9434 FLOWER STREET
BELLFLOWER, CA 90706

COMPASS

MIXED-USE INVESTMENT OPPORTUNITY
4 RESIDENTIAL UNITS AND 3 COMMERCIAL SUITES

Casey McKinley

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BELLFLOWER, CA 90706

EXCLUSIVELY LISTED BY

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COMPASS

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EXECUTIVE SUMMARY

9434 Flower Street presents a rare opportunity to acquire a mixed-use investment property in the heart of Bellflower, California. Constructed in 1963 and situated on an 8,022-square-foot parcel, the property consists of four residential units and three commercial suites totaling approximately 5,040 square feet of building area.

The residential component features four 2-bedroom/1-bath units, while the commercial component consists of a barbershop occupying two suites and a nail salon occupying one suite. The property benefits from a diversified income stream generated by both residential and commercial tenants.

Current ownership has completed approximately $100,000 in renovations to the residential units, positioning the property for continued operational stability and rental growth. Current residential rents remain below market levels, with pro forma rents estimated at approximately $2,200 per month per residential unit.

At the asking price of $1,625,000, investors have the opportunity to acquire a stabilized mixed-use asset with immediate cash flow and measurable upside through rent growth. The combination of renovated units, established commercial tenants, and strong rental fundamentals makes 9434 Flower Street an attractive investment opportunity for both private and exchange buyers.

INVESTMENT SUMMARY

Address	9434 Flower St, Bellflower, CA
Units	7 (4 Residential / 3 Commercial)
Residential Units	4
Commercial Units	3
Building Size (SF)	5040
Lot Size (SF)	8022
Year Built	1963
Parking	8

INVESTMENT HIGHLIGHTS

- **Mixed-Use Investment Opportunity** – Seven-unit property consisting of four residential units and three commercial suites in a high-demand Bellflower location.
- **Strong In-Place Cash Flow** – Current gross annual income of approximately $124,800 with stable occupancy and established tenant base.
- **Renovated Residential Units** – Ownership has invested approximately $100,000 in residential improvements, reducing deferred maintenance and enhancing tenant appeal.
- **Significant Rental Upside** – Current residential rents remain below market. Ownership estimates market rents of approximately $2,200 per month for all residential units, providing a clear path to increased cash flow.
- **Diversified Income Stream** – Combination of residential and commercial tenants provides income diversification and reduces reliance on a single tenant type.
- **Established Commercial Tenancy** – Barbershop and nail salon tenants provide neighborhood-serving retail services with consistent demand.
- **Attractive Unit Mix** – Four 2-bedroom/1-bath residential units appeal to a broad tenant base in the Bellflower rental market.
- **On-Site Parking** – Eight parking spaces serve both residential and commercial tenants.
- **Prime Bellflower Location** – Convenient access to major employment centers, retail amenities, transportation corridors, and regional freeways.
- **Value-Add Opportunity** – New ownership can capitalize on rental growth through natural turnover and implementation of market-rate rents.

LAKEWOOD
Clark Ave
SUBJECT PROPERTY
Flower St

TARGET
WALMART SUPERCENTER
Flower St
Clark Ave
Clark Ave
RESIDENTIAL UNITS
COMMERCIAL SUITES
Flower St

Smokin' Blades

FINANCIAL OVERVIEW

RENT ROLL

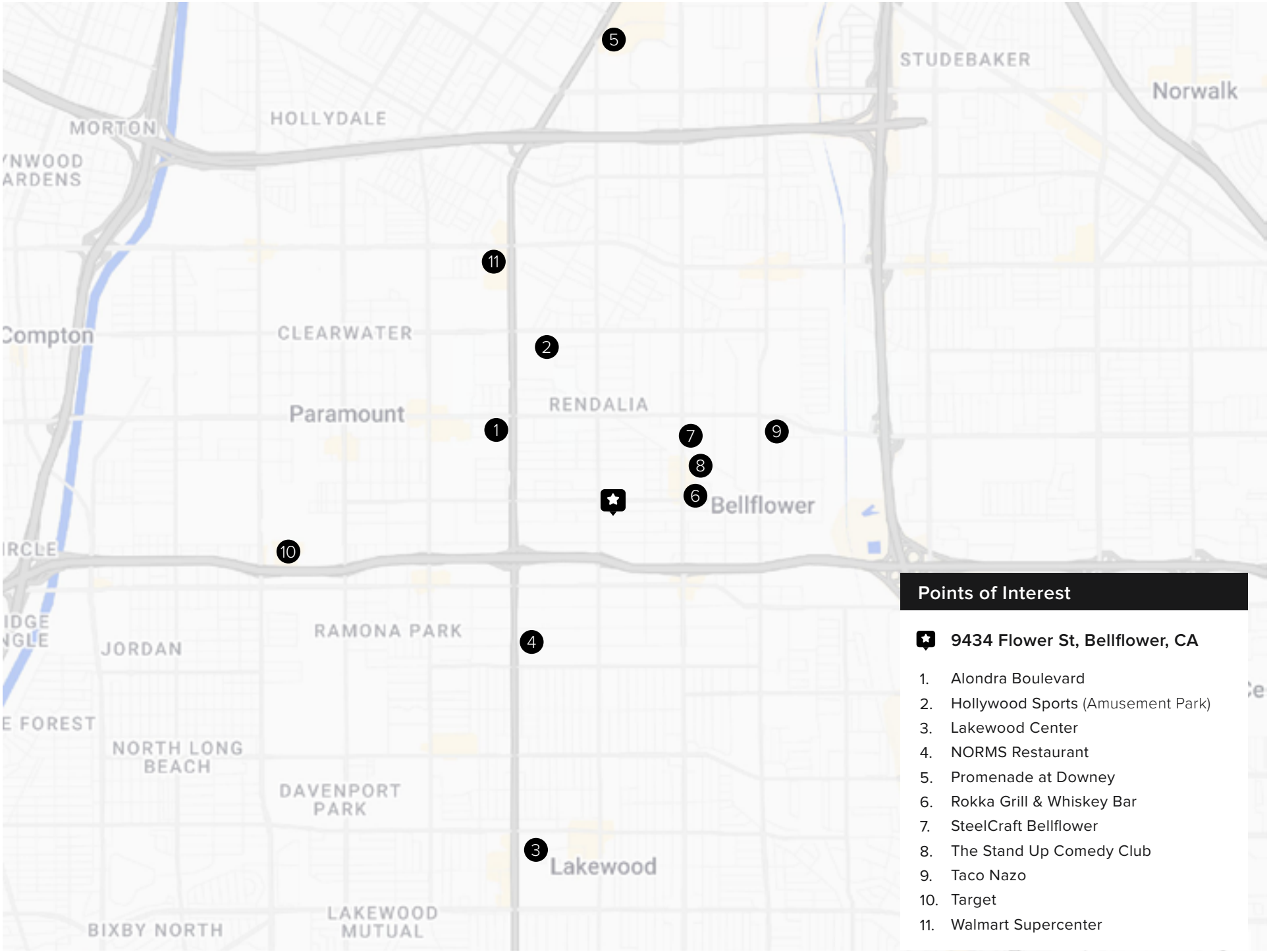
Unit	Unit Type	Current Monthly Rent	Current Annual Rent	Market Monthly Rent	Market Annual Rent
Unit A	2bd/1ba	$2,100.00	$25,200.00	$2,350.00	$28,200.00
Unit B	2bd/1ba	$2,250.00	$27,000.00	$2,350.00	$28,200.00
Unit C	2bd/1ba	$1,850.00	$22,200.00	$2,350.00	$28,200.00
Unit D	2bd/1ba	$2,100.00	$25,200.00	$2,350.00	$28,200.00
Barbershop (2 Suites)	Commercial	$1,600.00	$19,200.00	$1,700.00	$20,400.00
Nail Salon	Commercial	$850.00	$10,200.00	$850.00	$10,200.00
Total		**$10,750.00**	**$129,000.00**	**$11,950.00**	**$143,400.00**

FINANCIAL OVERVIEW

OPERATING SUMMARY

	Current	Pro Forma
Gross Annual Income	$129,000.00	$143,400.00
Property Tax @ 1.25% of Purchase Price	$19,688.00	$19,688.00
Insurance	$2,108.00	$2,108.00
Water	$3,000.00	$3,000.00
Trash	$4,320.00	$4,320.00
Total Operating Expenses	**$29,116.00**	**$29,116.00**
NET OPERATING INCOME	**$99,884.00**	**$114,284.00**
CAP RATE @ $1,575,000	**6.34%**	**7.26%**

Underwriting Notes: Buyer property taxes are estimated at 1.25% of the $1,575,000 purchase price. Management and maintenance/repair reserves are not included. Pro forma assumes residential rents of $2,350 per unit, barbershop rent of $1,700 per month, and nail salon rent remaining at $850 per month.



Points of Interest

9434 Flower St, Bellflower, CA

1. Alondra Boulevard
2. Hollywood Sports (Amusement Park)
3. Lakewood Center
4. NORMS Restaurant
5. Promenade at Downey
6. Rokka Grill & Whiskey Bar
7. SteelCraft Bellflower
8. The Stand Up Comedy Club
9. Taco Nazo
10. Target
11. Walmart Supercenter

LOCATION OVERVIEW

STEELCRAFT

LAKEWOOD CENTER MALL

BELLFLOWER

Bellflower masterfully blends a nostalgic, small-town community identity with a modern, business-friendly urban revitalization.

Bellflower is a vibrant city in Southeast Los Angeles County, centrally located within the greater Los Angeles metropolitan area. Nestled at the junction of the SR-91 and I-605 freeways, it offers residents and businesses unmatched regional access while maintaining the character of a close-knit, thriving suburban community.

The city offers a lively mix of entertainment, dining, and retail along Bellflower Boulevard and Alondra Boulevard. From trendy restaurants and local bars to eclectic boutiques and popular shopping centers, Bellflower delivers an engaging lifestyle experience with nearby Lakewood Center Mall adding a major regional retail destination just minutes away.

TAXABLE PROPERTY VALUE
$7.39B
City of Bellflower, 2024

METRO RAIL INVESTMENT
$231M+
SE Gateway Line secured

TO DOWNTOWN LA
~17 MI
Via SR-91 / I-605

LOCAL WORKFORCE
37,300+
Employed residents, 2024

LOCATION HIGHLIGHTS

STRATEGIC LOCATION — situated on Bellflower's primary civic corridor in the heart of Southeast LA County, across from City Hall and the Brakensiek Library, within a city of nearly 77,000 residents.

HEALTHCARE ANCHORED ECONOMY — 37,300+ local workers led by Kaiser Permanente, manufacturing, and retail trade sectors.

SOUTHEAST GATEWAY LINE — a planned 19.3-mile Metro light rail connecting Bellflower to Union Station, with CEQA certification secured in 2024 and groundbreaking already underway.

INSTITUTIONAL INFRASTRUCTURE — Bellflower Unified School District, civic parks, and accessible retail corridors supporting residential stability.

RISING PROPERTY VALUES — median home value up from $172,600 in 2000 to $726,900 in 2024, with a renter-dominant market (39.3% homeownership rate).

CHARTER CITY MOMENTUM — Bellflower's 2025–2027 Strategic Plan focuses on economic growth by targeting retail, healthcare, and manufacturing. A robust $7.39B tax base ensures long-term submarket stability.

DEMOGRAPHICS

76,990
TOTAL POPULATION

36 YRS
MEDIAN AGE

$78,722
MEDIAN HOUSEHOLD INCOME

$726,900
MEDIAN PROPERTY VALUE

Source: U.S. Census Bureau 2024

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