

Land For Sale

17046 BELLFLOWER BLVD, BELLFLOWER, CA 90706

\$2,350,000

Asking price

19,689

Lot Size±



Exclusively Listed by:

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LIC N°02059042



Investment Highlights

- » **Asking Price | \$2,350,000 (\$119/SF)**
- » **Lot Size | ±19,689 SF / ±0.45 Acres**
- » **Prominent Corner Location | Highly visible site positioned at the signalized intersection of Bellflower Blvd. & Park St.**
- » **Zoning | Located within TC (Town Center) Area 2 District**
- » **Flexible Development Potential | Potential for a variety of development strategies, including mixed-use, multifamily, retail, restaurant, drive-through and other uses, subject to applicable approvals**
- » **Excellent Regional Connectivity | Convenient access to the 91 Freeway and the 605, 710 and 5 Freeways**
- » **Multiple Potential Buyer Profiles | Well suited for developers, owner-users, retailers, restaurant operators and investors seeking a strategically located redevelopment opportunity**

▶ MARKET OVERVIEW

BELLFLOWER

Bellflower is a densely populated city in southeastern Los Angeles County, strategically positioned near the I-605 and SR-91 freeways with convenient access to Downtown Los Angeles, Long Beach, Orange County, and the broader Gateway Cities region. The community combines established residential neighborhoods with active commercial corridors along Bellflower Boulevard, Lakewood Boulevard, and Artesia Boulevard. Downtown Bellflower has experienced continued reinvestment through new housing, restaurants, retail businesses, and pedestrian-oriented improvements.

Bellflower had an estimated population of 74,719 in 2025 and encompasses approximately 6.12 square miles. The city supports roughly 23,800 households, with a median household income of \$78,722 and an average household size of 3.19 persons. Its high population density and substantial renter population help sustain demand for multifamily housing, neighborhood retail, dining, healthcare, and essential services. [U.S. Census Bureau QuickFacts](#)

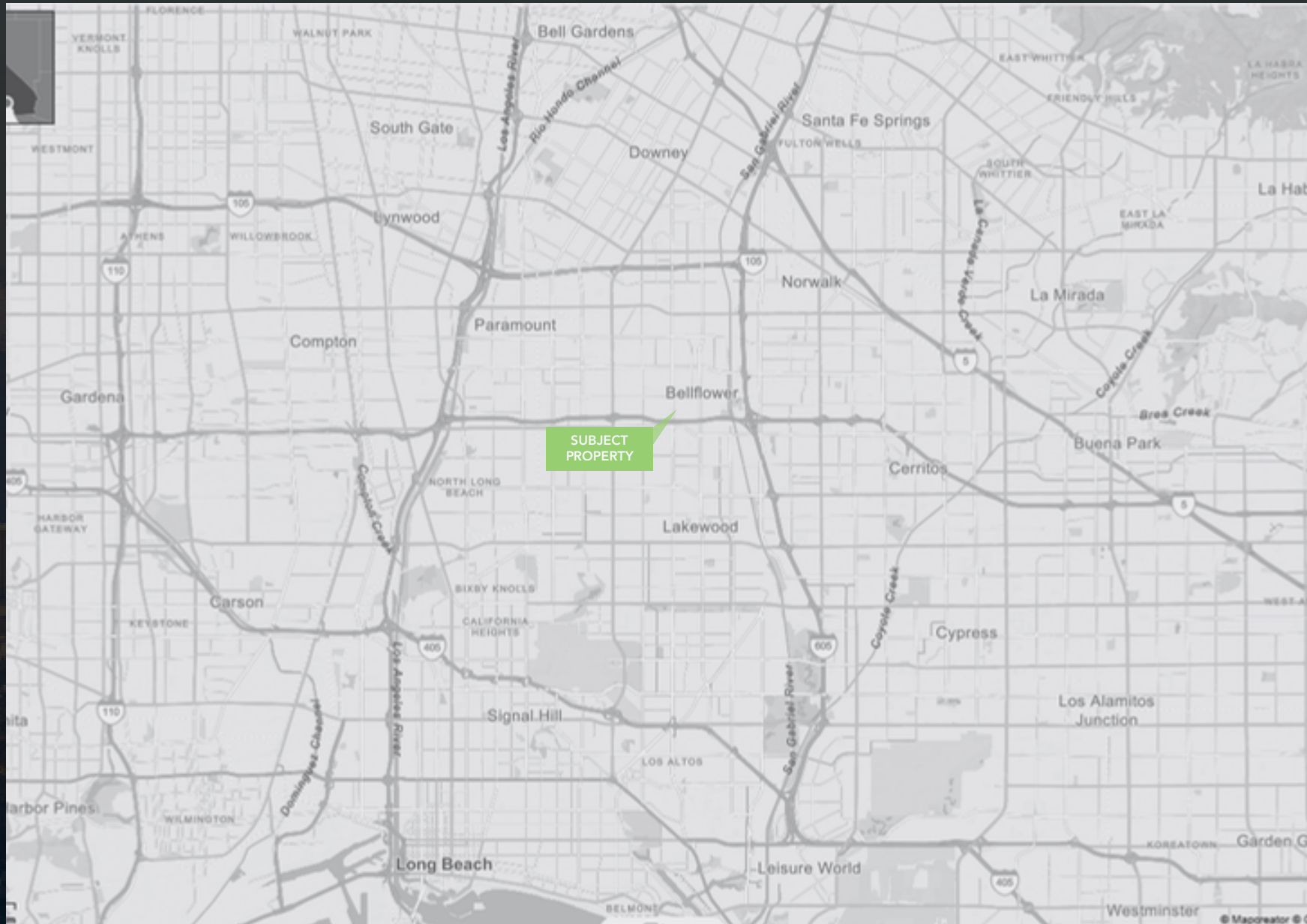
Long-term connectivity is expected to improve through LA Metro's planned Southeast Gateway Line. The 14.5-mile light-rail project will include a station at Bellflower Boulevard and connect Southeast Los Angeles County with the Metro A Line at Slauson Station. Completion is currently estimated for 2035, providing a potential catalyst for transit-oriented investment and economic activity. [LA Metro](#)

Overall, Bellflower offers investors a central Gateway Cities location, strong residential density, a broad renter base, accessible freeway connections, and future transit infrastructure supporting the area's long-term growth potential.



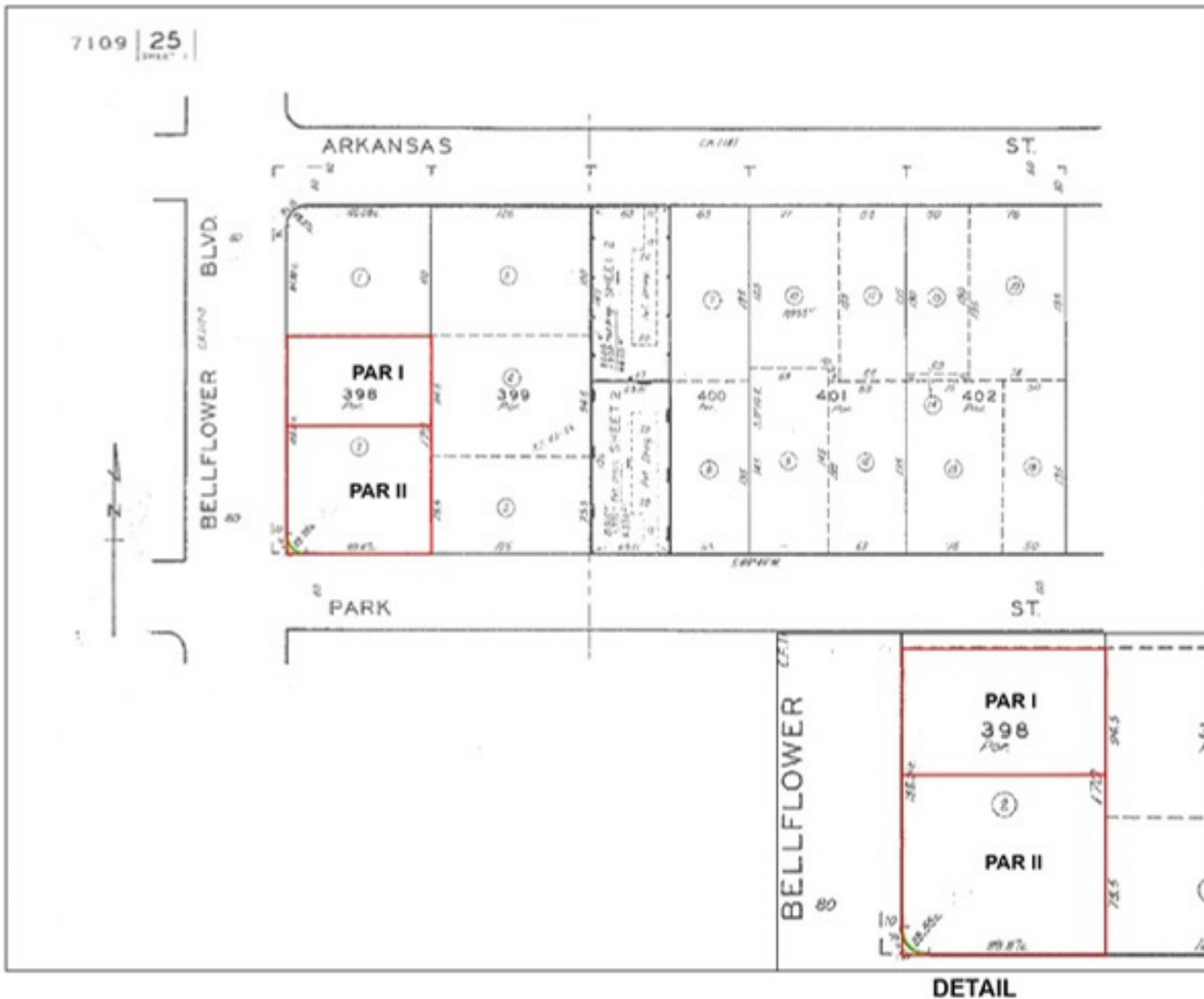


Regional Map





Plot Map



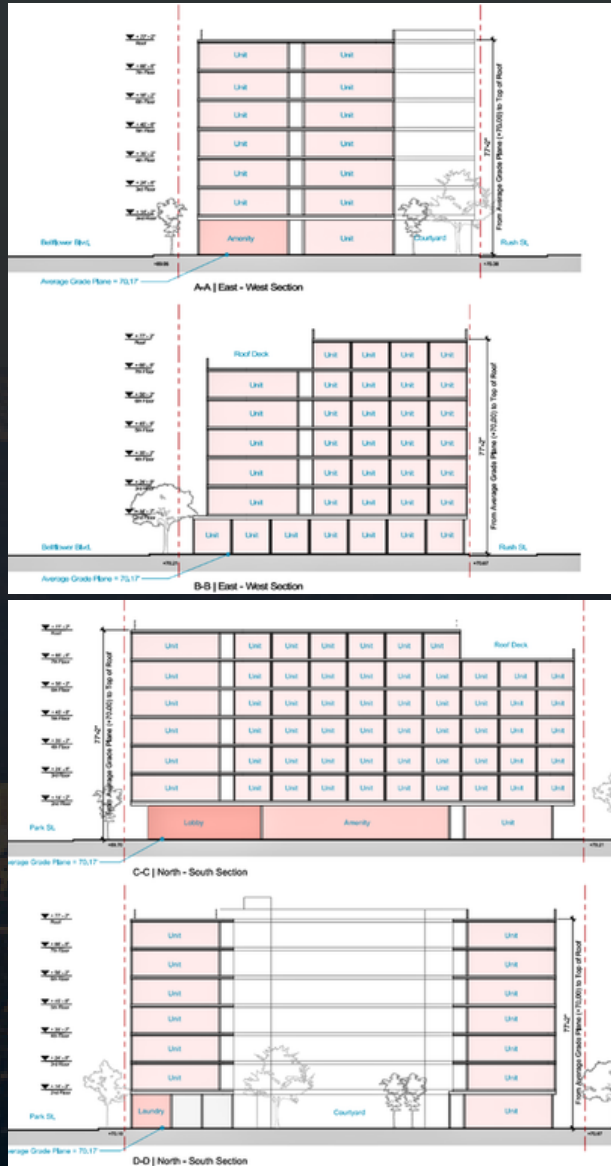


Site Plan





Conceptual Rendering





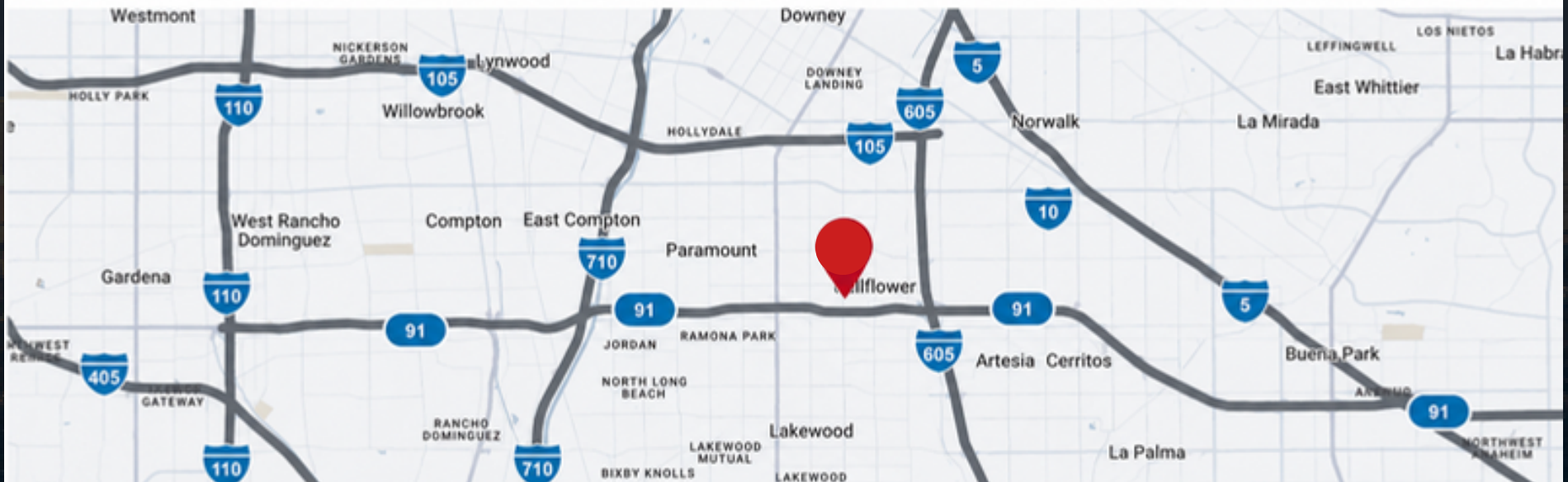
Conceptual Rendering







Local & Zoning Map





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