

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:

Richard L. Paley
richard@paleycommercial.com
DRE: 00966353

Howard Bass
howard@paleycommercial.com
DRE: 00940993

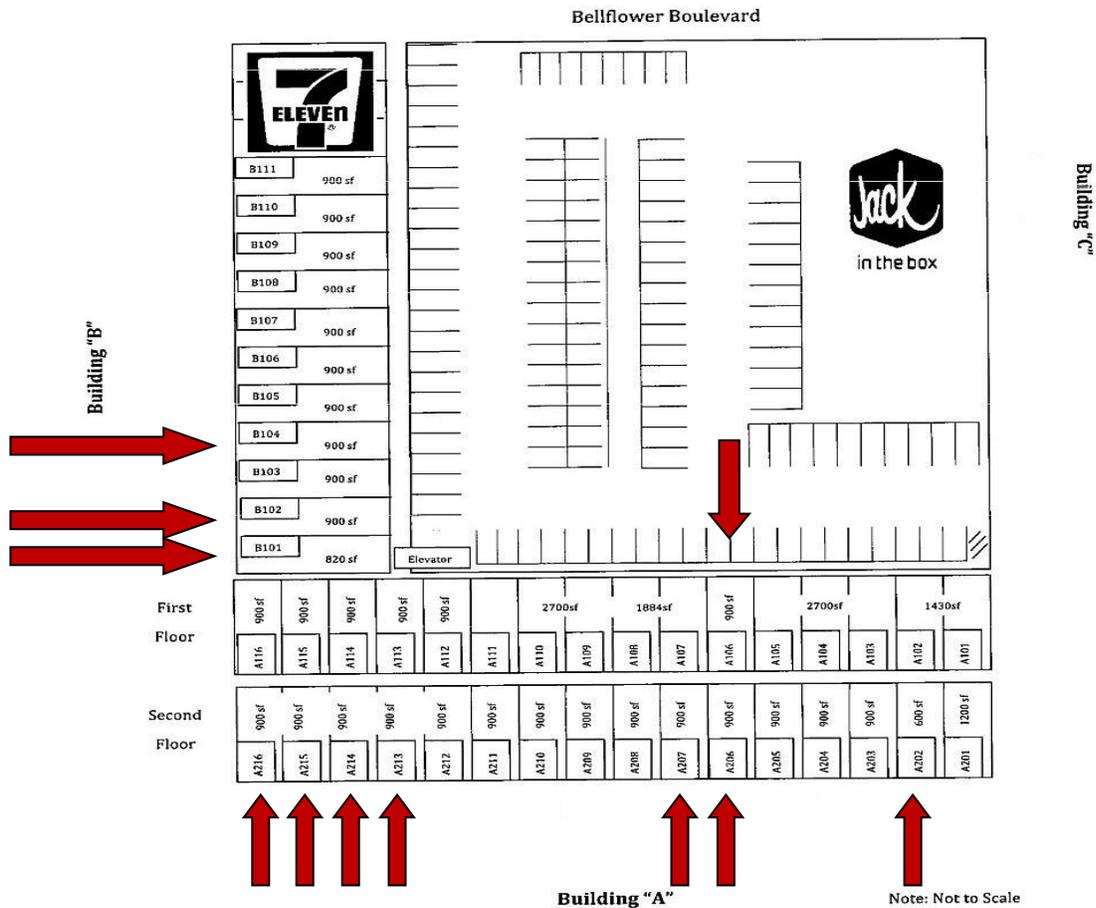
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AVAILABLE UNITS

- A106 – 900 +/- sq ft @ \$2.00 - \$2.25 NNN – retail space
 - A202 – 600 +/- sq ft @ \$1.50, NNN – 2nd 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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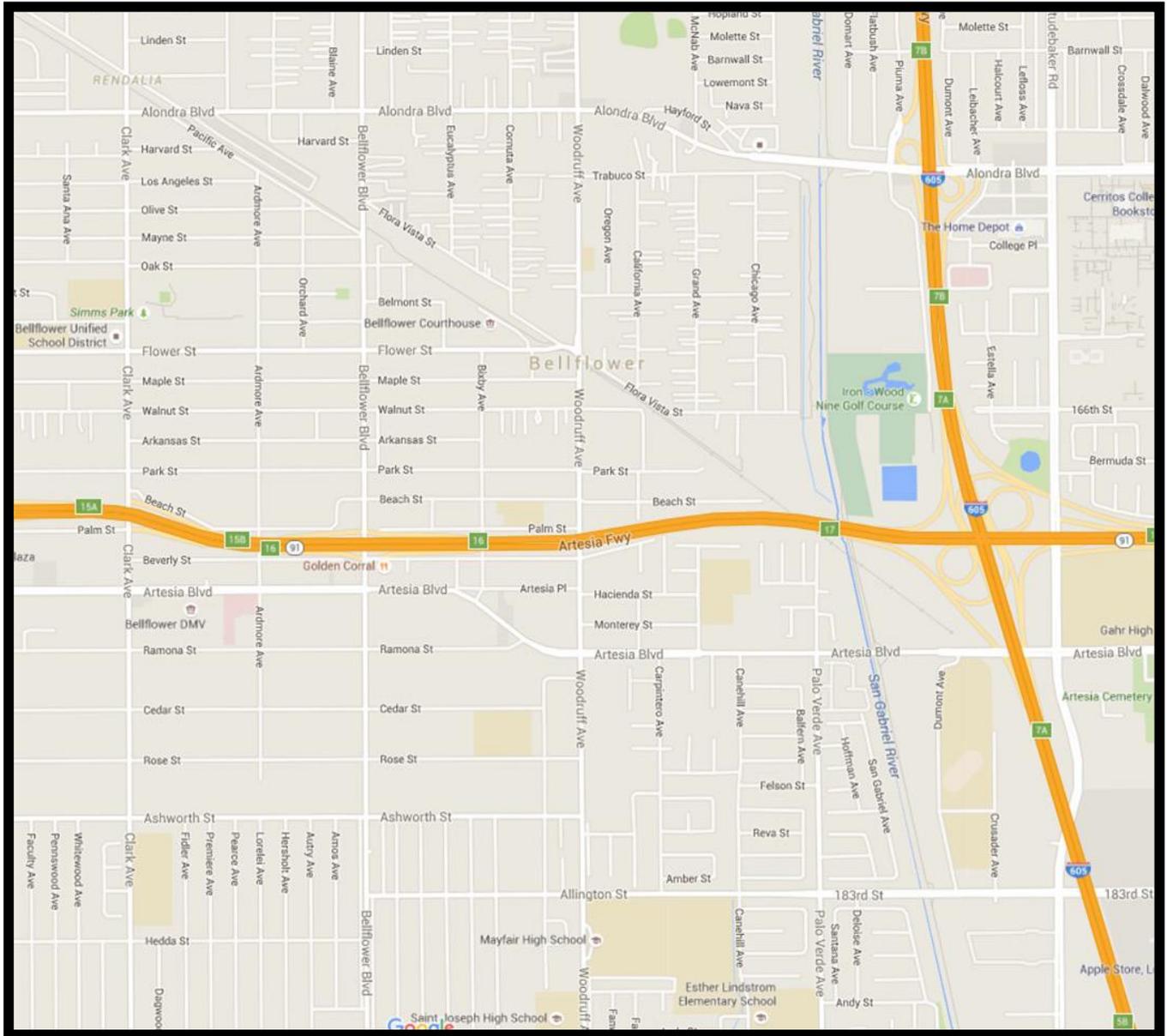
howard@paleycommercial.com

DRE: 0094

19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com

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