

Brand New Retail Storefronts

9908 ARTESIA BOULEVARD, BELLFLOWER, CA 90706



- THREE AVAILABLE RETAIL STOREFRONTS, EACH APPROXIMATELY 900 SF IN SIZE; 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 TENANT(S) 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 mixed-use building consists of 4 total Retail Storefronts, 3 of which are available, each approximately 900 SF in size, located on the street level of a newly constructed mixed-use building. The 3 available Retail Storefronts can be purchased individually or combined. The mixed-use building is integrated with 61 newly constructed townhomes, which are currently for sale to home buyers.

There are 12 parking spaces immediately to the west of the building, with 21 additional parking spaces within the project, in addition to ample street parking located directly in front of the storefronts.

These retail storefronts all have a brand new 2 ton A/C units, a "J" Box for Business signage, and the 2 corner storefronts have a 4-inch Grease Interceptors Stubs. They can be used as a restaurant/cafe with inside and outside dining areas, as well as other potential uses.

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

LOCATION OVERVIEW

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

Additionally, these retail storefronts are located less than 1/4 of a mile from the 91 Freeway and 1 1/4 mile from the 605 Freeway.

Income Summary



INVESTMENT SUMMARY

Price (Based on Single Condo):	\$395,000
Year Built:	2018
SF	900
Price / SF:	\$438.89
Floor:	1
Parking Spaces:	33 Parking Spaces (30 Regular & 3 Handicap)
Zoning:	Specific Plan (SP)
Market Cap Rate:	6.0%

TENANT ANNUAL SCHEDULED INCOME

	Market
Gross Rent	\$24,300
TOTALS	\$24,300

ANNUALIZED INCOME

	Market
Gross Potential Rent	\$24,300
Less: Vacancy	(\$486)
Reimbursement:	\$7,068
Effective Gross Income	\$30,882
Less: Expenses	(\$7,068)
Net Operating Income	\$23,814

ANNUALIZED EXPENSES

	Market
Property Taxes	\$4,740
HOA	\$2,328
Total Expenses	\$7,068
Expenses Per RSF	\$7.85

*** Price Based on Single Storefront. If you would like to combine the Storefronts please contact the Listing Agent for more details.**

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Lease Type
I	Vacant	900			\$2,025.00	\$2.25	NNN
	Total Square Feet	900			\$2,025.00		

Note:

(i) 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!!!

Property Photos



Additional Photos



PARKING LOT WEST OF THE RETAIL STOREFRONTS



PARKING LOT WEST OF THE RETAIL STOREFRONTS

Additional Photos



Additional Photos



Additional Photos



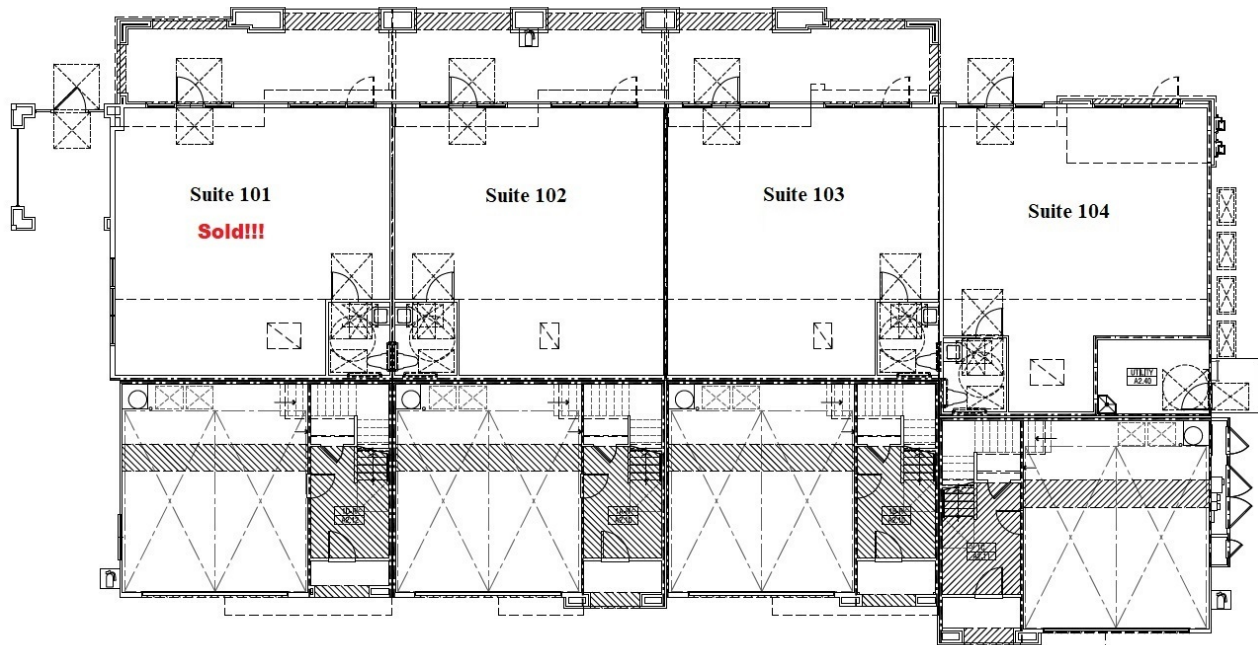
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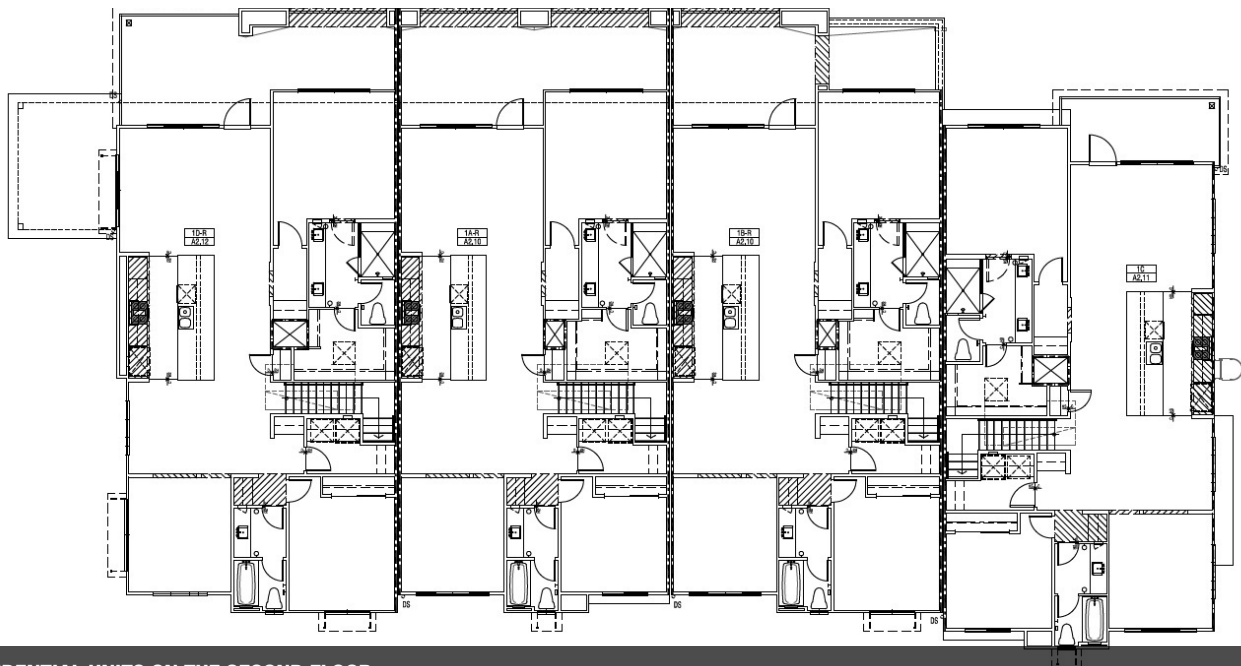
Additional Photos



Floor Plans



RETAIL STOREFRONTS



RESIDENTIAL UNITS ON THE SECOND FLOOR

Site Plan

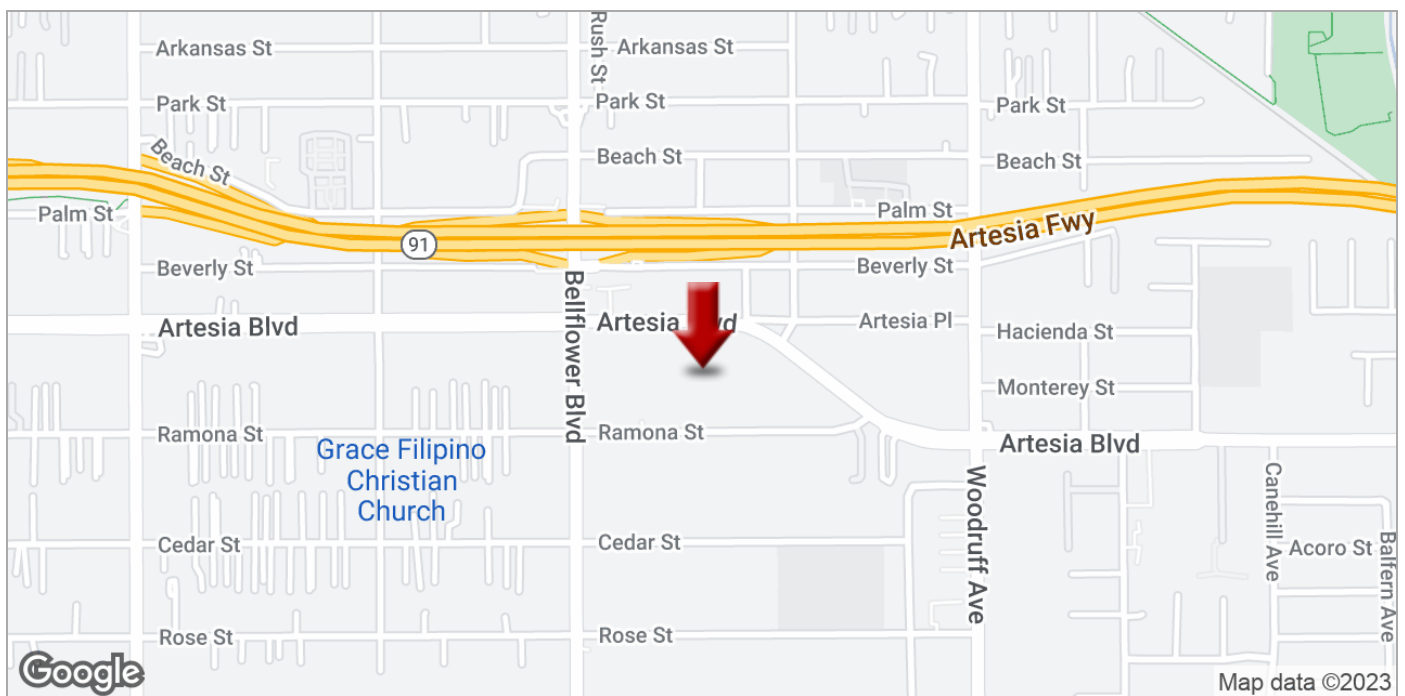
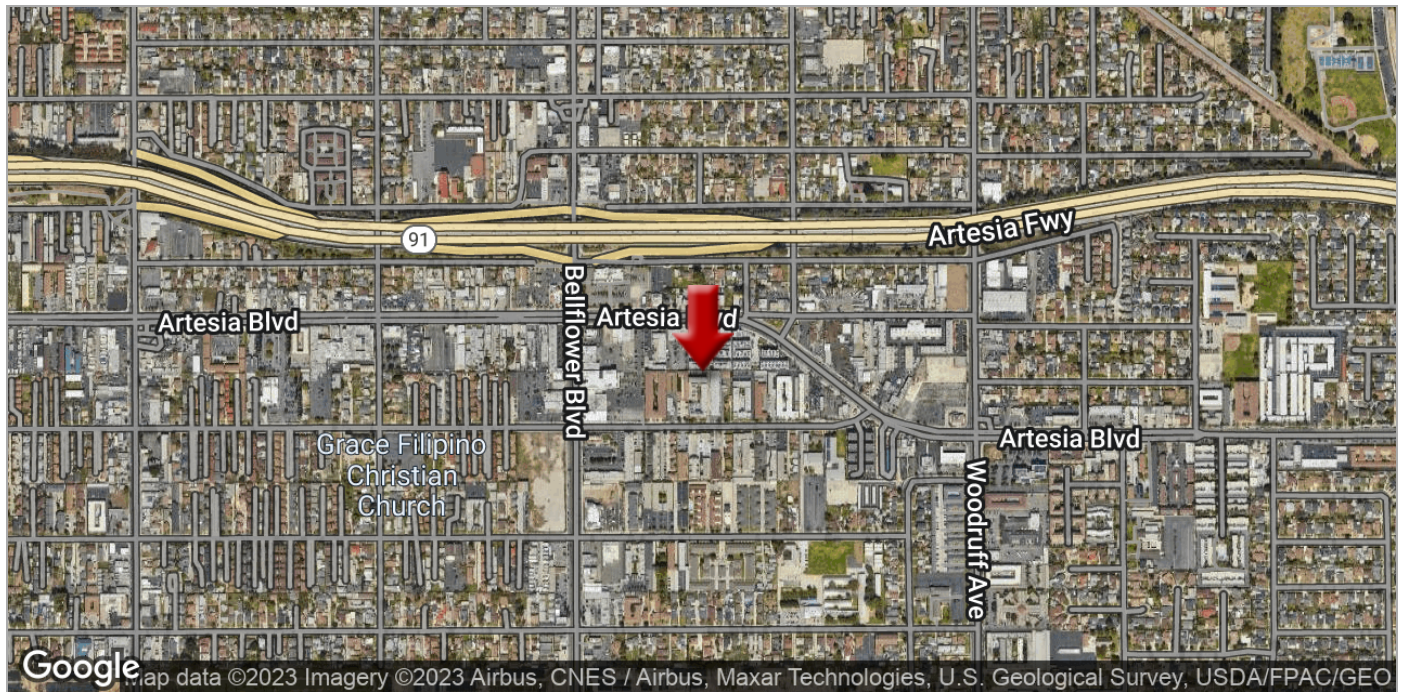


SITE PLAN

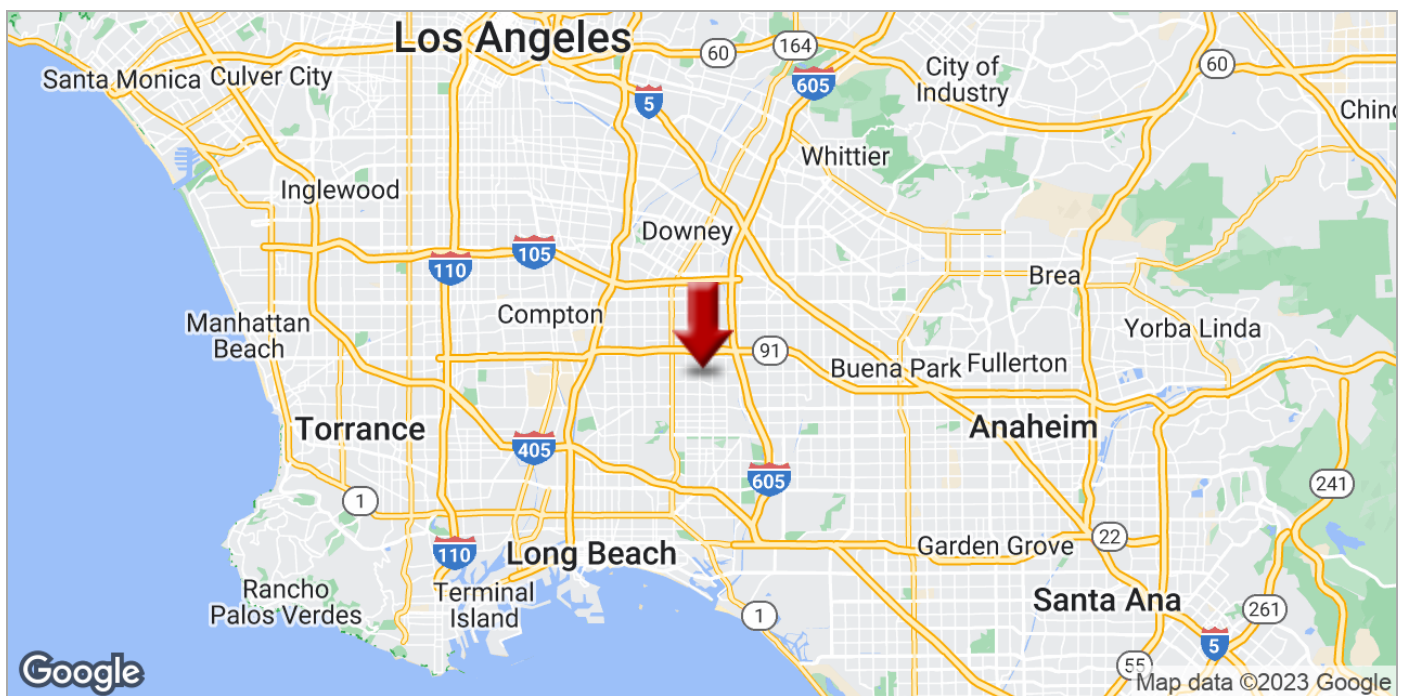
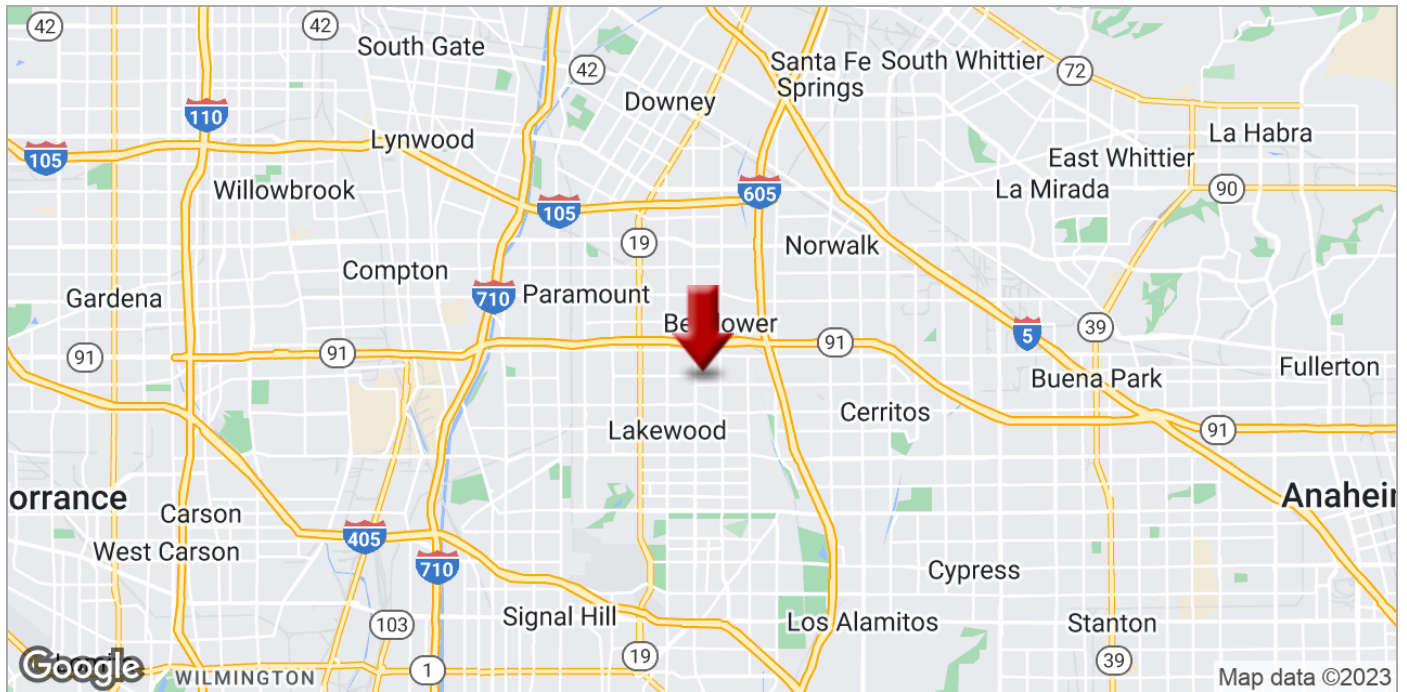


ZOOMED IN ON RETAIL BUILDING & PARKING

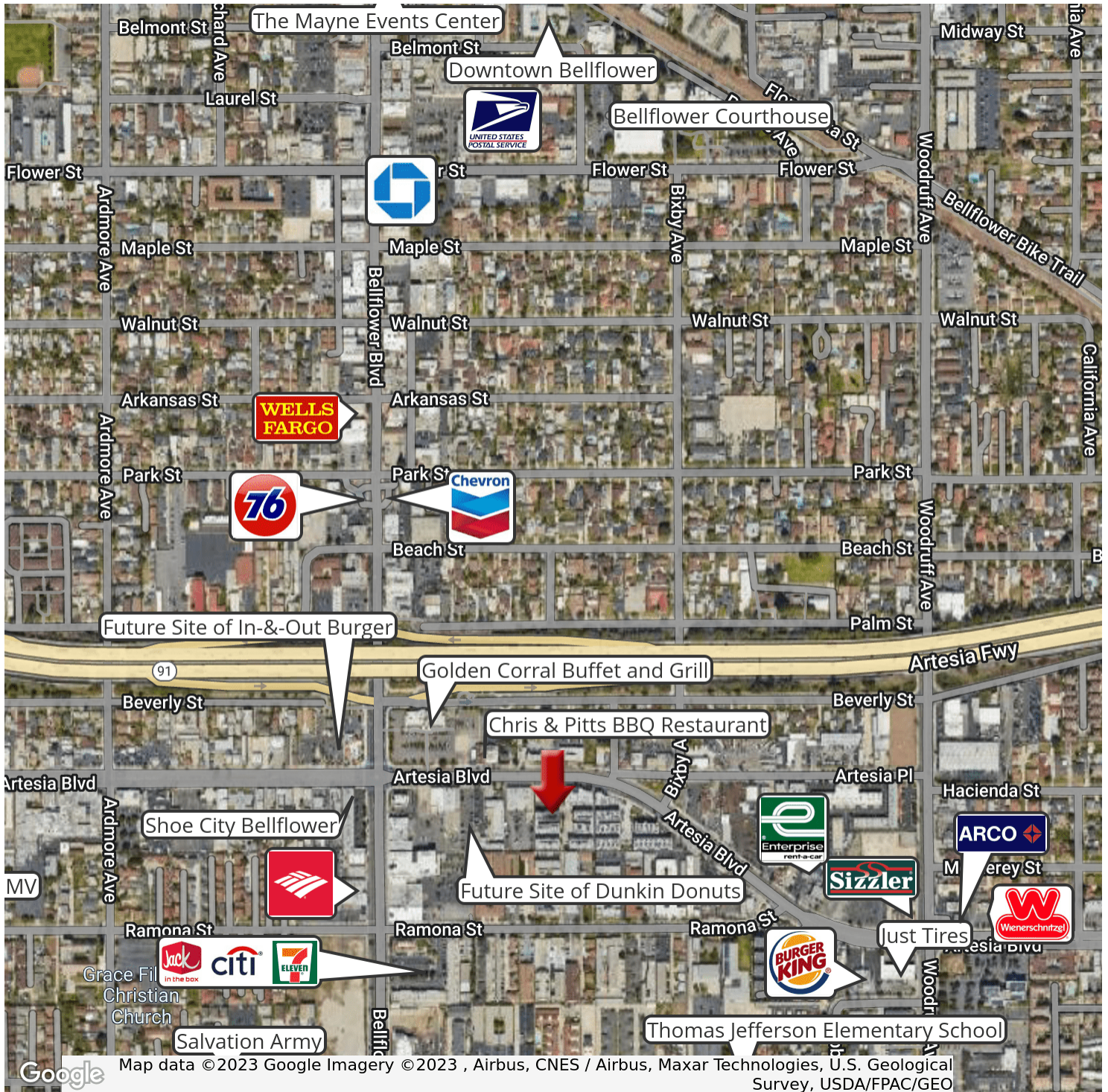
Location Maps



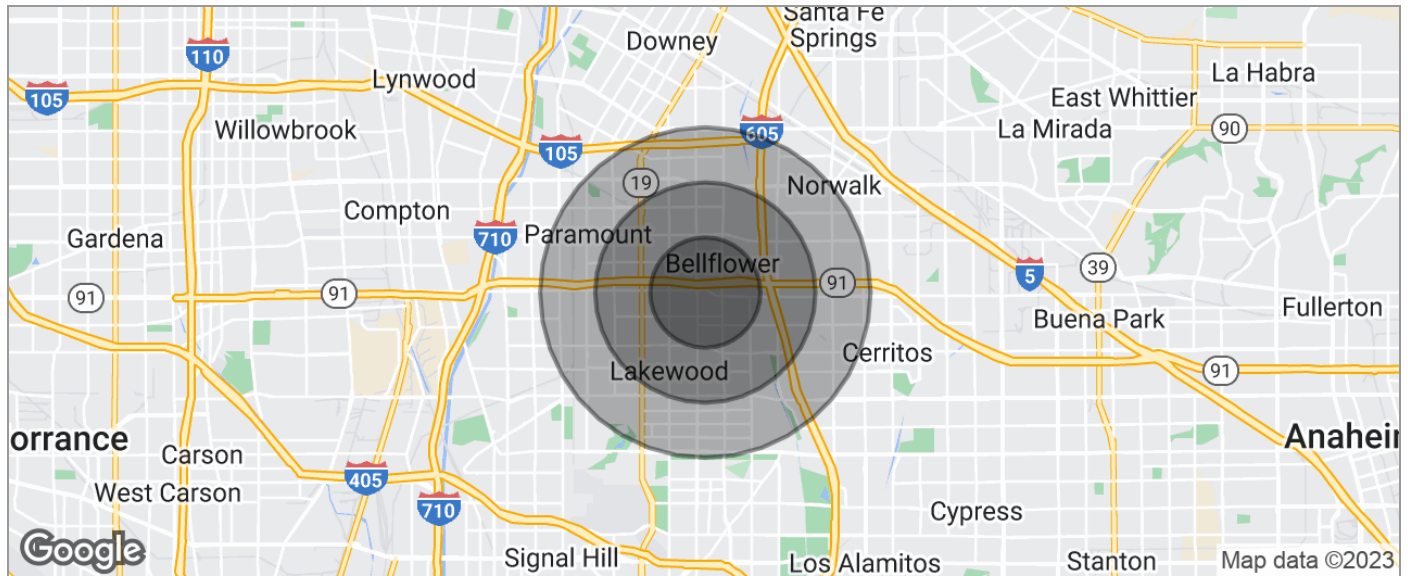
Location Maps



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