

FOR SALE

RETAIL STRIP CENTER

13528-13542 Lakewood Blvd | Bellflower, CA



PROPERTY OVERVIEW

LIST PRICE:	\$ 4,400,000
RENTABLE SF:	± 7,423 SF
PRICE/SF:	\$ 593
CAP RATE:	6.1 %
YEAR BUILT:	2003
APN:	6262-008-033
# of BUILDINGS:	One (1)
LOT SIZE:	± 21,132 SF (± 0.46 acres)
ZONING:	M1
COUNTY:	Los Angeles



ONSITE PARKING



MAJOR STREET LOCATION

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213.623.0800 ext. 1

Randall Dalby
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Situated in Bellflower, **13528-13542 Lakewood Blvd** is a one-story $\pm 7,423$ square foot freestanding retail building with approximately 1,080 square feet of space currently available for lease. Tenants benefit from a parking ratio of 3.75/1,000 SF and enjoy a highly visible corner location.

The location offers excellent access to the (105) Freeway and is within close distance of multiple bus lines and the Metro C Line provide convenient public transportation options. The local amenities, including an array of restaurants, coffee shops, and retail shops, make this a well-rounded destination for tenants seeking a vibrant, accessible commercial location. The area has a 81 walk score.



**One (1)
Corner Retail
Building**



**Excellent
Bellflower
Location**



**Onsite
Parking
Spaces**



**Major Retail
Neighbors
Nearby**



**Population
+500,000
Within 5-Miles**

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