

**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

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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**  
[richard@paleycommercial.com](mailto:richard@paleycommercial.com)  
DRE: 00966353

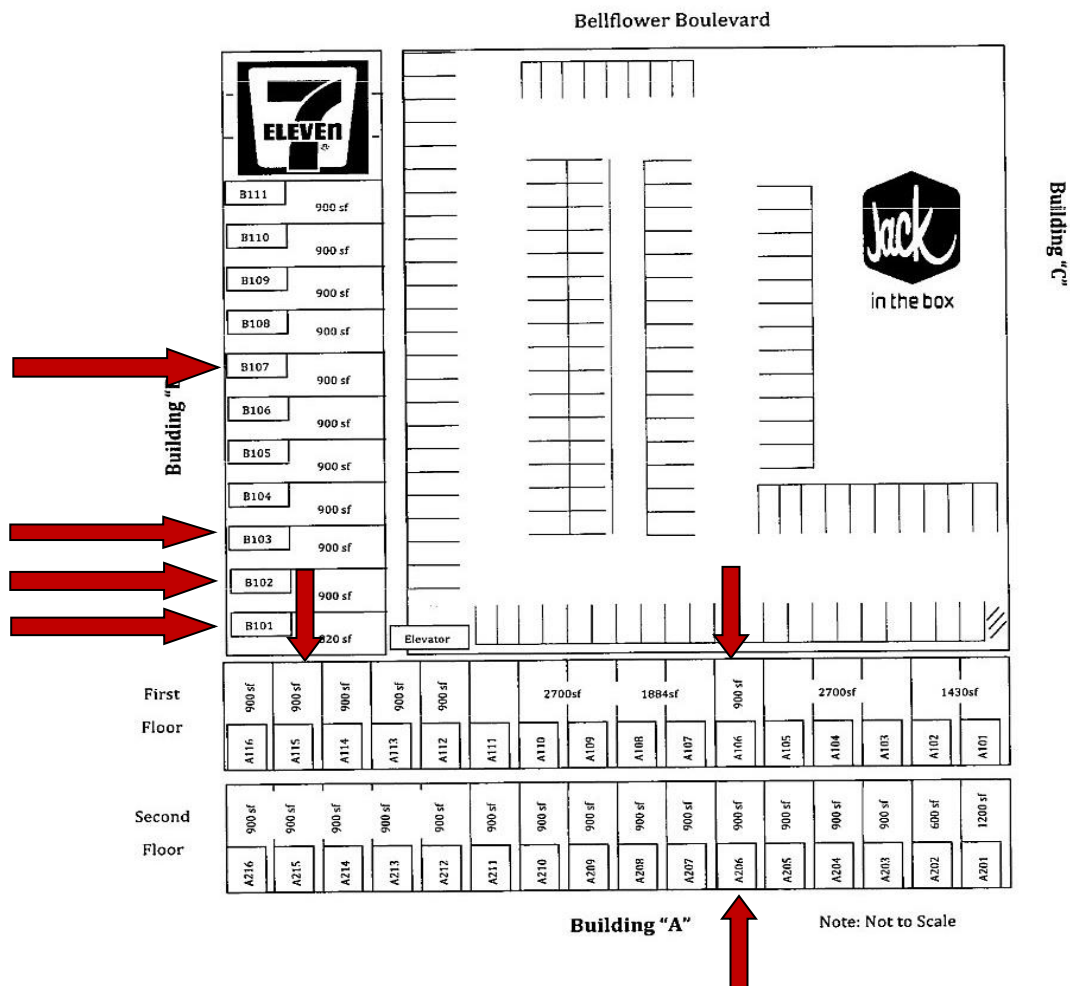
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### AVAILABLE UNITS

- A106 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – retail space
- A206 – 900 +/- sq ft @ \$1.00 - \$1.25, MG – 2<sup>nd</sup> floor office/commercial space
- A115 – 900 +/- sq ft @ \$1.00 - \$1.25, MG – 1<sup>st</sup> 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\*
- B103 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – retail space\*
- B107 – 900 +/- sq ft @ \$2.00 - \$2.25, NNN (\$0.43) – clinic - medical

\*(Units can be combined)



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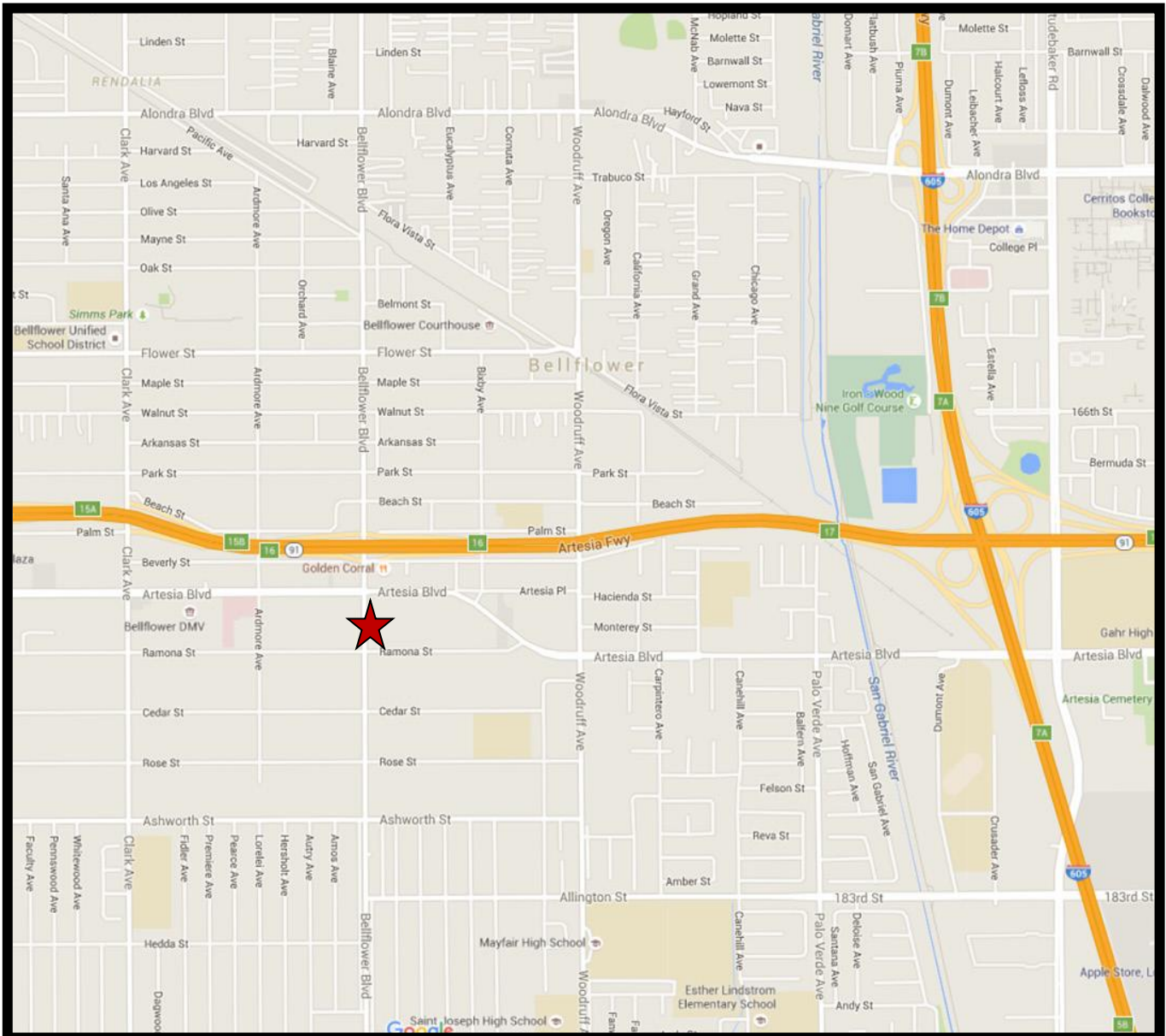
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