

Newly Developed Retail Storefront

9928 ARTESIA BOULEVARD, BELLFLOWER, CA 90706



- 1,603 SF NEWLY DEVELOPED RETAIL STOREFRONT IS LOCATED IN A NEWLY DEVELOPED MIXED-USE COMMUNITY.
- THE BUILDING IS JUST EAST OF THE MAJOR SIGNALIZED INTERSECTION OF ARTESIA BLVD. & BELLFLOWER BLVD., WITH A DAILY CAR TRAFFIC COUNT OF OVER 50K CARS PER DAY.
- LESS THAN A 1/4 MILE FROM THE 91 FREEWAY & 1 1/4 MILE FROM THE 605 FREEWAY.
- PERFECT FOR AN OWNER/USER OR AN INVESTOR WITH A TENANT IN MIND LOOKING TO TAKE ADVANTAGE OF THE PROPERTY'S LOCATION & BEING ADJACENT TO 61 NEWLY DEVELOPED, HOMEOWNER OCCUPIED, RESIDENTIAL TOWNHOMES!
- GOOD DEMOGRAPHICS; OVER 35,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 250,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

This newly developed 1603 SF retail storefront is located on the street level of a mixed-use building. The mixed-use building will be integrated with 61 newly constructed townhomes, which are currently for sale to homebuyers.

There are 5 parking spaces immediately to the east of the building, with 28 additional parking spaces within the project, in addition to ample street parking located directly in front of the storefronts.

This retail storefront can be used as a restaurant/cafe with inside and outside dining areas, as well as other potential uses. The retail storefront will be delivered with a dirt floor, giving the buyer full flexibility of use & tenant improvements.

This offering will attract an owner/user or an investor with a tenant in mind, who would like to take advantage of the property's excellent location on a major commercial thoroughfare, brand new construction, and its proximity to 61 new homeowners.

LOCATION OVERVIEW

This retail storefront is positioned on the south side of Artesia Boulevard, just east of the major signalized intersection of Artesia Boulevard and Bellflower Boulevard. Artesia Boulevard and Bellflower Boulevard are considered major commercial thoroughfares within the City of Bellflower with a daily car traffic count of over 50,000 cars per day.

The subject property is located less than 1/4 of a mile from a future In-&-Out Burger & Dunkin' Donuts at the corner of Artesia and Bellflower Boulevard. It is also less than 1 mile from Downtown Bellflower, Bellflower Court House & Mayne Event Center.

Additionally, the retail storefront is located less than 1/4 of a mile from the 91 Freeway and 1 1/4 mile from the 605 Freeway.

This offering is located in an infill location with good demographics: over 35,000 people residing within a 1-mile radius and over 250,000 people residing within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price:	\$725,000
Year Built:	2019
SF	1,603
Price / SF:	\$452.28
Floor:	1
Parking Spaces:	33 Parking Spaces (30 Regular & 3 Handicap)
Zoning:	Specific Plan (SP)
Market Cap Rate:	6.5%

TENANT ANNUAL SCHEDULED INCOME

	Market
Gross Rent	\$48,090
TOTALS	\$48,090

ANNUALIZED INCOME

	Market
Gross Potential Rent	\$48,090
Less: Vacancy	(\$962)
Reimbursement:	\$11,028
Effective Gross Income	\$58,156
Less: Expenses	(\$11,028)
Net Operating Income	\$47,128

ANNUALIZED EXPENSES

	Market
Property Taxes	\$8,700
HOA	\$2,328
Total Expenses	\$11,028
Expenses Per RSF	\$6.88

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Lease Type
1	Vacant	1,603			\$4,007.50	\$2.50	NNN
	Total Square Feet	1,603			\$4,007.50		

Note:

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR THE UNIT!!!

DRIVE BY ONLY

DO NOT DISTURB HOMEOWNERS & CONSTRUCTION CREWS!!!

Additional Photos



Property Photos



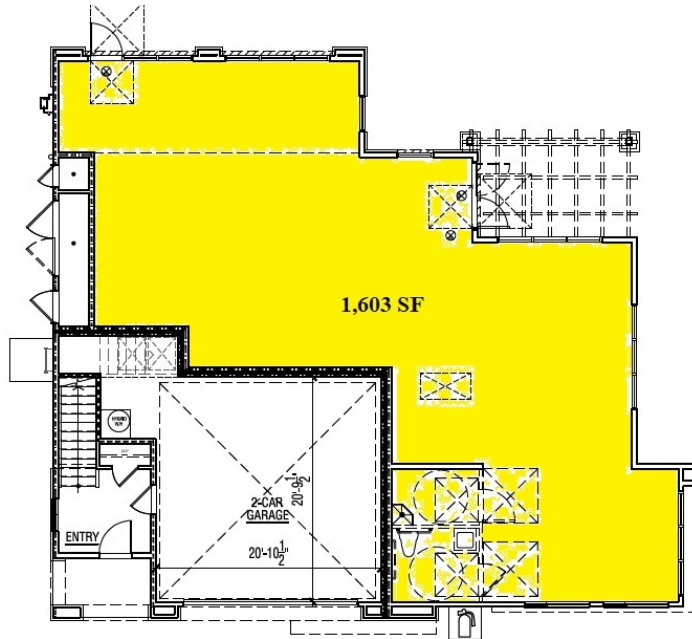
Additional Photos



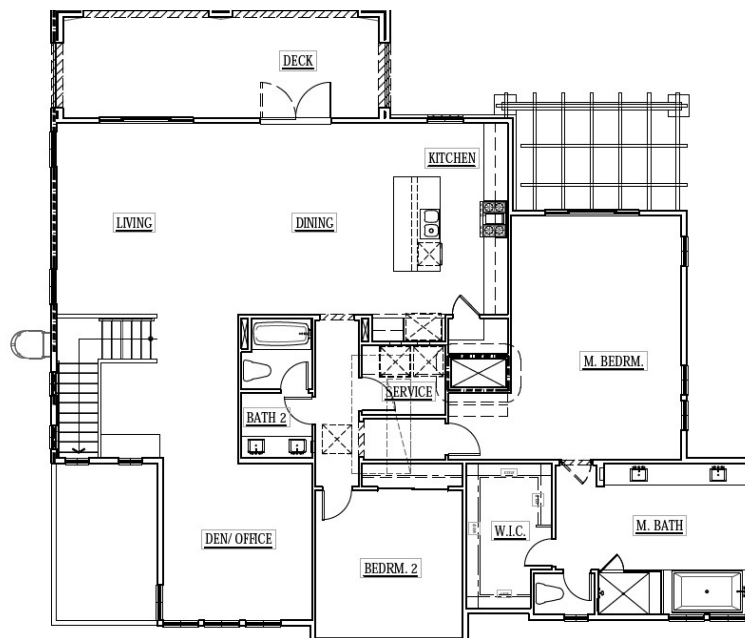
Additional Photos



Floor Plan



RETAIL STOREFRONT



RESIDENTIAL UNIT ON SECOND FLOOR

Site Plan

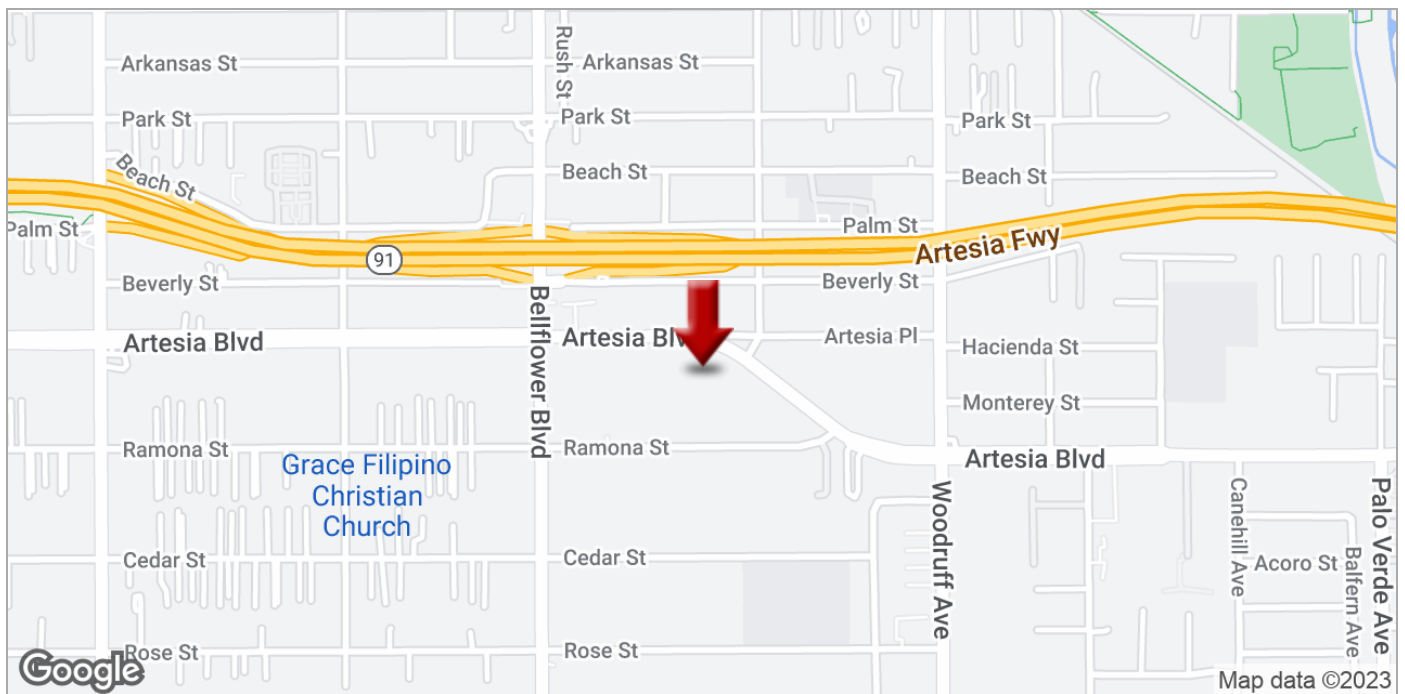
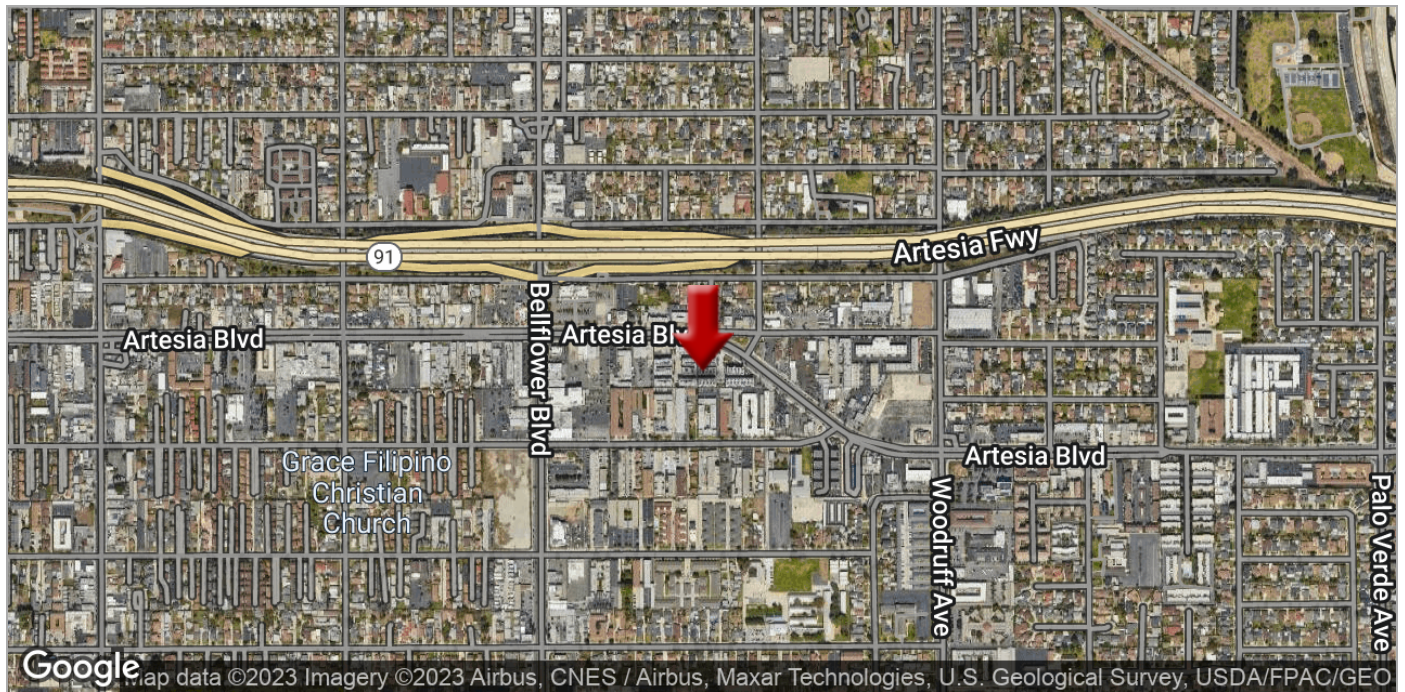


SITE PLAN

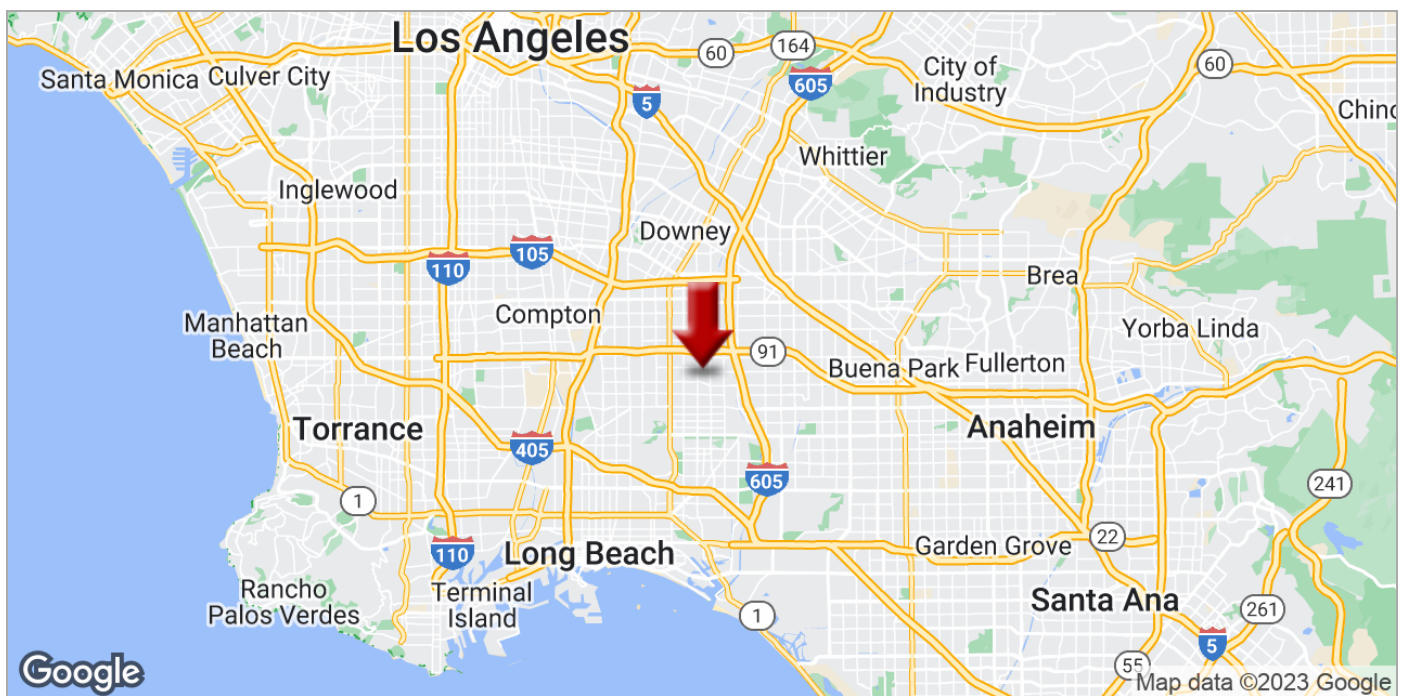


ZOOMED IN ON RETAIL BUILDING & PARKING

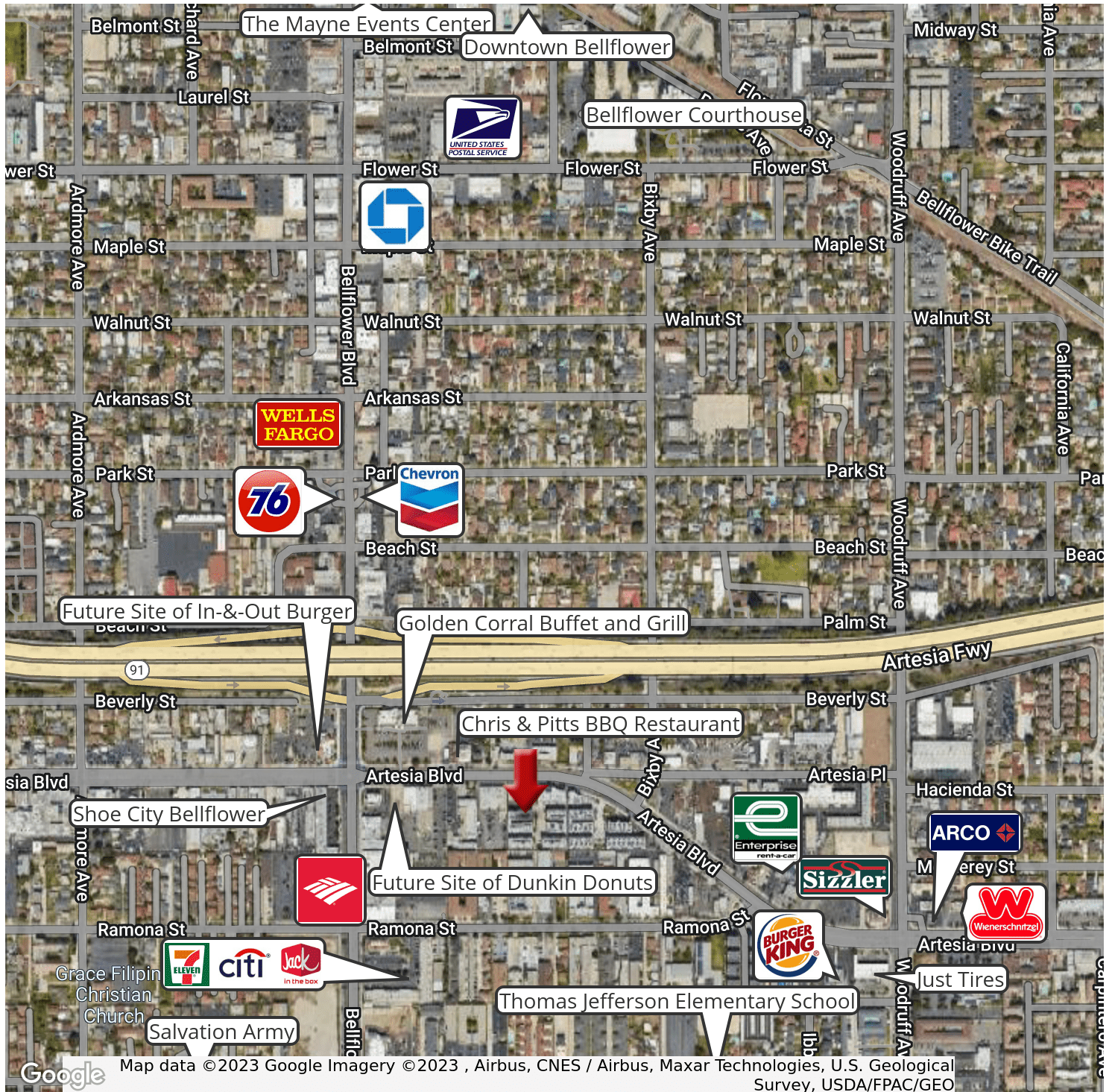
Location Maps



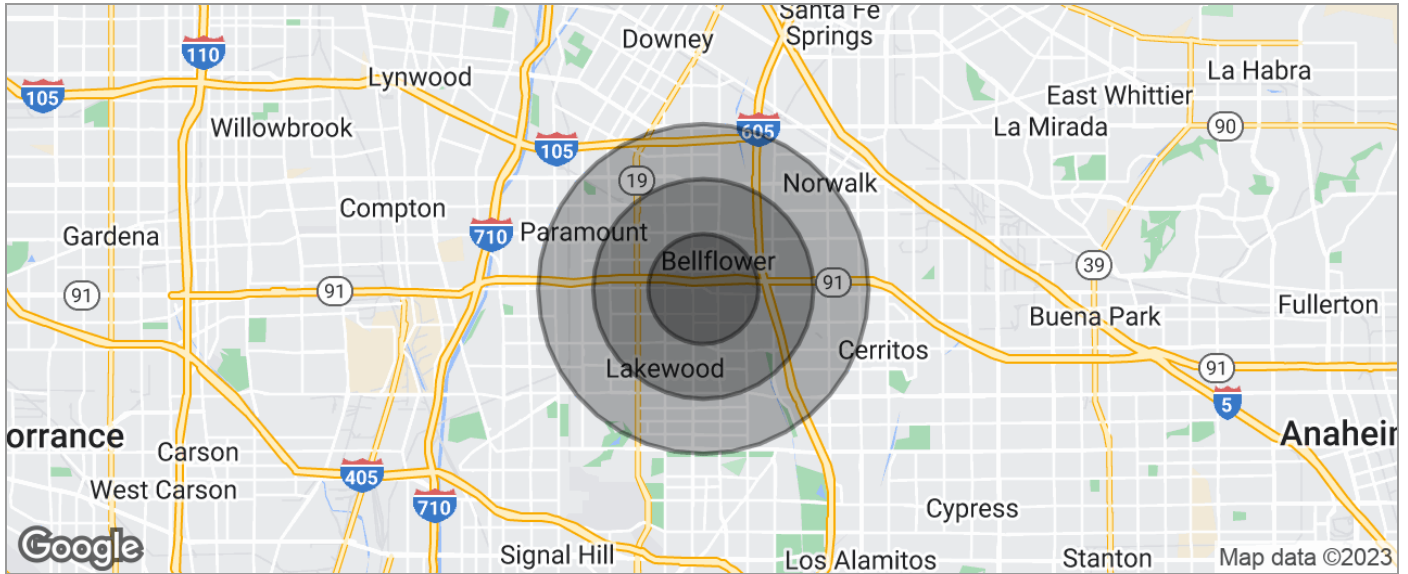
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	38,755	119,515	268,590
MEDIAN AGE	32.6	33.2	33.9
MEDIAN AGE (MALE)	30.8	31.6	32.0
MEDIAN AGE (FEMALE)	33.4	34.3	35.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	12,982	38,183	82,910
# OF PERSONS PER HH	3.0	3.1	3.2
AVERAGE HH INCOME	\$63,051	\$68,069	\$70,313
AVERAGE HOUSE VALUE	\$498,967	\$484,831	\$477,698
RACE	1 MILE	2 MILES	3 MILES
% WHITE	33.8%	38.1%	42.0%
% BLACK	14.6%	11.6%	9.7%
% ASIAN	13.4%	14.1%	14.5%
% HAWAIIAN	0.5%	0.7%	0.6%
% INDIAN	1.1%	0.8%	0.7%
% OTHER	32.8%	30.8%	28.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	42.6%	43.5%	47.0%

* Demographic data derived from 2020 ACS - US Census