

# 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						
<b>COMMENTS:</b>	* In a busy neighborhood center anchored by 7-Eleven and Jack in the Box						
	<ul> <li>* Join neighboring credit tenants such as Mother's Nutritional Center, WIC, Bank of America, Shoe City and Golden Corral</li> <li>* Near the 91 and 605 freeways</li> <li>* Shopping Center on a signalized corner</li> <li>* Excellent signage &amp; visibility</li> </ul>						
				* 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:

### **Richard L. Paley**

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### **Howard Bass**

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



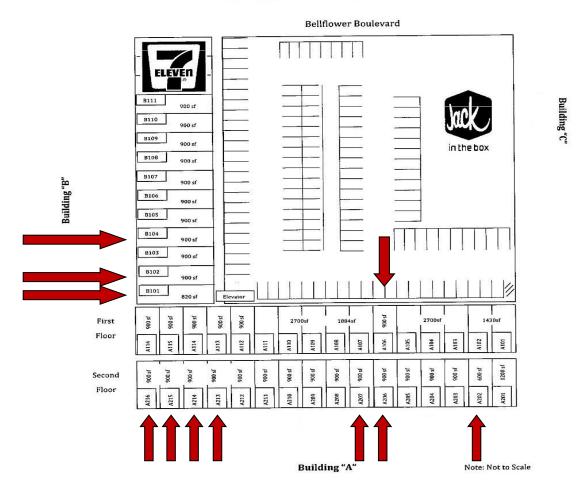
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#### **AVAILABLE UNITS**

A106 - 900 +/- sq ft @ \$2.00 - \$2.25 NNN - retail space A202 - 600 +/- sq ft @ \$1.50, NNN - 2<sup>nd</sup> floor office/commercial space \*A206 - 900 +/- sq ft @ \$1.50, NNN - 2nd floor office/commercial space \*A207 - 900 +/- sq ft @ \$1.50, NNN - 2nd floor office/commercial A213-A216 - 3,600 +/- sq ft @ \$1.50, NNN - 2nd floor office/commercial space B101 - 102 - 1,800 +/- sq ft @ \$2.00 - \$2.25 NNN - retail space B104 - 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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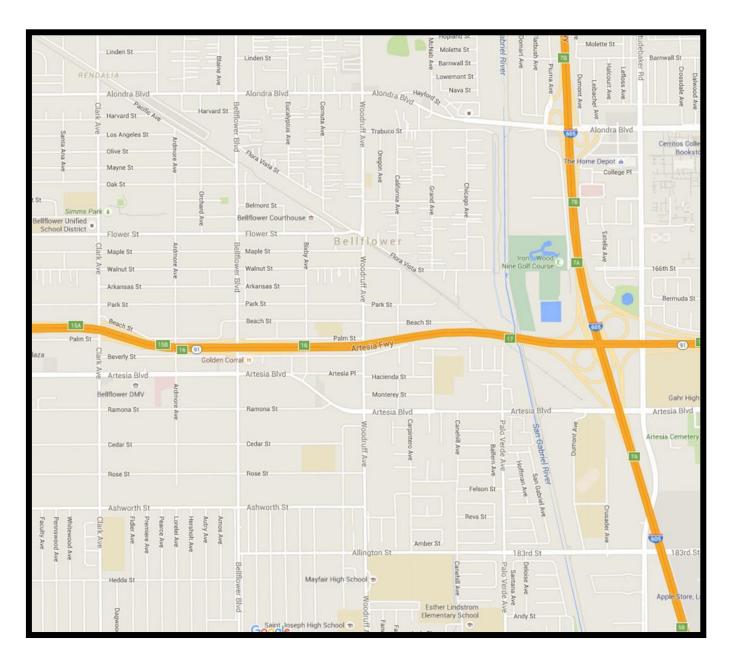
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