



AZURE'S NEW SHOPPING CENTER

BELLE FLEUR CENTRE

NWC BELLFLOWER BLVD AND CEDAR STREET
BELLFLOWER, LOS ANGELES, COUNTY, CA

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DEVELOPMENT

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COMING SOON



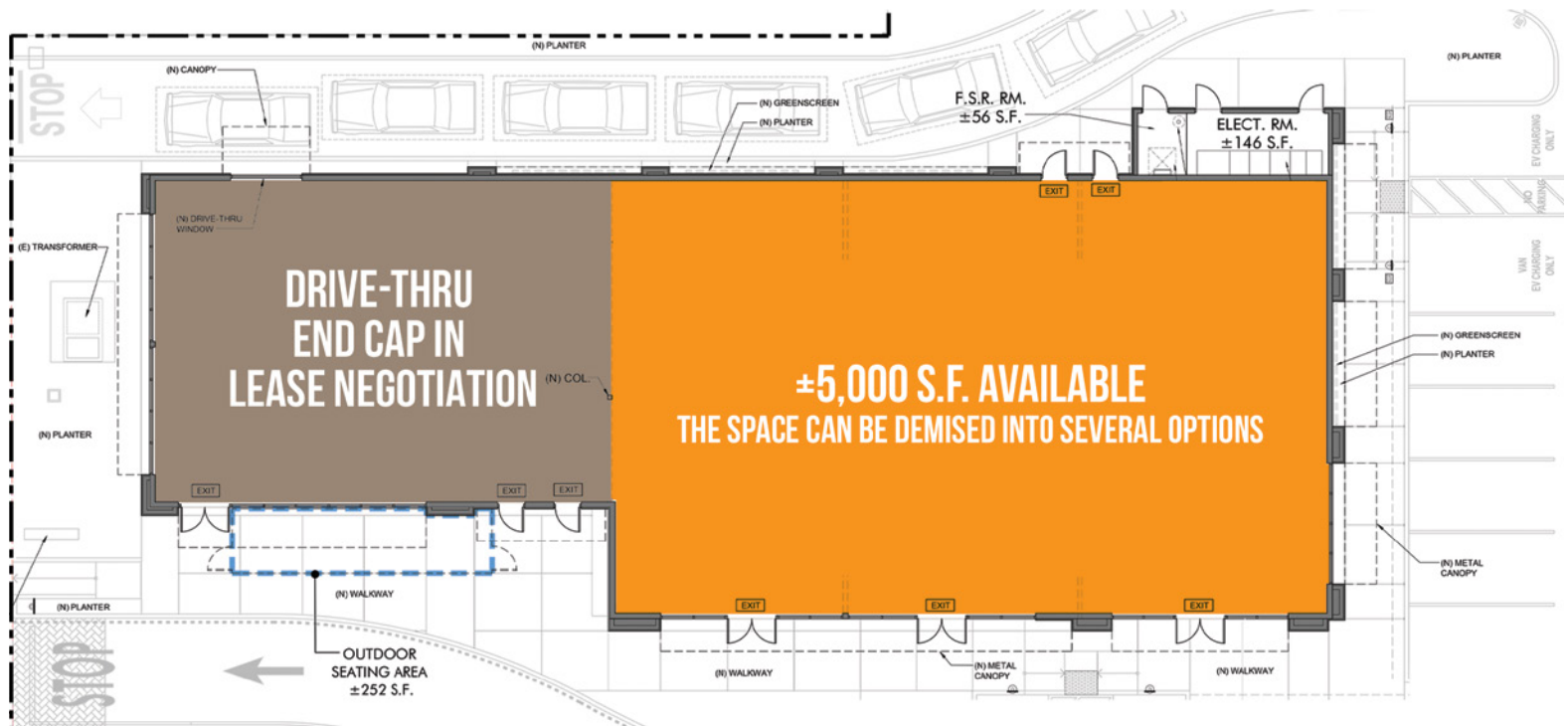
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NEW BUILDING AVAILABLE

THE SPACE CAN BE DEMISED INTO SEVERAL OPTIONS



NOW AVAILABLE

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AT BELLE FLEUR



BE A PART OF CREATIVITY + INNOVATION

Belle Fleur Centre offers a unique space for local chefs and culinary variety. The buildings are designed with rustic contemporary architecture that blends the use of natural building materials and modern space application. We don't like labels though—so we don't call ourselves a food hall. We like to think that we are reinventing restaurant space blending our development expertise with the creative approach to design and dining.

Orchard @ Belle Fleur is about authenticity, creativity and fresh variety.

A place to bring the family for brunch on Sunday.

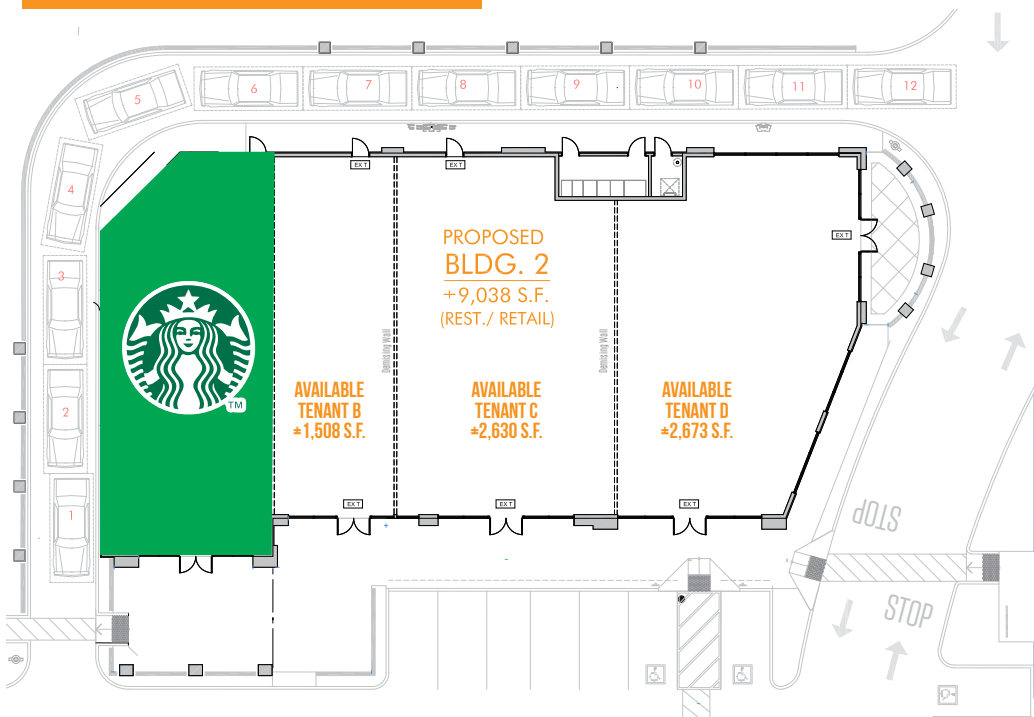
A place for you and your girls to have a glass of wine and catch up on the latest.

A place to grab dinner when you are on the go or stay - though we'll miss you.

CITY OF BELLFLOWER START-UP LOAN PROGRAM

The City of Bellflower's Start-Up Loan Program offers one-time forgivable loans up to \$50,000 to new businesses at Belle Fleur Centre. The goal of the program is to create and retain jobs, and offer quality services to the residents of Bellflower. Loan funds may be used for working capital and equipment purchases. The loans will be forgiven over a 4-year period, with 25% of the loan being forgiven each year the business remains operating.

AVAILABLE: ±6,811 SF



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THE TRADE AREA

The site is located at the corner of Bellflower Boulevard and Cedar Street. Bellflower Boulevard is the major North/South commercial corridor that runs through the City of Bellflower and connects with other major commercial thoroughfares including the 91, the 105, and the 405 freeways. The City of Bellflower has re-designated this Downtown Bellflower district to promote more development and commercial uses to this trade area. The site is in the heart of the new district.

Several exciting new developments are in this new trade area including: Steel Craft, Dunkin Donuts, In-N-Out Burger, Wing-Stop, and City Ventures' The Boulevard project (32 for sale townhomes). Existing tenants in the immediate trade area include: Golden Corral, Chris & Pitts, Jack in the Box, 7-Eleven, and Bank of America.

THE LOCATION

Belle Fleur Centre is a new development project with 14,500 square feet of restaurant, retail, and lush landscaping. The site is 1.4 acres on the corner of Bellflower Boulevard and Cedar Street, .3 miles from the 91 Freeway, 4 miles from the 710 Freeway and 1.4 miles from the 605 Freeway providing access to both North-South and West-East highways. It is Centrally located in Los Angeles County and is surrounded by residential neighborhoods.



THE DEVELOPER

INTEGRITY. CREATIVITY. COMMUNITY.

Azure was created to develop transformational projects in collaboration with and in harmony with the Communities they serve. Each development gives back to the Community with local hiring, architectural excellence, affordability or a carefully selected tenant mix.



DEMOGRAPHICS

2022 ESTIMATES



POPULATION

| | |
|---------|---------|
| 1 MILE | 38,953 |
| 3 MILES | 264,058 |
| 5 MILES | 685,013 |



AVG HH INCOME

| | |
|---------|-----------|
| 1 MILE | \$106,321 |
| 3 MILES | \$117,294 |
| 5 MILES | \$119,625 |



DAYTIME POPULATION

| | |
|---------|---------|
| 1 MILE | 7,307 |
| 3 MILES | 75,742 |
| 5 MILES | 216,031 |

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