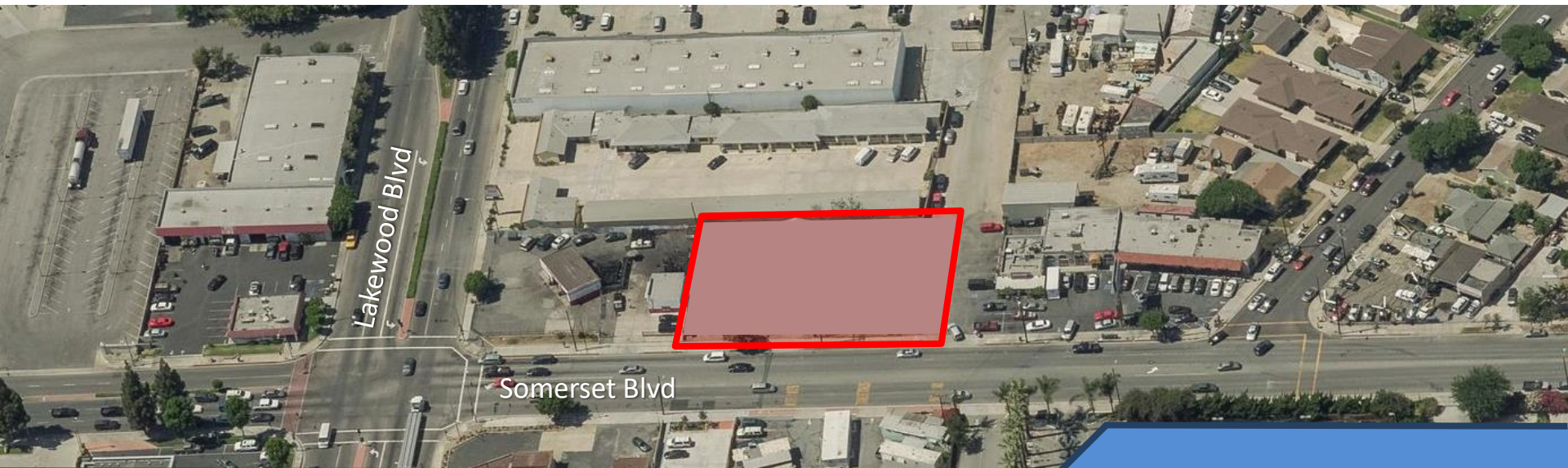


Vacant Lot \$790,000 (\$36 / SF) 21,597 SF



SUBJECT PROPERTY – VACANT LOT
21,597 Gross SF of Land
180' Frontage on Somerset



9021 Somerset Blvd | Bellflower, CA 90706

- > 21,597± Square Feet of Vacant Land in Bellflower
- > 180' of Frontage on Somerset Blvd.
- > M1 Zoning in the City of Bellflower
- > Plans Prepared for a 9,600 SF Medical/Office Building

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Investment Summary

The subject property is an approximately **21,597 square feet** vacant land parcel located at **9021 Somerset Boulevard** in Bellflower, California, one parcel off the corner of **Lakewood & Somerset** Boulevards. The lot is a near **perfect rectangle** measuring **180' wide by 110' deep**. The **expansive frontage** on Somerset Boulevard allows for an **M1 zoned** property to be used as a retail asset with over **46,000 combined vehicle-count** on the corner of Lakewood and Somerset Boulevards.

The current owner has prepared plans for a **9,600 square feet 2-story medical/office building**. These plans include parking for 32 spaces as required by city code, which is 1 parking space per 300 square foot building. There is a total of **10-units**, four on the bottom and six on the 2nd floor with plans for elevator service.

At the corner is a newly developed **7-11 retail strip center** and catty corner is a **newly built self service car wash**. To the north and behind the property is a motel as well as a newer construction **multi-tenant industrial park**. Adjacent to the subject property is a single tenant automotive use property a retail strip center directly to the east.

> **21,597± SF of Vacant Land in Bellflower**

> **180' of Frontage on Somerset Blvd**

> **Perfect Rectangle Shaped Lot**

> **M1 Zoning in a Retail Corridor with Over 46K Vehicles**

> **Plans Prepared for a 9,600 SF Medical/Office Building**



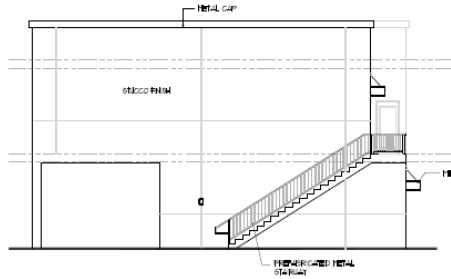
Pricing Summary

LIST PRICE **\$790,000**

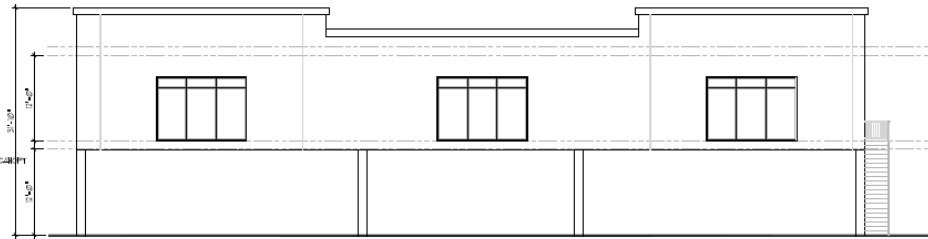
Gross Square Feet	21,597 ± SF (Gross)
Net Square Feet	19,797 ± SF (Net)
Price Per Acre	\$1,593,000 Per Acre
Land Price Per SF	\$36.57 / SF
Lot Dimensions	180' X 110'
Frontage	180' on Somerset Blvd
Zoning	Bellflower – M1 Zoning
Proposed Building	9,600 SF (Proposed)
APN #	6278-008-010
City Address	9021 Alondra Blvd Bellflower, CA 90706
Current Use	Vacant
Note	A Phase 1 Environmental and Land Survey is available upon request with no liability assumed upon the Seller for sharing such reports.



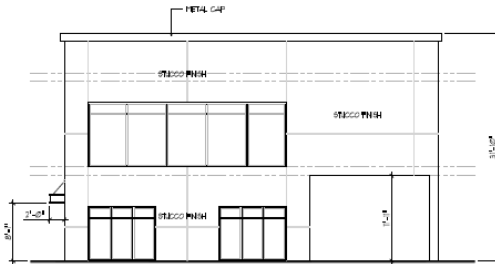
Proposed Plans



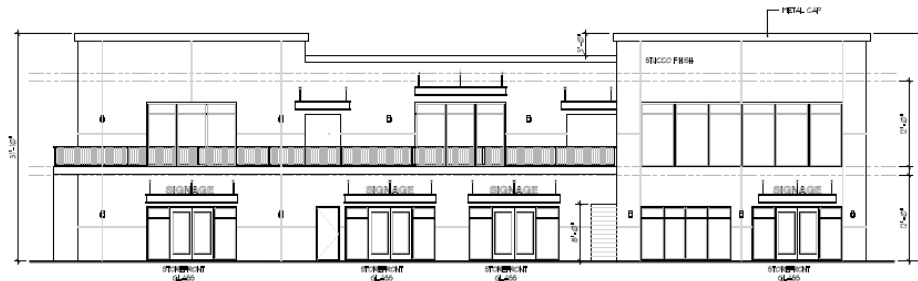
west (side) elevation
SCALE 1/8"=1'-0"



north (rear) elevation
SCALE: 1/8" = 1'-0"



east (side) elevation



south (front) elevation
SCALE: 1/8" = 1'-0"

CONSULTANT :

OWNER INFORMATION:

MEDICAL BUILDING

AL
DOM DOMESTIC BLVD

9021 SOMERSET BLVD.
BELLFLOWER, CA

PROJECT LOCATION:

9021 SOMERSET BLVD.
BELLFLOWER, CA

ISSUE / DATE:

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project no: 17024

phase:

date: 05/21/2018

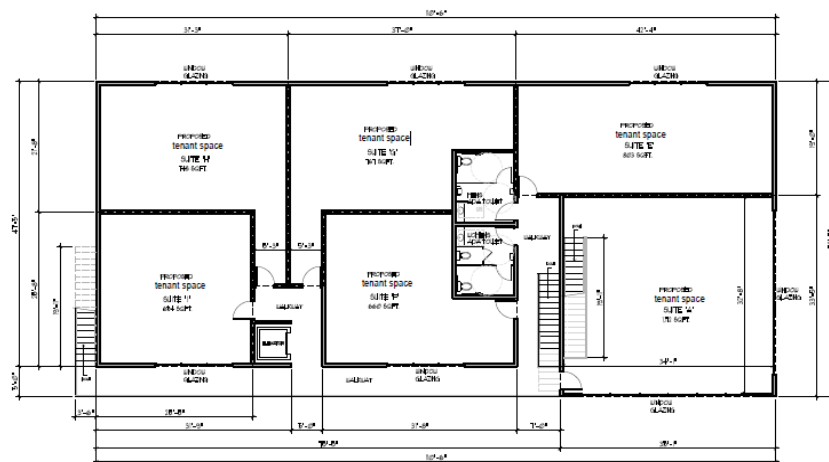
scale:
drawn by:

SHEET TITLE :

ELEVATIONS

SHEET NO. :

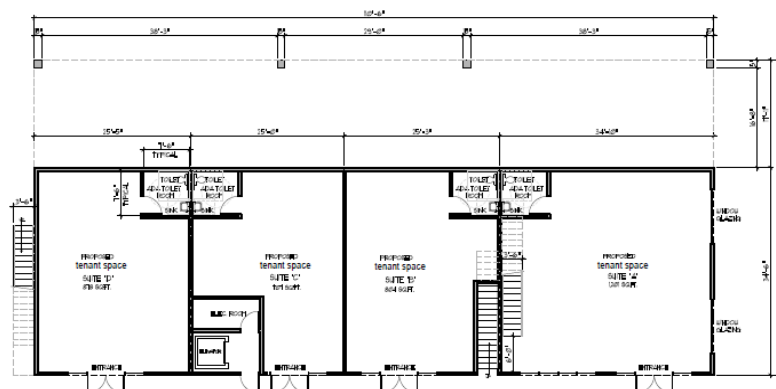
Proposed Plans



second floor plan
scale 1/8" = 1'-0"
1770 sq ft



wall legend:



first floor plan



FORM^B STUDIO
10827 stoney avenue #D stoney, ca 90424
p 902.661.3685 f 902.662.1522
formstudio@icloud.com

CONSULTANT:

OWNER INFORMATION

MEDICAL BUILDING

PROJECT LOCATION

9021 SOMERSET BLVD
BELLFLOWER, CA

ISSUE / DATE:

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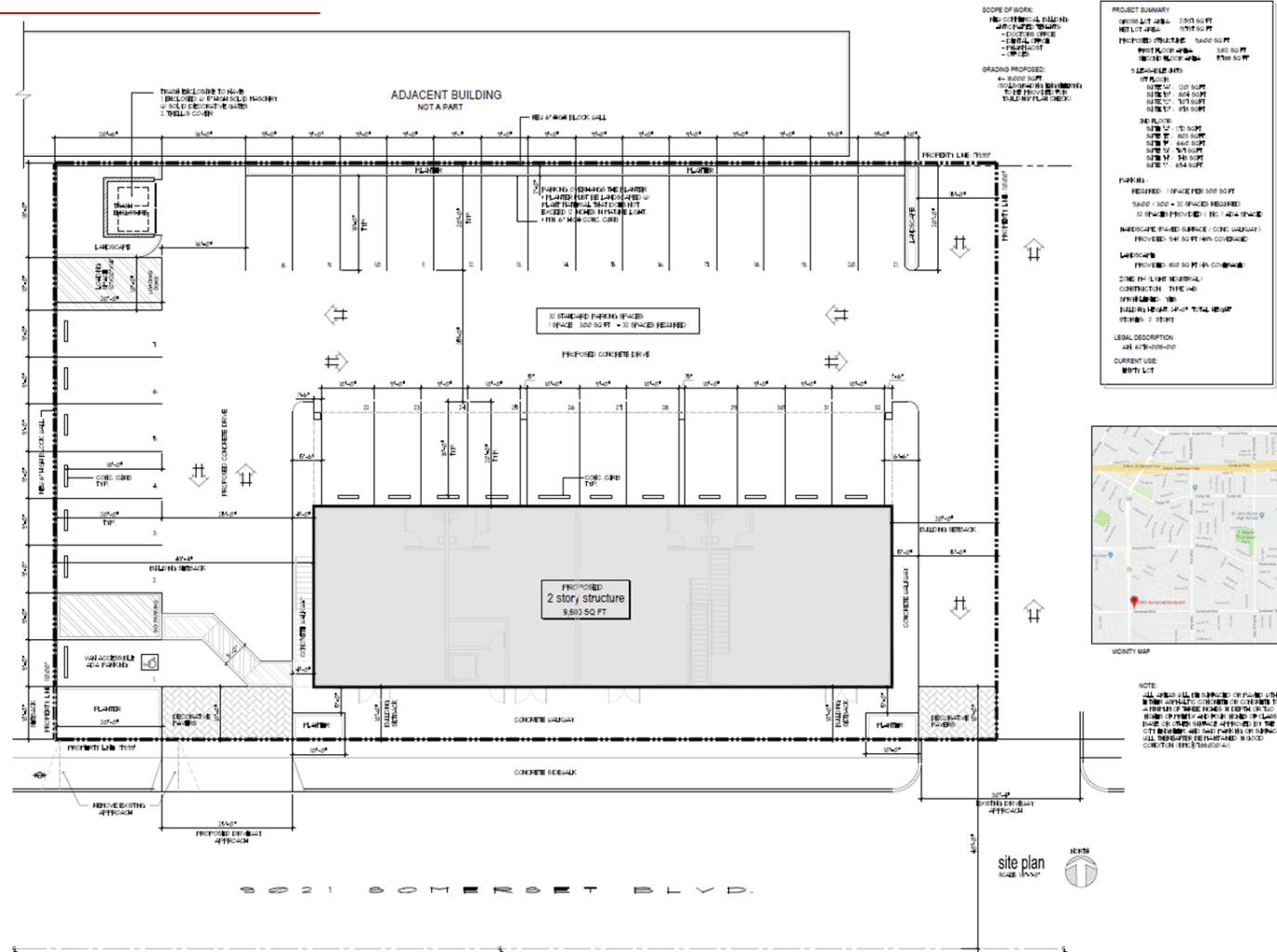
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phase: -
date: 081217
scale: 1:500000
drawn by: -

SHEET TITLE:
FLOOR PLANS

REPORT NO.

A1

Proposed Plans





9021 Somerset Blvd | Bellflower, CA 90706

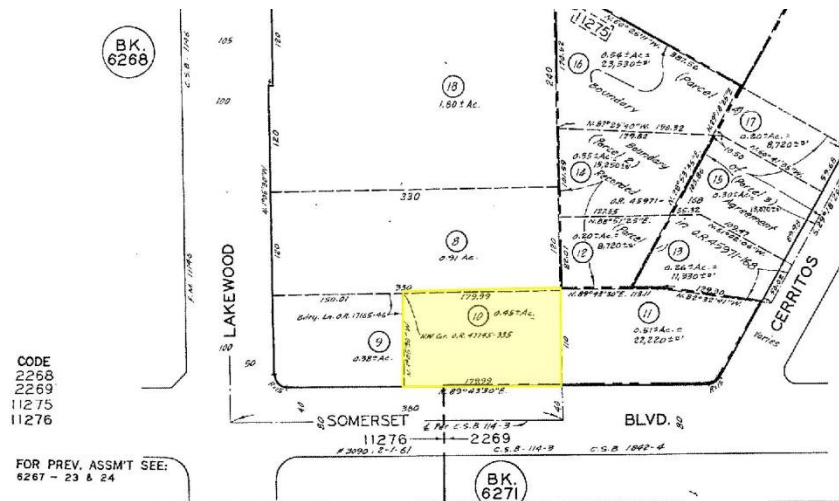


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Plat Map



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North-West Corner



South-East Corner



South-West Corner

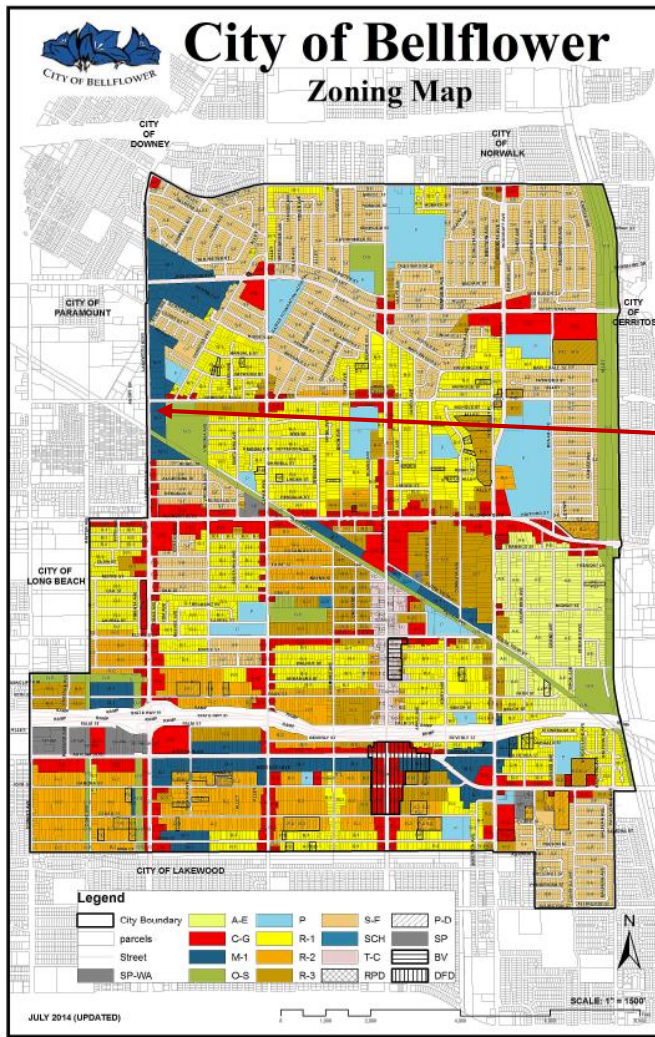


Adjacent Parcel to Subject

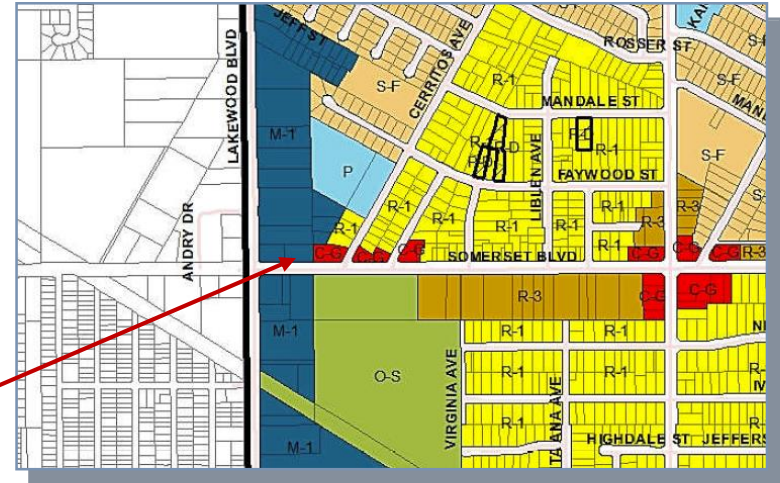


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Zoning Information



Subject Property



FOR ADDITIONAL INFORMATION CONTACT:

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