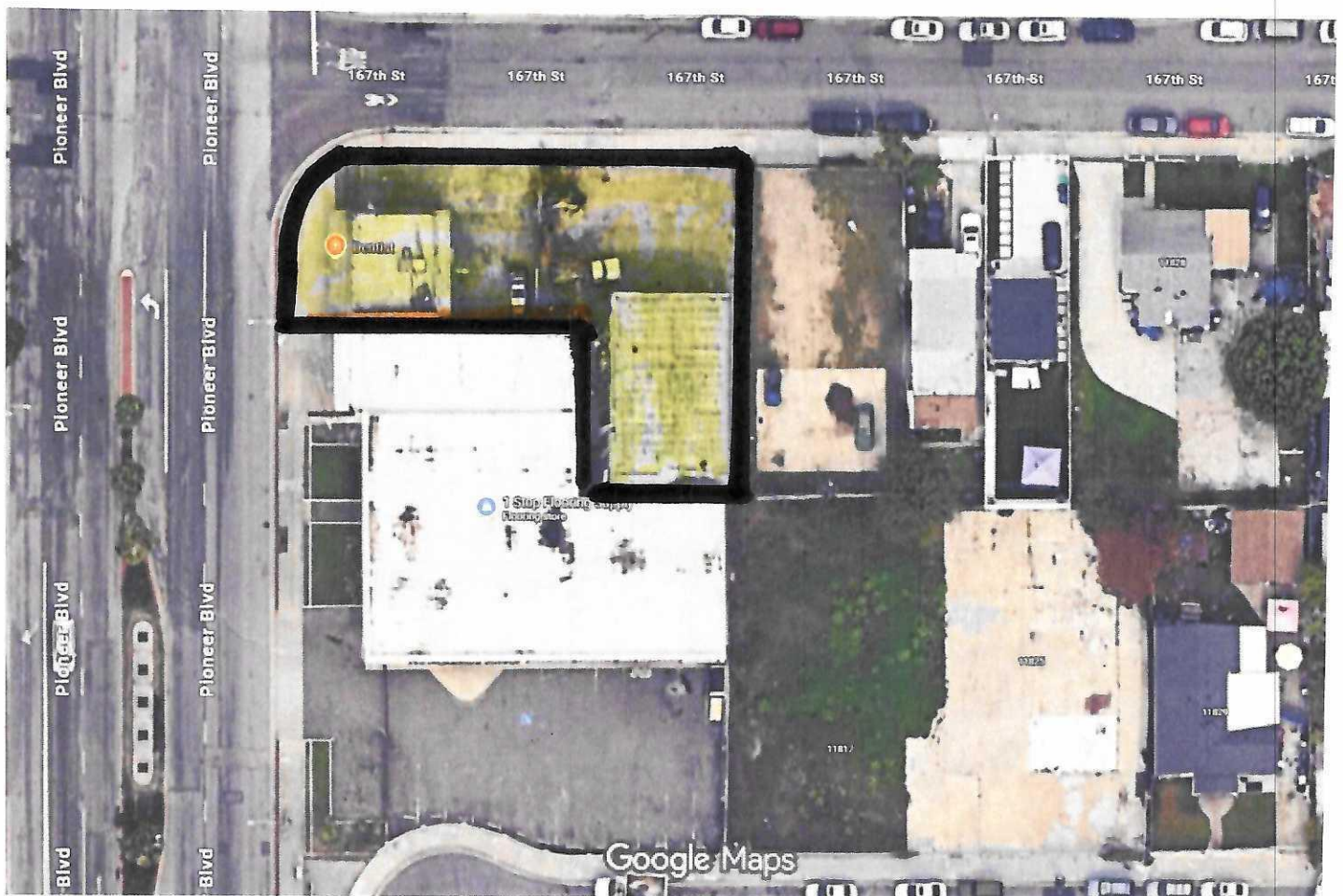
- Conveniently located near retail centers, restaurants, and residential neighborhoods.

For Additional Information or to Schedule a Private Tour

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The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective buyers should independently verify all information, including zoning, permitted uses, square footage, and property condition.