

PRIME GATEWAY LOCATION IN DOWNTOWN BELLFLOWER

IDEAL FOR RETAIL, MEDICAL, MULTI-FAMILY

± 0.97 AC
FOR SALE

16211 BELLFLOWER BLVD, BELLFLOWER, CA 90706

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PROPERTY HIGHLIGHTS

±0.97 ACRE COMMERCIAL PARCEL

Free-standing building ±9,022 SF ideal for owner-user or end-user occupancy.

EXCEPTIONAL FRONTAGE & VISIBILITY

±188' of Bellflower Blvd frontage. ±19,800 vehicles per day for Bellflower and ±20,900 vehicles per day for Alondra Blvd, maximizing drive-by exposure.

STRONG ZONING & REDEVELOPMENT UPSIDE

Zoned CG (General Commercial)—permits a wide range of commercial uses and potential for higher-density redevelopment.

CELL TOWER INCOME

Cell-tower lease provides supplemental cash flow.

WALKABLE “TWIN CENTER” LOCATION

Within a 5-minute walk of Downtown Bellflower's Town Center District, restaurants, shops, and Metro bus lines.

POWERFUL DEMOGRAPHICS

Over ±150,000 residents and average household income of ±\$129,138 within a 3-mile radius, driving strong retail demand.

CLOSE PROXIMITY CO-TENANCY (≤ 0.50 MI)

Grocery & Market: ALDI and Smart & Final Extra
Health & Fitness: Blink Fitness

PROPERTY OVERVIEW

- LOT SIZE ± 0.97 AC
- YEAR BUILT 1952
- ZONING CG, BELLFLOWER
- FRONTAGE 188' ON BELLFLOWER
- APN 7106-016-009



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AERIAL MAP



SITE



PROPOSED PACIFIC AVENUE STATION (LA METRO)

BELLFLOWER BLVD
± 19,800 CPD

ALONDRA BLVD
± 20,900 CPD

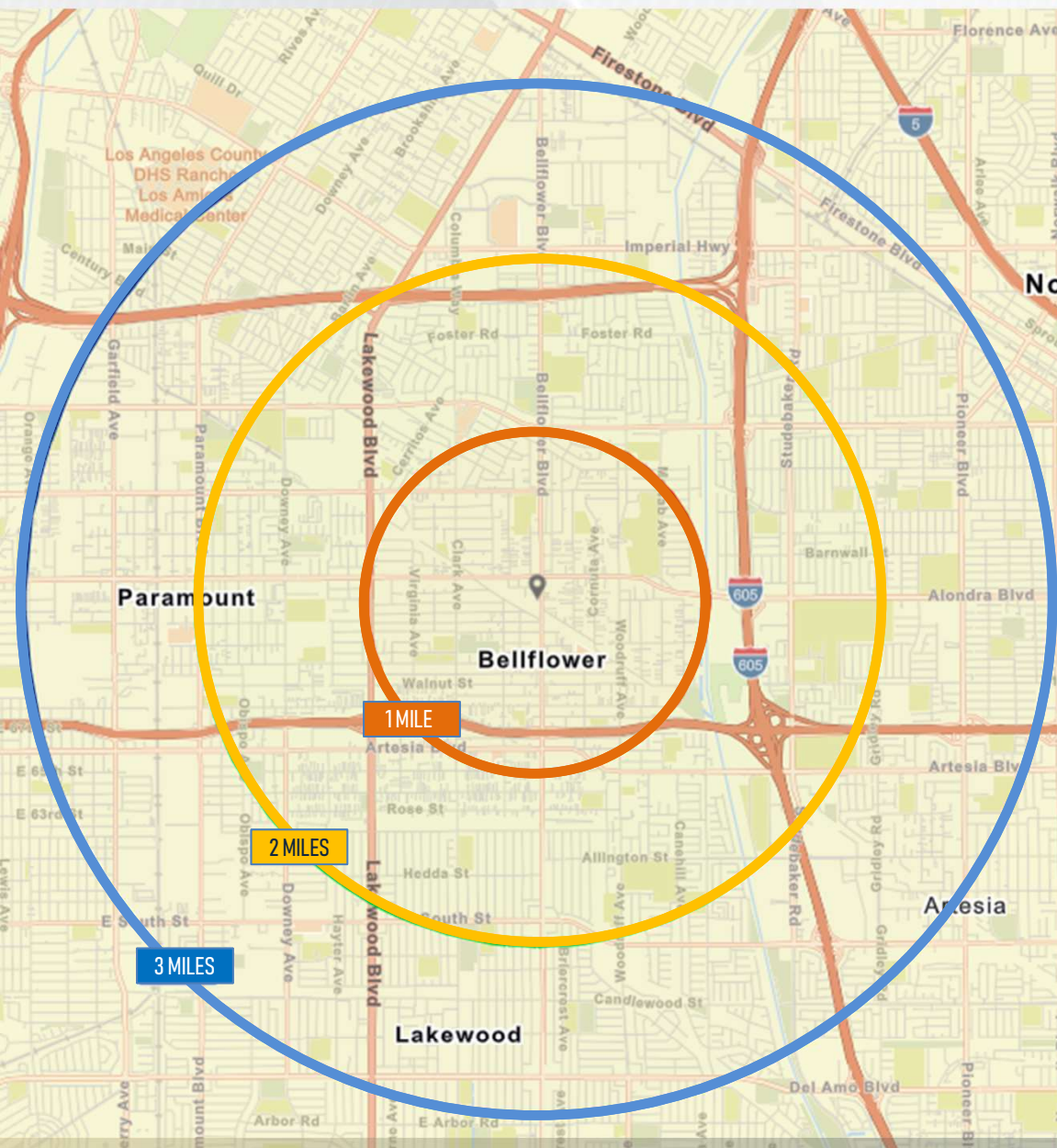
Google Earth

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DEMOGRAPHICS

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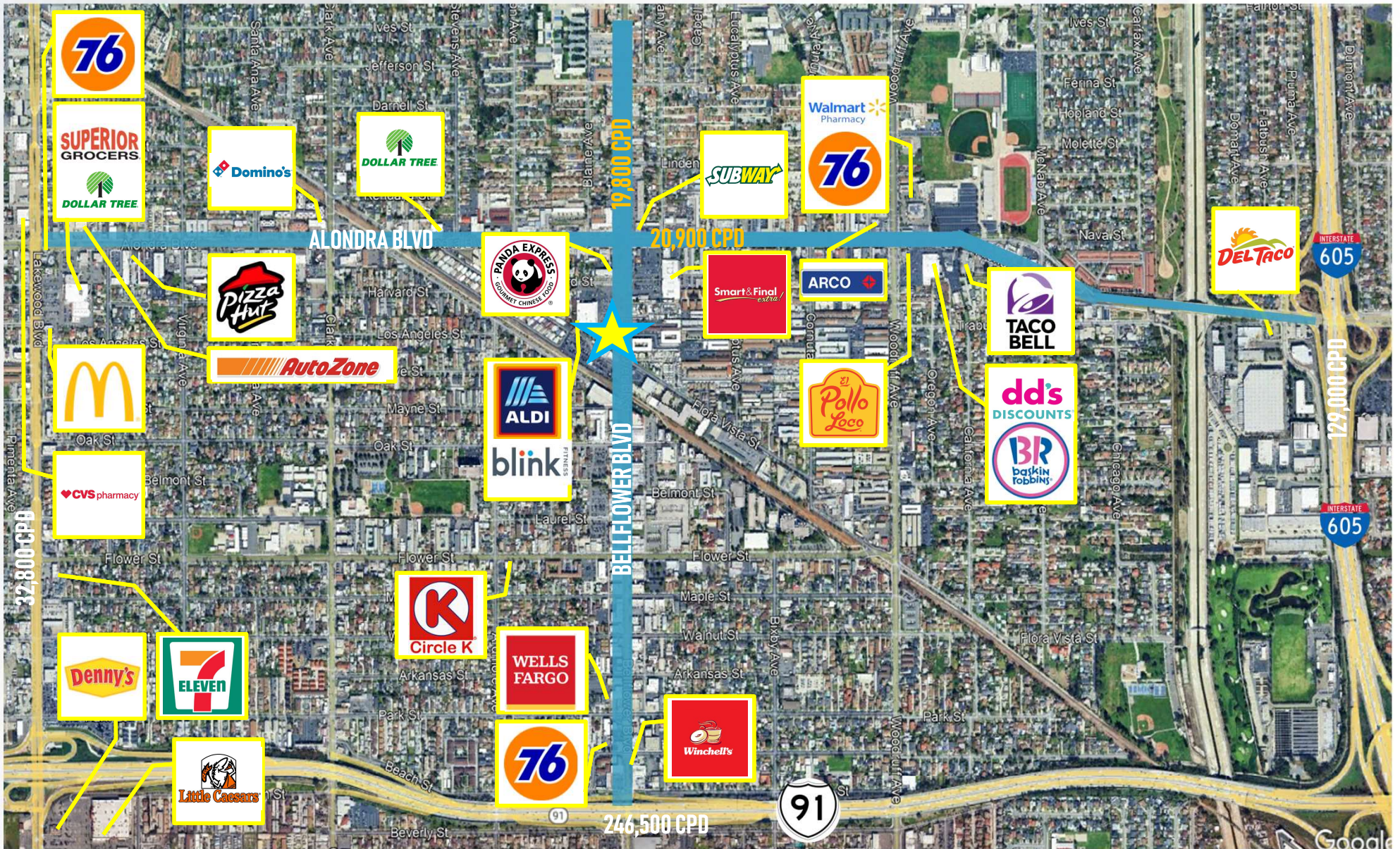
	1 MILE	2 MILES	3 MILES
POPULATION	40,391	134,629	281,467
MEDIAN AGE	36.0	37.2	37.2
AVERAGE HOUSEHOLD SIZE	3.02	3.15	3.23
MEDIAN HOUSEHOLD INCOME	\$84,143	\$97,544	\$99,002
AVERAGE HOUSEHOLD INCOME	\$109,238	\$127,768	\$129,138

SOURCE: ESRI FORECASTS FOR 2024 AND 2029. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS IN 2020 GEOGRAPHIES.

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RETAIL MAP



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LAND COMPS

ADDRESS	PRICE	SALE DATE	LOT SIZE	\$ PSF ON LAND	COMMENTS
12618 Studebaker Rd Los Angeles, CA 90650	\$5,250,000	9/19/2023	1.60 AC	\$75.33 PSF	Property redeveloped into a new Raising Canes location (Opened November 19, 2024)
9333 Rosecrans Ave Bellflower, CA 90706	\$5,650,000	8/6/2024	1.56 AC	\$83.14 PSF	Property redeveloped into a new Chick-Fil-A location (Still under development)
10146 Artesia Blvd Bellflower, CA 90706	\$3,115,000	12/2/2022	0.52 AC	\$137.55 PSF	Property redeveloped into a new McDonald's location (Opened April 24, 2025)

PERMITTED USES

SHORTLIST OF PERMITTED USES IN THE C-G, GENERAL COMMERCIAL DISTRICT

Auto Parts

Dialysis Center

Dress, Clothing, Or Millinery Shop, Including Alterations

Drugstore, Including Pharmacy

Electrical Appliance Store And Repair

Furniture Sales

Grocery Store

Hardware Store

Hobby And Handicraft Store

Janitorial Services

Mattresses Store

Medical, Dental And Related Uses

Paint Sales

Pet Supplies

Sporting Goods Store

Restaurant, Tearoom Or Café

CLICK HERE TO SEE THE FULL LIST

SOURCE : <https://ecode360.com/43108642>

DISCLAIMER

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SharpLine® makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SharpLine® does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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CONTACT US

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