

## Bellflower Retail/Office Space for Lease 17600-20 BELLFLOWER BOULEVARD



- LOCATION:** 17600-20 Bellflower Boulevard  
Bellflower, Ca 90706
- AVAILABLE:** Immediate
- PARKING:** Excellent in exclusive parking lot
- COMMENTS:**
- \* In a busy neighborhood center anchored by 7-Eleven and Jack in the Box
  - \* Join neighboring credit tenants such as Mother's Nutritional Center, WIC, Bank of America, Shoe City and Golden Corral
  - \* Near the 91 and 605 freeways
  - \* Shopping Center on a signalized corner
  - \* Excellent signage & visibility
  - \* New development across street

Demographics	1 Mile	3 Mile	5 Mile
Population	45,040	277,303	722,715
Households	14,331	82,034	207,723
Median Household Income	\$50,289	\$58,650	\$59,790
Average Household Income	\$66,851	\$75, 835	\$78,466

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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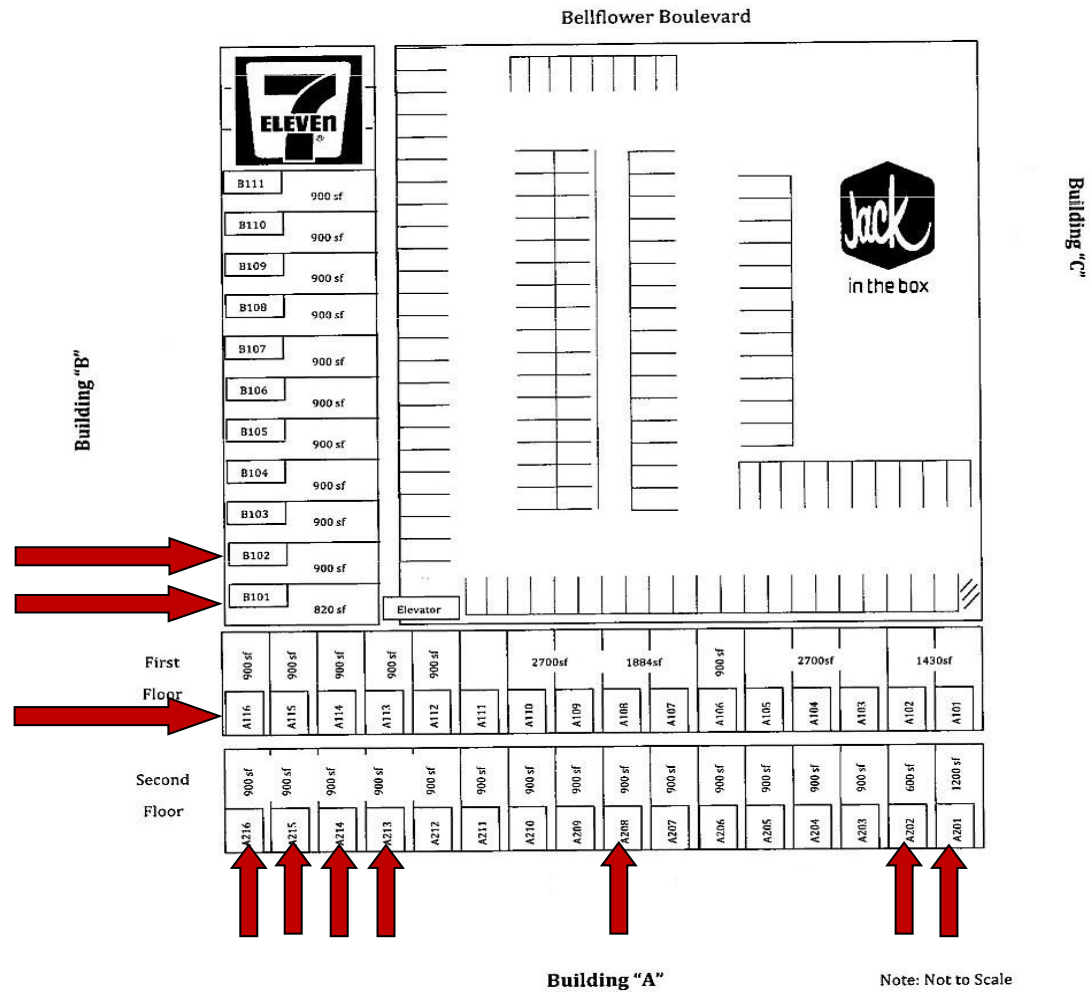
19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311  
[www.paleycommercial.com](http://www.paleycommercial.com)

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### AVAILABLE UNITS

- A201-202 – 1,200/1,800 +/- @ \$1.25, MG – 2<sup>nd</sup> floor office/commercial space
  - A208 – 900 +/- @ \$1.25, MG – 2<sup>nd</sup> floor office/commercial space
  - A213-A216 – 3,600 +/- @ \$1.25, MG – 2<sup>nd</sup> floor office/commercial space
  - A116 – 900 +/- sq ft @ \$1.25, MG – 1<sup>st</sup> floor office/commercial space
  - B101 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN – retail space\*
  - B102 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN – retail space\*
- \*(Units can be combined)

**BELLFLOWER SHOPPING CENTER**  
17600-17620 Bellflower Blvd., Bellflower, CA 90706



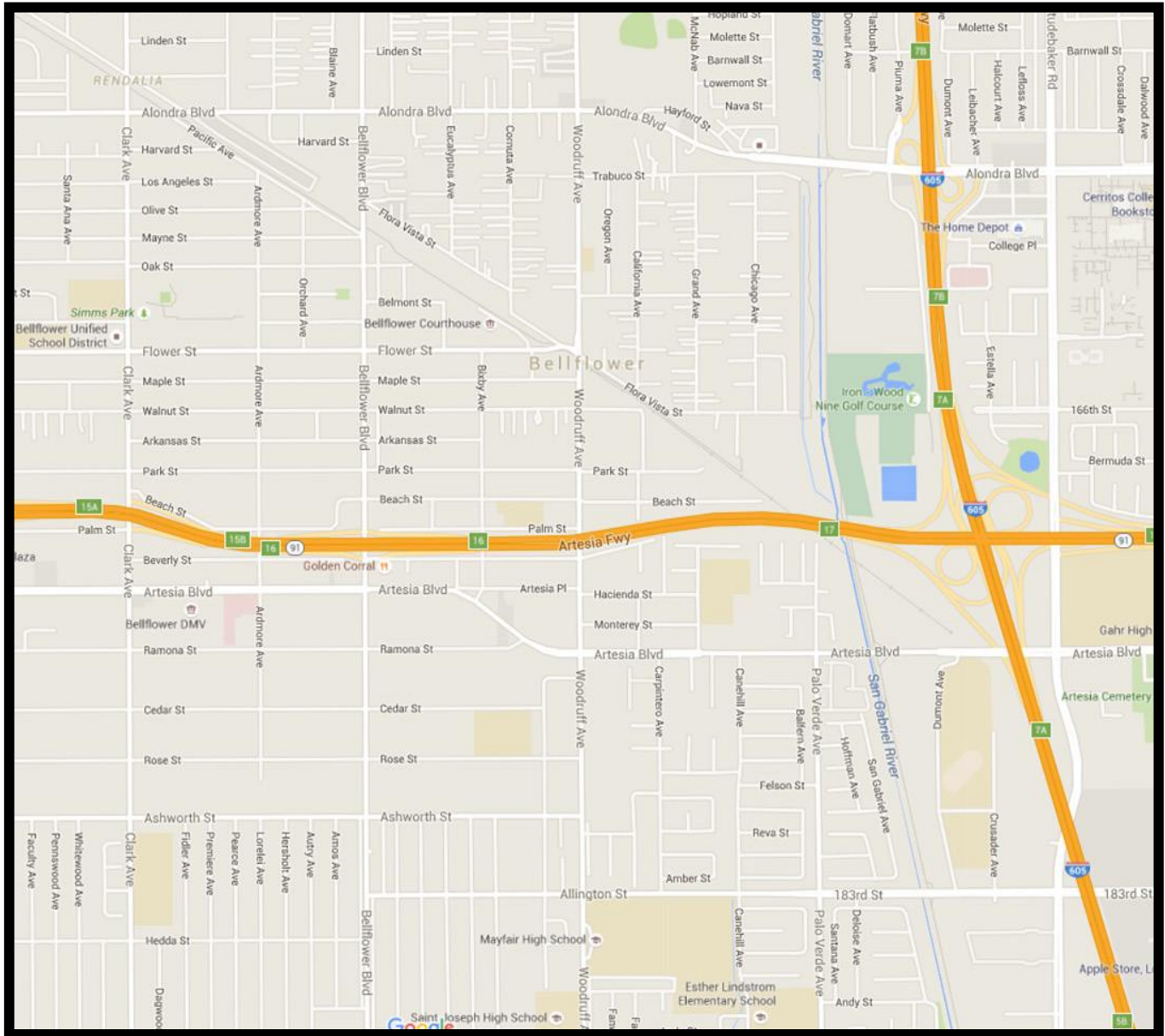
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