

**Retail/Restaurant Space for Lease**

**Available for Lease:**  
±30,000 SF - 88,000 SF

## NEC Bellflower & Imperial

12430-12500 Bellflower Blvd  
Downey, CA 90242

### Property Highlights

- Prime location at a high-visibility, signalized intersection
- Situated across the street from Kaiser Permanente Downey
- Close proximity to The Downey Promenade Regional Center
- Strong three-mile radius demographics with over 270,953 residents, 83,067 households, and an average household income exceeding \$112,524
- Strong daily exposure with approximately 54,000 vehicles per day (Bellflower & Imperial Hwy)

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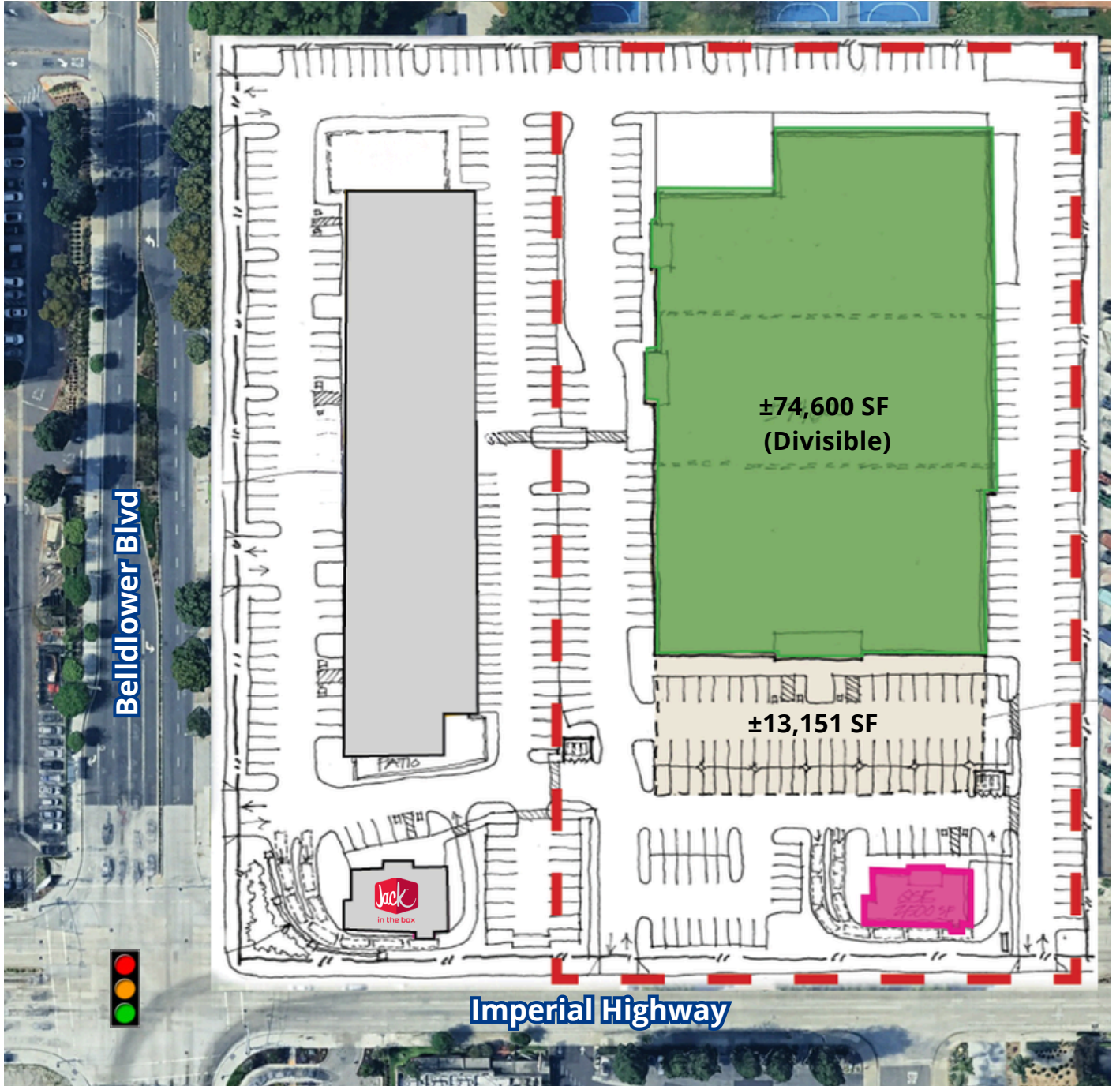
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Accelerating success.

# Site Plan





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	27,671	270,953	700,079
Total Households	8,576	83,067	204,930
Total Family Households	6,554	64,341	162,074
Average Household Size	3.15	3.23	3.37
Median Age	36.2	37.0	36.4
Population Age 25+	19,160	187,993	479,545
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.15%	0.18%	0.01%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.99%	-0.78%	-0.84%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.40%	-0.42%	-0.39%
Households	0.00%	-0.01%	0.05%
Families	0.02%	0.02%	0.07%
Median Household Income	2.30%	2.99%	2.99%
<b>Current Year Population by Sex</b>			
Male Population	13,686	133,707	346,690
% Male	49.5%	49.4%	49.5%
Female Population	13,985	137,246	353,389
% Female	50.5%	50.6%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	27,671	270,953	700,079
White Alone	20.2%	20.0%	18.4%
Black Alone	6.2%	6.0%	6.5%
American Indian Alone	2.2%	2.3%	2.4%
Asian Alone	6.8%	8.6%	9.2%
Pacific Islander Alone	0.5%	0.4%	0.5%
Some Other Race Alone	42.2%	40.5%	42.8%
Two or More Races	21.7%	22.2%	20.3%
Hispanic Origin	74.1%	73.7%	74.1%
Diversity Index	83.0	83.8	83.3
<b>Current Year Educational Attainment</b>			
Total	19,161	187,990	479,544
Less than 9th Grade	10.6%	11.3%	14.3%
9th - 12th Grade, No Diploma	8.2%	8.3%	9.5%
High School Graduate	23.6%	24.3%	24.9%
GED/Alternative Credential	3.3%	3.4%	3.1%
Some College, No Degree	18.8%	19.0%	17.9%
Associate Degree	9.0%	8.9%	8.1%
Bachelor's Degree	20.9%	17.7%	16.1%
Graduate/Professional Degree	5.6%	7.0%	6.2%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$84,433	\$88,274	\$84,734
Average Household Income	\$109,119	\$112,524	\$108,839
Per Capita Income	\$33,776	\$34,557	\$31,935
<b>Current Year Summary Business Data</b>			
Total Businesses	853	7,986	22,799
Total Daytime Population	31,666	233,236	649,907
Daytime Population: Workers	17,751	95,497	281,233
Daytime Population: Residents	13,915	137,739	368,674

## Contact

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