

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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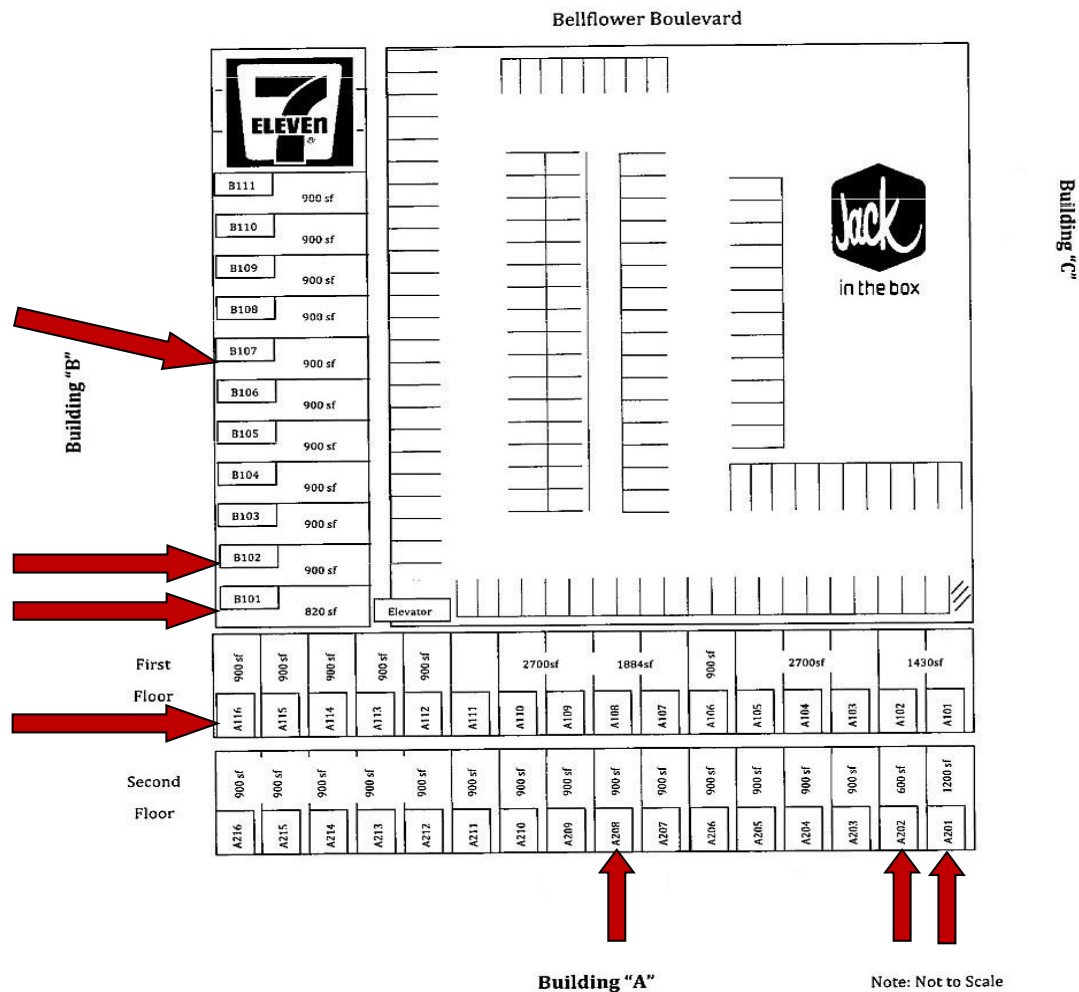
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AVAILABLE UNITS

- A201-202 – 1,200/1,800 +/- @ \$1.25, MG – 2nd floor office/commercial space
 - A208 – 900 +/- @ \$1.25, MG – 2nd floor office/commercial space
 - A116 – 900 +/- sq ft @ \$1.00 - \$1.25, MG – 1st floor office/commercial space
 - B101 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – retail space*
 - B102 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – retail space*
 - B107 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – retail space
- *(Units can be combined)

BELLFLOWER SHOPPING CENTER

17600-17620 Bellflower Blvd., Bellflower, CA 90706



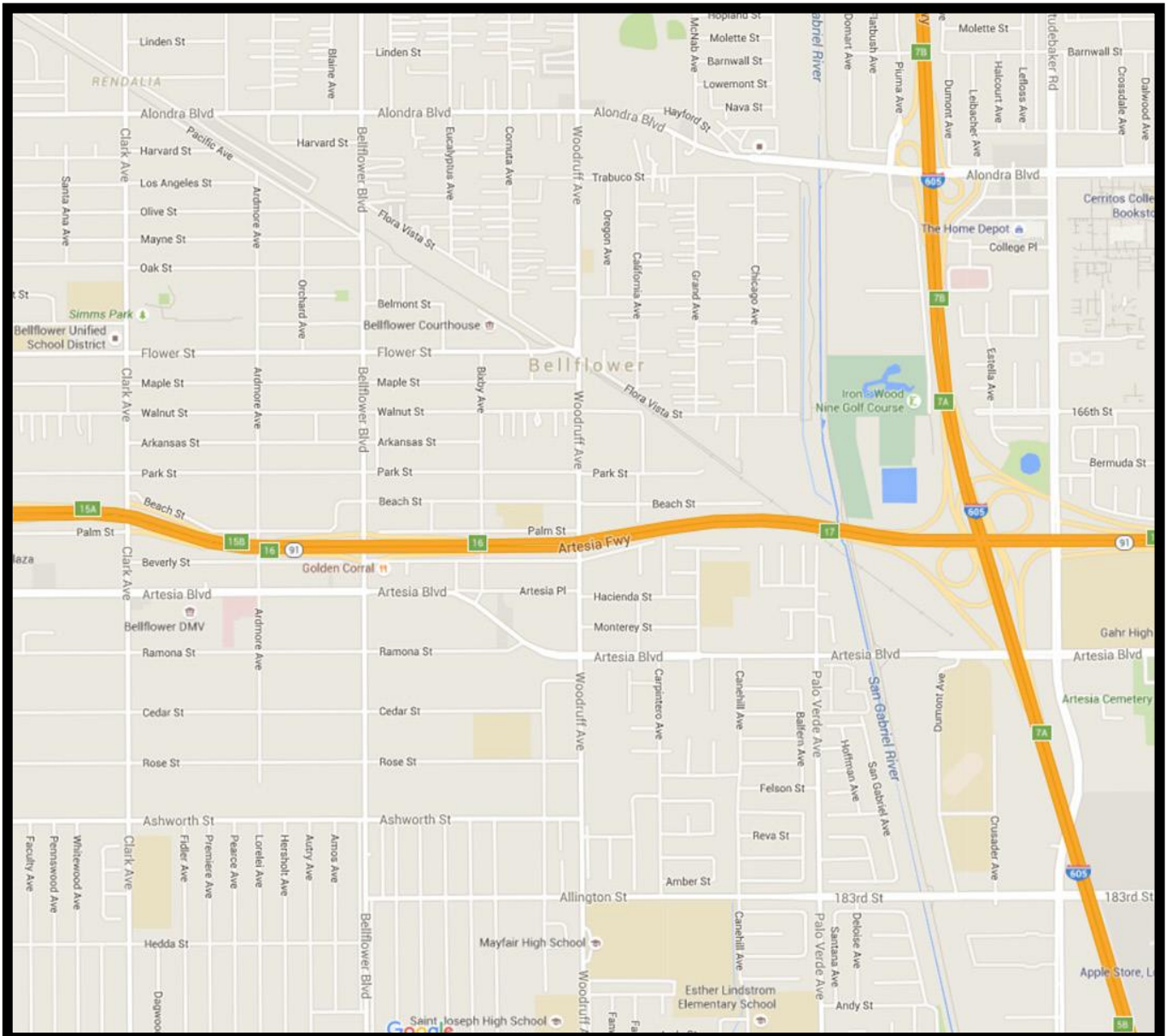
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