

FOR LEASE



17149 BELLFLOWER BLVD.

BELLFLOWER, CA 90706



COLDWELL BANKER
COMMERCIAL
BLAIR



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AVAILABLE SF: 960 SF

LEASE RATE: \$1.90/SF

LEASE TYPE: NNN (Est. \$0.70/SF)

ZONING: Commercial General (CG)

YEAR BUILT: 1980

HIGHLIGHTS

- Highly visible and signalized corner at Bellflower Blvd & 91 Freeway
- Approx. 269,000 vehicles per day along the adjacent 91 Freeway
- Prominent monument and eyebrow signage
- Ample onsite parking lot
- Flexible layout ideal for retail or service oriented businesses



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PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to present a premier retail opportunity at one of Bellflower's most highly traveled commercial intersections. This 960 square foot retail space is strategically positioned within a neighborhood shopping center at the corner of Bellflower Boulevard and the 91 Freeway on/off ramps, benefiting from exceptional visibility, convenient access, and exposure to approximately 269,000 vehicles per day along the adjacent freeway.

The space features an open floor plan, two existing partition walls which separate the space into three areas, a private restroom, and prominent storefront visibility. Customers enjoy convenient access from Bellflower Boulevard, abundant on-site parking, and additional exposure through a highly visible monument sign.

Located within a well-established retail corridor surrounded by dense residential neighborhoods, national retailers, and major commuter routes, this is an outstanding opportunity for retailers, restaurants, medical, or personal service providers seeking a highly accessible location with strong daily traffic and long-term growth potential.







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