

OFFERING MEMORANDUM

# 17047 BELLFLOWER BLVD



BELLFLOWER, CA 90706

**km** Kidder  
Mathews

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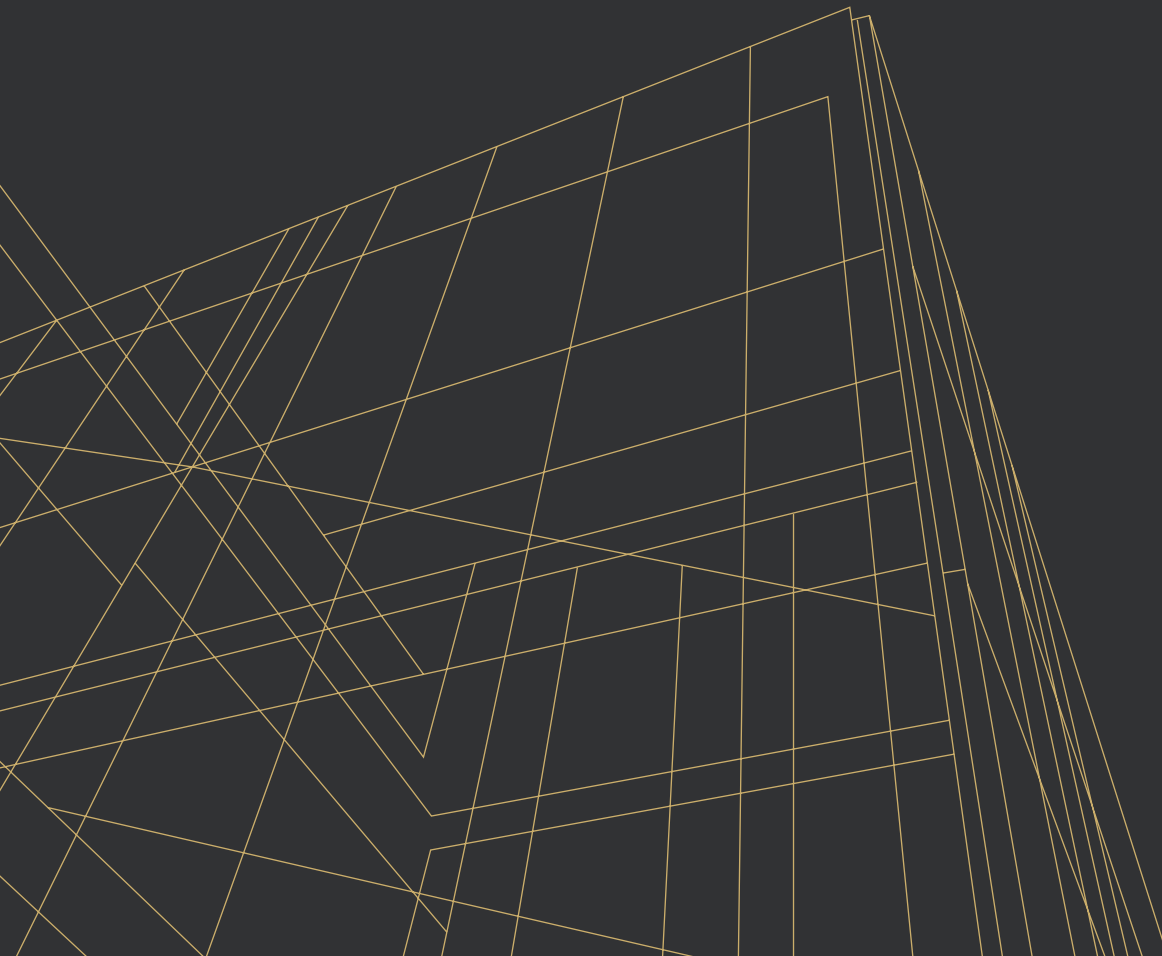
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# EXECUTIVE SUMMARY

# *FOR SALE* ±8,955 SF MULTI-TENANT RETAIL PROPERTY

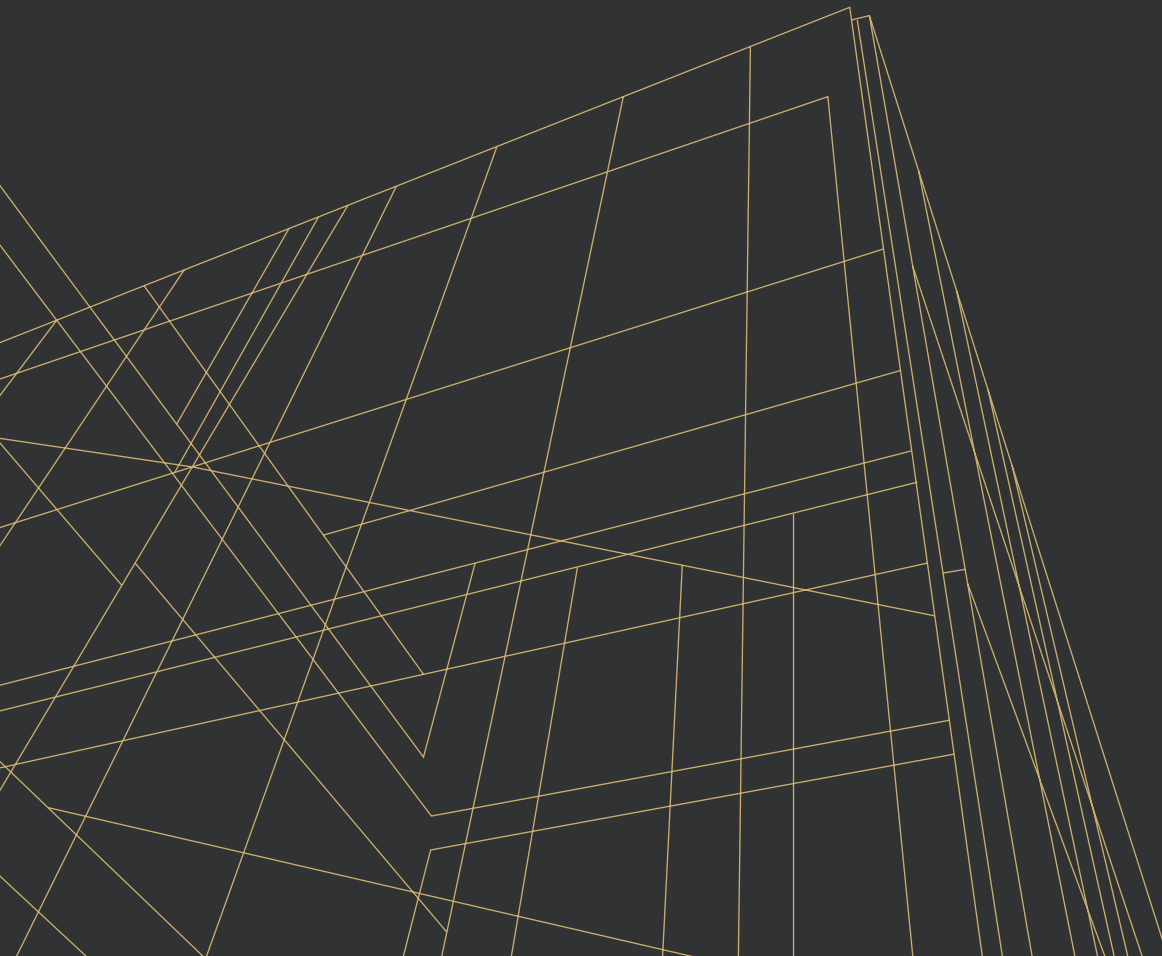
We are proud to present 17047 Bellflower Blvd, which consists of a ±8,955 SF multi-tenant retail property in the heart of Bellflower. With four commercial units and six on-site parking spaces offering high visibility and street exposure along the main thoroughfare of Bellflower Blvd, this retail building is well-positioned in an extremely dense market with thousands of potential customers.

This unique opportunity provides for multiple investment strategies where an owner-user could occupy one or more of the retail spaces and operate their business while simultaneously collecting income from the remainder of the retail spaces. Additionally, a true investor could acquire and operate the commercial property and continue to drive returns through increasing operational efficiencies as a long-term hold for years to come.

Contact Casey Lins at 714.333.6768 or [Casey.Lins@kidder.com](mailto:Casey.Lins@kidder.com) for additional information on the property or to obtain a loan quote for low-down payment SBA financing.

|               |                                             |
|---------------|---------------------------------------------|
| ADDRESS       | 17047 Bellflower Blvd, Bellflower, CA 90706 |
| PRICE         | \$2,150,000                                 |
| BUILDING SIZE | ±8,955 SF                                   |
| YEAR BUILT    | 1950                                        |
| LOT SIZE      | ±11,436 SF                                  |
| PARKING       | 6 spaces                                    |
| ZONING        | BFCG                                        |





# PROPERTY OVERVIEW

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*Section 02*

## VALUE-ADD/SHOWROOM POTENTIAL



## PROPERTY OVERVIEW



SUBJECT  
PROPERTY

# AMENITY MAP



## STEELCRAFT

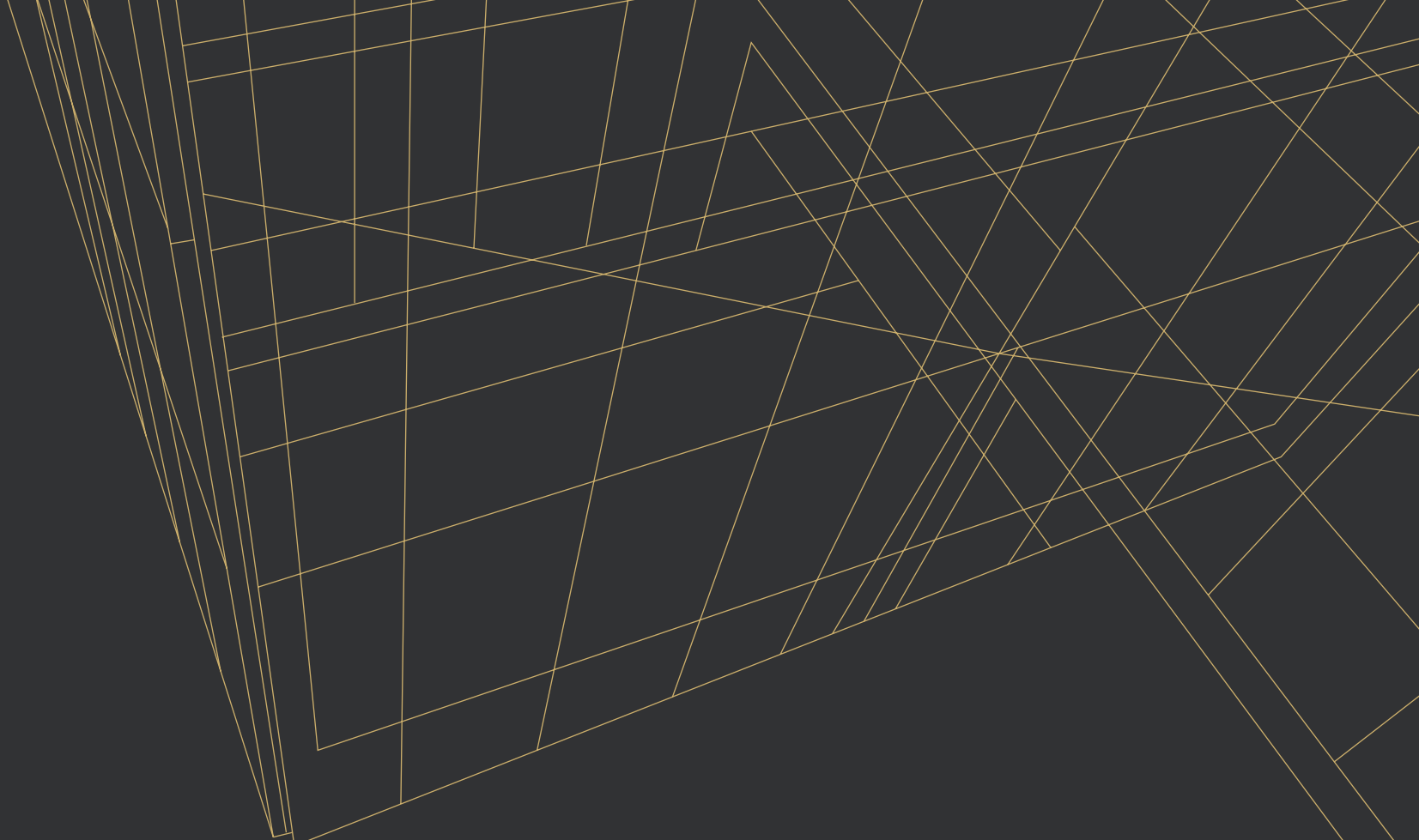
Born of a desire to see people come together over food and drinks, SteelCraft unites local eateries with a communal dining space in Bellflower. Whether you come for the food, the drinks, or the people, there's a place for you at the SteelCraft table. Only 3 minutes from subject property.

Source: Steelcraftlb.com

PHOTO CREDIT: STEELCRAFTLB.COM

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