

AVAILABLE PADS

Ground Lease or Built-to-Suit

SWC BELLFLOWER BLVD AND RAMONA ST
BELLFLOWER, CA (IN-FILL LOS ANGELES COUNTY)

JOIN:

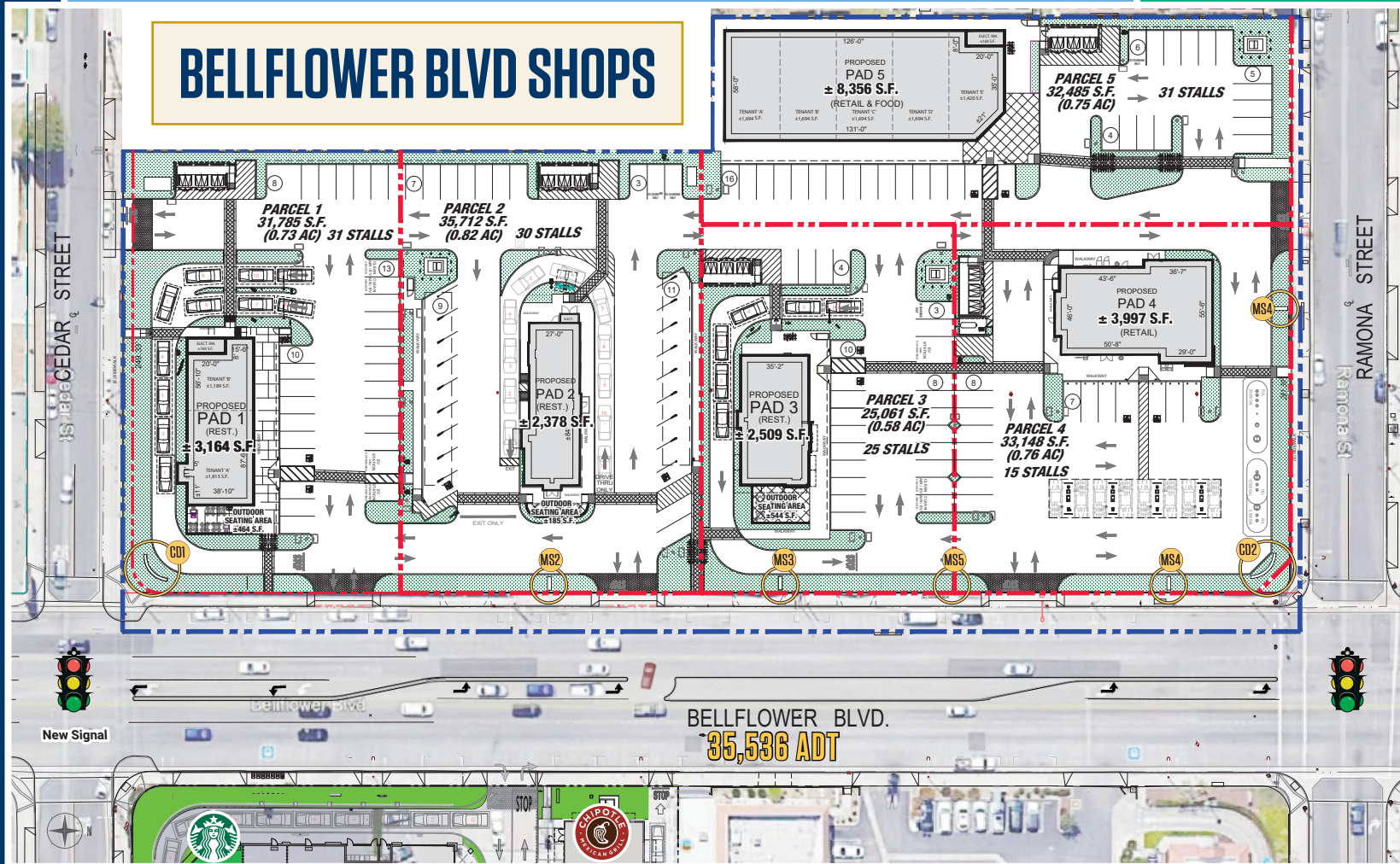


ALL WITHIN ONE BLOCK OF THE
PROJECT IN SOUTH BELLFLOWER

The subject project encompasses approximately 3.63 Acres of commercial land and features 3 fully entitled drive thru pads and an approved sign program. The site is proximate to the 91 Fwy and situated along the highly traveled Bellflower Blvd corridor. This is a dynamic area poised for growth and development.

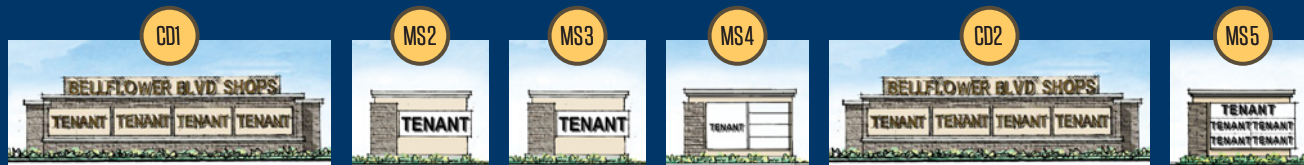
FEATURES

- » 3 entitled drive-thru pads
- » Over 38,000 people in the 1-mile!
- » Average HH Income in the 1-mile is over \$106,000
- » Bellflower Blvd (North/South) estimated at over 35,500 ADT
- » Located approx 1,000ft from the 91 Fwy with over 270,000 ADT and 4-way offramp
- » Targeting project delivery Q2 of 2025
- » Dynamic area poised for additional future commercial development



SITE PLAN

MONUMENT SIGNS



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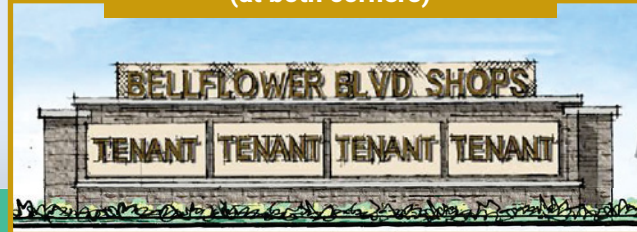


PROPOSED BUILDINGS:

PAD 1: ±3,164 SF

RESTAURANT WITH DRIVE-THRU
 OUTDOOR PATIO: ±464 SF
 PARCEL 1: 31,785 SF (0.73 AC)
 » Proposed Outdoor Dining Area
 » Dedicated Monument Sign
 » Parking: 31 Stalls

FOUR TENANT MONUMENT SIGNS
 (at both corners)



PAD 5: ±8,356 SF

MEDICAL OFFICE, FOOD AND/OR RETAIL
 PARCEL 3: 32,485 SF (0.75 AC)
 » Dedicated Monument Sign
 » Parking: 31 Stalls

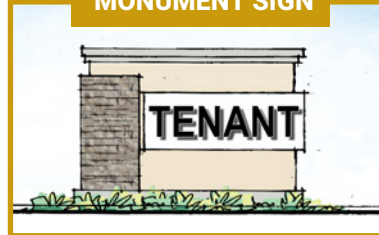
FIVE TENANT MONUMENT SIGN



PAD 2: ±2,378 SF

RESTAURANT WITH DRIVE-THRU
 OUTDOOR PATIO: ±185 SF
 PARCEL 2: 35,712 SF (0.82 AC)
 » Dedicated Monument Sign
 » Parking: 30 Stalls

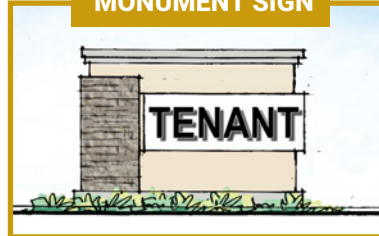
SINGLE-TENANT MONUMENT SIGN



PAD 3: ±2,500 SF

RESTAURANT WITH DRIVE-THRU
 OUTDOOR PATIO: ±544 SF
 PARCEL 3: 25,061 SF (0.58 AC)
 » Proposed Outdoor Dining Area
 » Dedicated Monument Sign
 » Parking: 30 Stalls

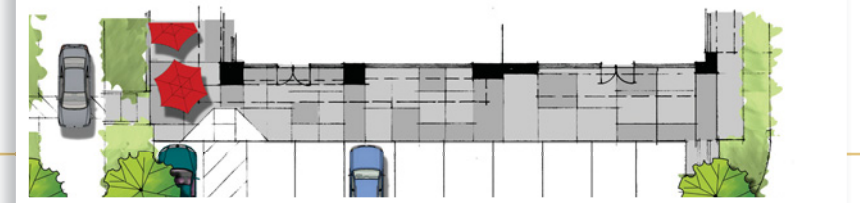
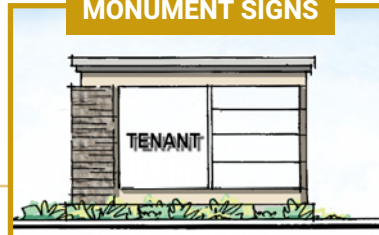
SINGLE-TENANT MONUMENT SIGN



PAD 4: ±3,997 SF

RETAIL
 PARCEL 3: 33,148 SF (0.76 AC)
 » Dedicated Monument Sign
 » Parking: 15 Stalls

SINGLE-TENANT MONUMENT SIGNS





DEMOGRAPHICS



POPULATION

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



AVERAGE HH INCOME

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



DAYTIME POPULATION

| | |
|---------|---------|
| 1 MILE | 7,213 |
| 3 MILES | 75,742 |
| 5 MILES | 216,031 |



HOUSEHOLDS

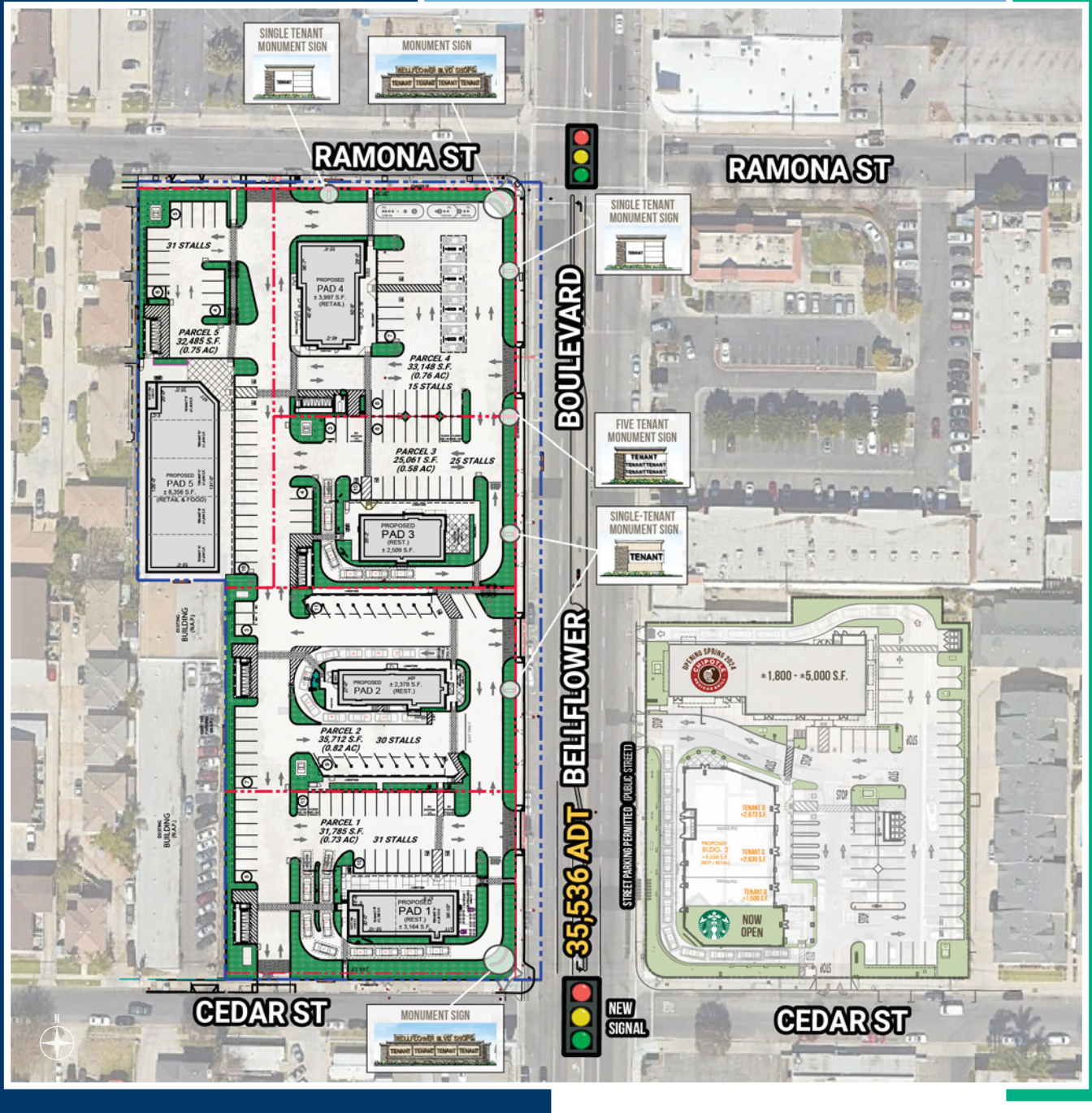
| | |
|---------|---------|
| 1 MILE | 13,124 |
| 3 MILES | 82,501 |
| 5 MILES | 210,064 |

Demographics Source: Applied Geographic Solutions 42023, TIGER Geography

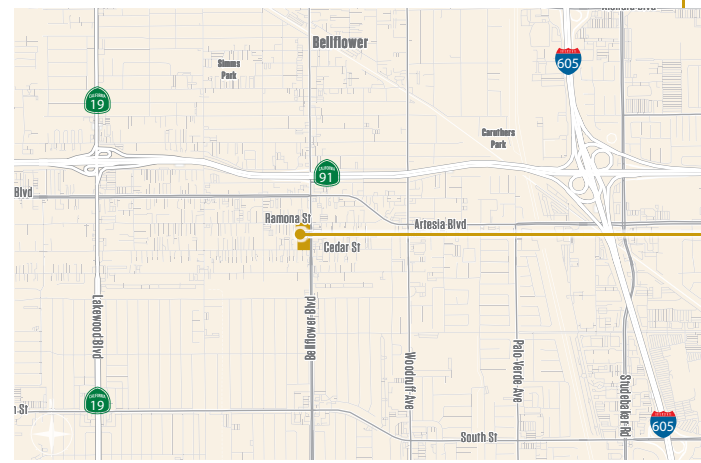
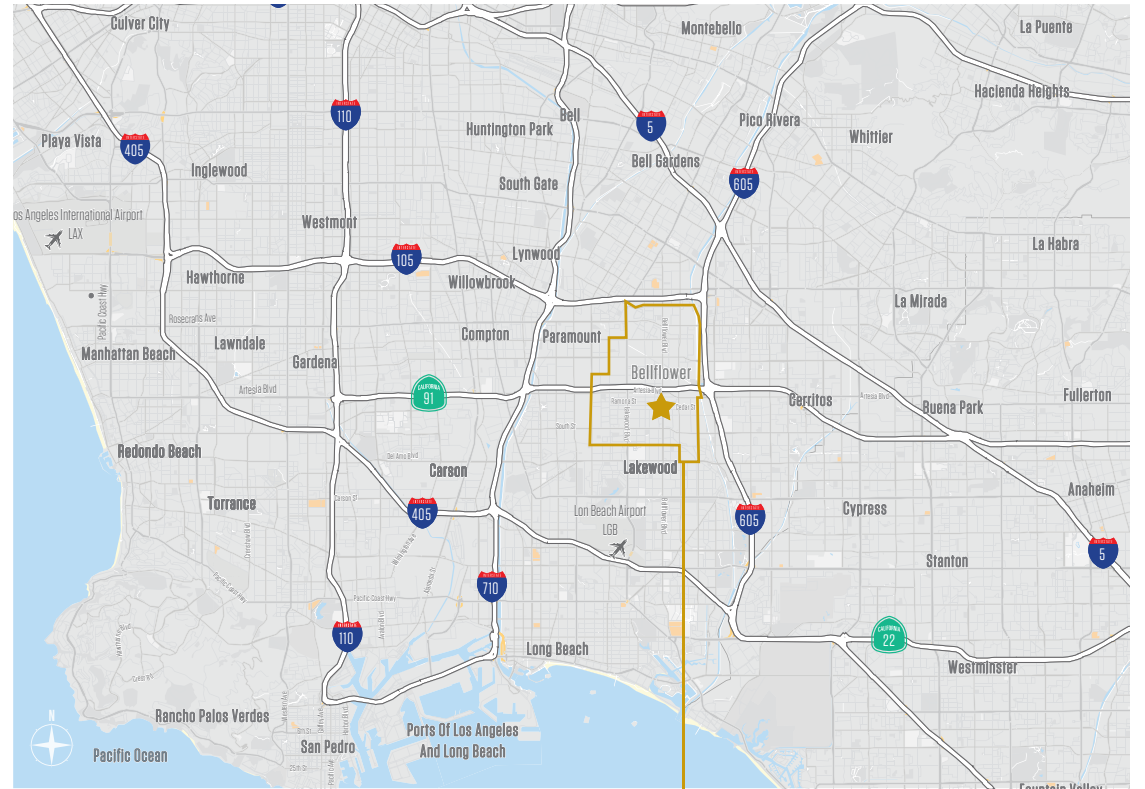
TRAFFIC COUNTS



| | | |
|-----------------|--------------|--------------|
| BELLFLOWER BLVD | 91 FREEWAY | ARTESIA BLVD |
| ±35,536 ADT | ±270,000 ADT | ±19,581 ADT |



REGIONAL MAP



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