

# NNN LEASED INVESTMENT



ARTESIA BLVD.

## FOR SALE ± 1.07 AC

10027 ARTESIA BLVD.  
BELLFLOWER | CA | 90706



46,660 SF  
LOT SIZE



HIGH CREDIT  
TENANT



6.06% CAP RATE  
UPON JUNE 2026  
RENT INCREASE



LEASE TERM  
UNTIL JUNE 2028  
4% ANNUAL INCREASES

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS:



**46,660 SF**  
Lot Size



**6.06% Cap Rate**  
Upon June 2026 Rent Increase



**High Credit**  
Tenant



**Covered**  
Work Space



**Newly Paved**  
Yard



**Major**  
Street Visibility



**Newly Fenced**  
Secured



**Lease Expires June 2028**  
One (2)-year Option (FMV)



**Drive Thru**  
Access



**CAPEX**  
Recently Completed



**4%**  
Annual Increases



**Immediate Fwy Access**  
91 Fwy



**Multi-Family Development Considered**  
by the City of Bellflower (Call Broker for Details)

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PHOTOS



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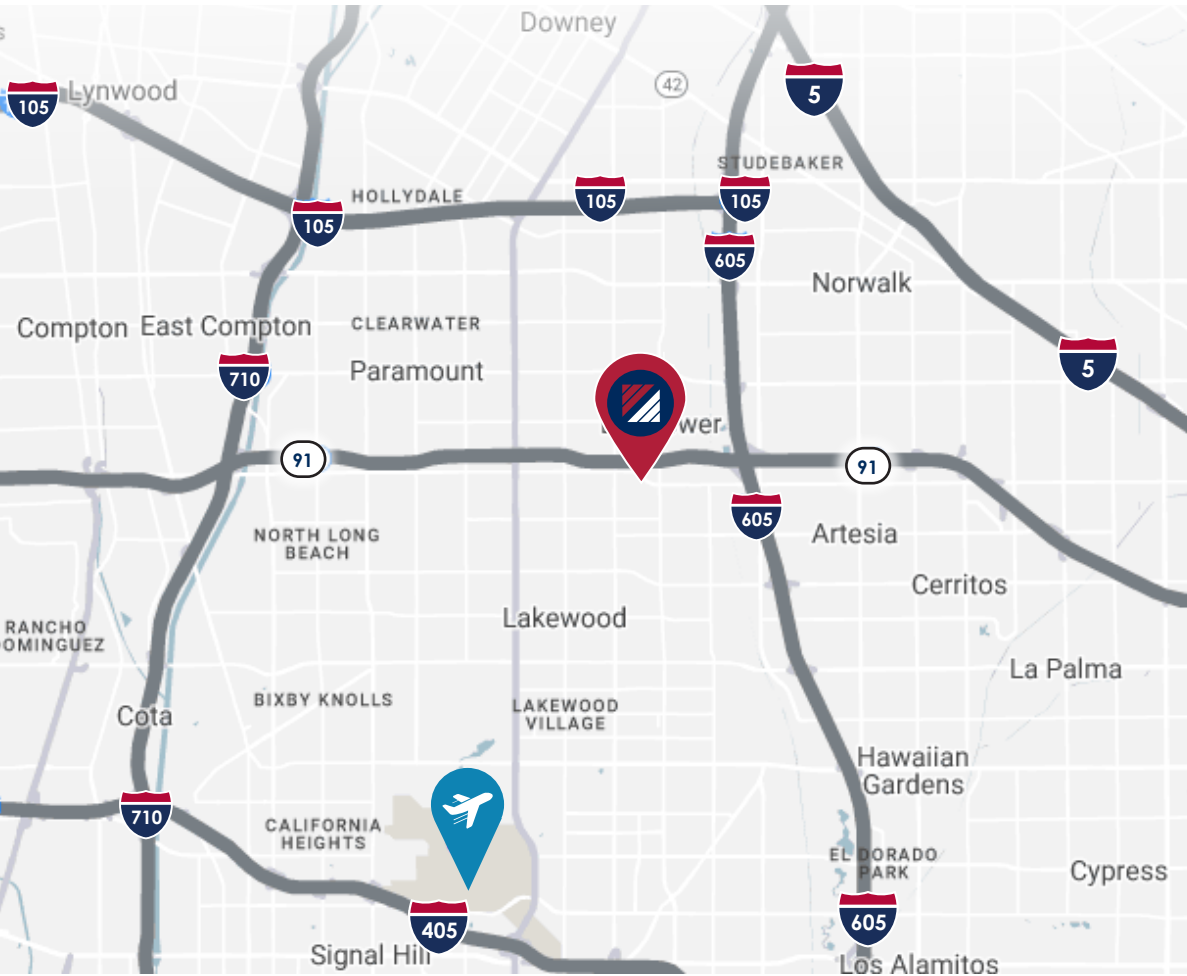
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LOCATION MAP



## DEMOGRAPHICS

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	37,759	198,217	730,016
Total Populations	121,671	662,764	2,411,398
Median Household Income	\$79,593	\$83,174	\$76,138
Consumer Spending	\$1,374,141,450	\$7,496,609,952	\$26,145,543,883

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR
Artesia Blvd	Artesia PI NE	18,286	2022
Artesia Blvd	Woodruff Ave E	19,099	2022
Woodruff Ave	Monterey St	22,762	2022
Woodruff Ave	Monterey St S	21,784	2022

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## AMENITIES MAP



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