

*For Sale*

# RETAIL/OFFICE (OWNER USER)

9631 ARTESIA BLVD, BELLFLOWER, CA 90706


최한의원  
CHOI ACUPUNCTURE & HERBS CLINIC




**KORUS**  
REAL ESTATE

**PHILIP PARK**

Cal Dre #00821167  
213.926.1257  
ppark@korusre.com

 **±33,817**  
VEHICLES PER DAY

BELLFLOWER BLVD

 **+280,155**  
VEHICLES PER DAY

ARTESIA FWY (91)

SUBJECT  
PROPERTY

golden  
corral

CHRIS & PITS

DUNKIN'  
DONUTS


IN-N-OUT  
BURGER



**BUILDING SIZE:**  
1,624 SQ. FT.



**LOT SIZE:**  
9,802 SQ. FT.  
APN: 7161-003-009

 **±20,583**  
VEHICLES PER DAY

ARTESIA BLVD



# PROPERTY SUMMARY



## ADDRESS

9631 Artesia Blvd  
Bellflower, CA 90706



## PARCEL

7161-003-009



## BUILDING SIZE

1,624 Sq. Ft.



## LOT SIZE

9,802 Sq. Ft.,  
\$99 per Sq. Ft.

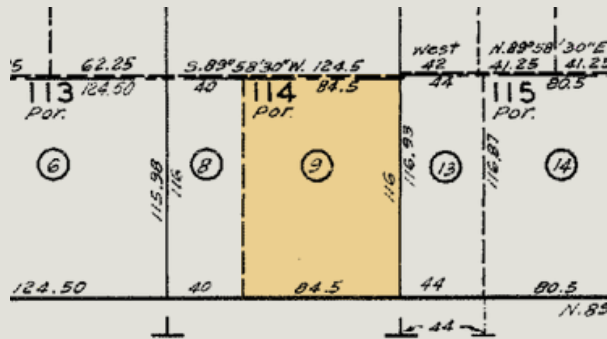


# \$975,000

## OFFERING PRICE

YEAR BUILT/  
RENOVATE: 1936

ZONING: C-G (General Commercial)



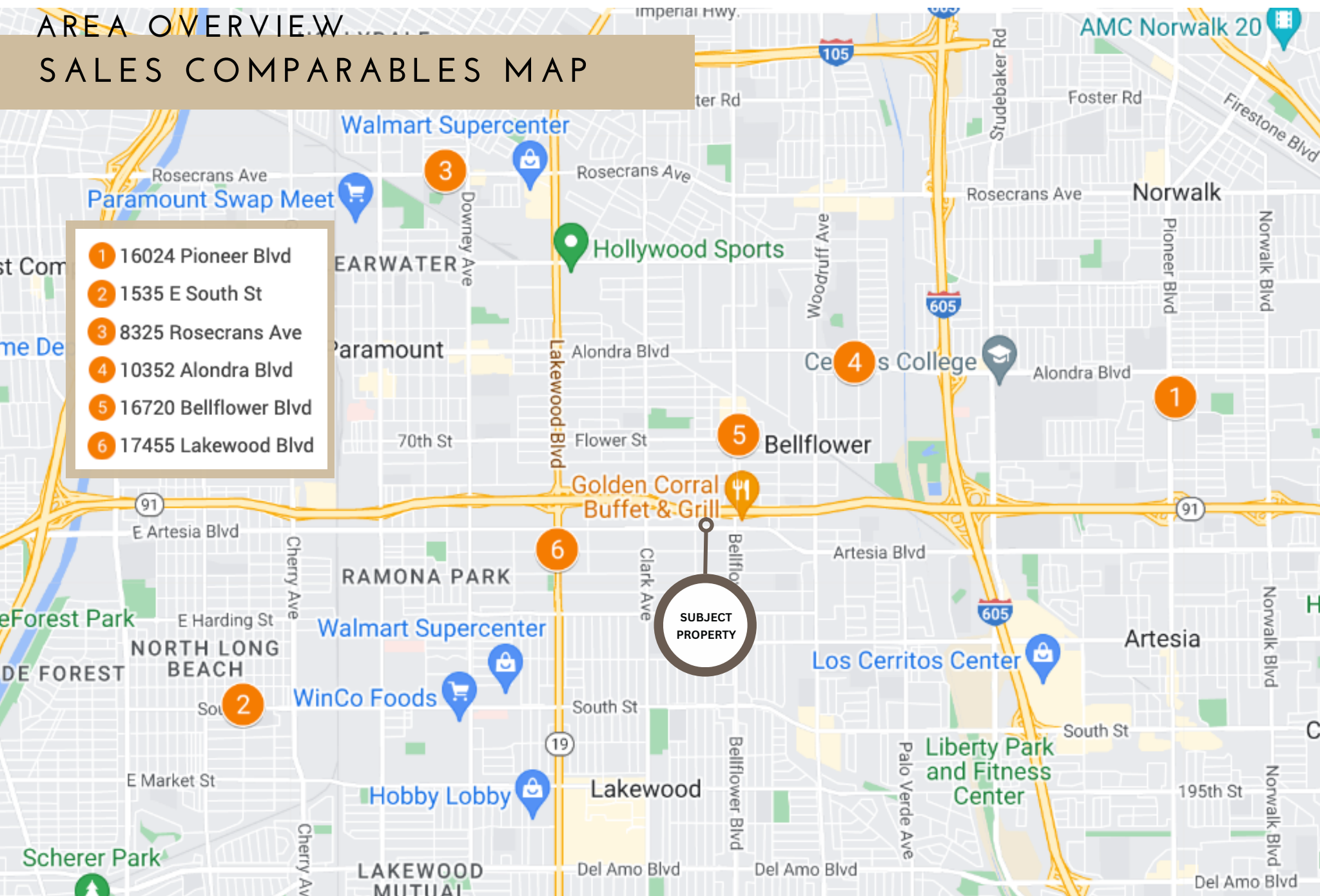
7161-003-009

## EXECUTIVE SUMMARY

- Owner User Opportunity with SBA Financing.
- C-G (General Commercial) zoning allows a multitude of Commercial uses.
- Convenient access to 91 Freeway (Bellflower Blvd - off-ramp and on-ramp) and 605 Freeway
- New Redevelopment Projects in the immediate area.
- Close to City of Bellflower City Hall Administrative Offices.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# AREA OVERVIEW SALES COMPARABLES MAP



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# SALES COMPARABLES MAP



SALE DATE	ADDRESS	SALE PRICE	LAND SIZE (SF)	PRICE (SF)
August 25, 2023	16024 Pioneer Blvd, Norwalk, CA 90650	\$875,000	3,920	\$223
August 8, 2023	1535 E South St, Long Beach, CA 90805	\$910,000	7,841	\$116
December 5, 2022	8325 Rosecrans Ave, Paramount, CA 90723	\$529,000	4,356	\$121
August 16, 2022	10352 Alondra Blvd, Bellflower, CA 90706	\$900,000	7,314	\$124
May 26, 2022	16720 Bellflower Blvd, Bellflower, CA 90706	\$796,000	3,049	\$261
November 30, 2021	17455-17459 Lakewood Blvd, CA 90706	\$815,000	6,416	\$127
<b>SUBJECT PROPERTY</b>	<b>9631 Artesia Blvd, Bellflower, CA</b>	<b>\$975,000</b>	<b>9,802</b>	<b>\$99</b>



## PROPERTY IMAGES



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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Estimated Population	42,375	266,865	686,262
2028 Projected Population	41,561	260,436	686,262
2010 Census Population	42,156	272,383	705,098
<b>Households</b>			
2023 Estimated Households	13,845	80,502	198,981
2028 Projected Households	13,573	78,428	193,519
2010 Census Households	13,744	82,475	205,678
<b>Income</b>			
2023 Estimated Average Household Income	\$82,044	\$96,388	\$98,795
2023 Median Household Income	\$64,779	\$78,514	\$78,941



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## Bellflower, California

Bellflower, California, has a rich history that dates back to its origins as part of a Spanish land grant in 1784. It evolved from ranchos and cattle farming to a thriving suburban community. Today, Bellflower boasts attractions like the Aquatic Center, Towne Center, Civic Center Park, and Don Knabe Regional Park, reflecting its growth and community focus. The Bellflower Historical Society preserves this history, while modern amenities like Bellflower Skate City and the Family Bowl indicate its vibrant, family-friendly character.

Bellflower, situated within the confines of Los Angeles County, is home to about 78,000 inhabitants. It's conveniently positioned just 20 miles from the dynamic cityscape of Los Angeles, ensuring that the metropolitan allure is just a brief journey away. This strategic location affords a tranquil suburban ambiance alongside the opportunity to partake in the rich cultural experiences offered by one of America's most iconic cities.

<https://www.bellflower.org/>