

Northgate Market Coming Soon!

Bellflower Plaza Retail & Restaurant Spaces



9312 Rosecrans Avenue, Bellflower, CA 90706



Available

| | |
|----------------------|------------------|
| Retail 1: | ±900 - ±5,400 SF |
| Retail 2: | ±1,100 SF |
| Restaurant: | ±1,500 SF |
| Rent (PSF/Mo., NNN): | Call broker |
| NNN (PSF/Mo.): | ±\$0.60 |

Features

- ▶ Retail and restaurant spaces available in busy shopping center anchored by Northgate Market opening Q4 2026
- ▶ Across the street from Kaiser Permanente
- ▶ New Chik-Fil-A open across the street
- ▶ Great on-site parking for customers (±300 spaces)
- ▶ Shopping center renovation underway
- ▶ Located on main thoroughfare of Rosecrans Ave.
- ▶ Over ±37,937 CPD at Rosecrans Ave. and Clark Ave.
- ▶ Dense area with ±32,206 people within 1 mile
- ▶ Close proximity to St. John Bosco High School
- ▶ Professional ownership and management
- ▶ **Do not disturb tenant**

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Excellent Co-tenancy with Northgate Market (Coming Soon) and Del Taco

| Unit: | Tenant: |
|---------------|-------------------------------------|
| 9312 | Denny's |
| 14301 | Del Taco |
| 14317 & 14339 | Northgate Market |
| 14341 - 49 | ±900 - ±5,400 SF • RETAIL AVAILABLE |
| 14351 | ±1,500 SF • RESTAURANT AVAILABLE |
| 14353 | Bakery |
| 14355 | Threading |
| 14359 | Barbershop |
| 14361 | ±1,100 SF • RETAIL AVAILABLE |
| 14365 | China Express |
| 14367 | Tobacco Shop |
| 14369 | Bellflower Dental |
| 14371 - 79 | Wesley Health |



Aerial

Excellent Co-tenancy with grocer (Coming Soon) and Del Taco



Aerial

Excellent Co-tenancy with grocer (Coming Soon) and Del Taco



Restaurant Space

±1,500 SF



Bellflower Area



Bellflower Profile



| | 0.5 Mile | 1 Mile | 2 Mile |
|--|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Estimated Population | 742,491 | 32,206 | 136,550 |
| 2030 Projected Population | 713,060 | 30,760 | 130,439 |
| 2020 Census Population | 790,762 | 33,582 | 144,993 |
| 2010 Census Population | 788,309 | 32,582 | 142,759 |
| Projected Annual Growth 2025 to 2030 | -0.8% | -0.9% | -0.9% |
| Historical Annual Growth 2010 to 2025 | -0.4% | - | -0.3% |
| 2025 Median Age | 35.9 | 36.6 | 35.3 |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 220,691 | 9,515 | 41,390 |
| 2030 Projected Households | 213,698 | 9,209 | 39,997 |
| 2020 Census Households | 225,915 | 9,718 | 42,370 |
| 2010 Census Households | 216,202 | 9,313 | 40,992 |
| Projected Annual Growth 2025 to 2030 | -0.6% | -0.6% | -0.7% |
| Historical Annual Growth 2010 to 2025 | 0.1% | 0.1% | - |
| RACE & ETHNICITY | | | |
| 2025 Estimated White | 23.7% | 24.6% | 23.4% |
| 2025 Estimated Black or African American | 9.5% | 9.1% | 10.1% |
| 2025 Estimated Asian or Pacific Islander | 12.1% | 12.3% | 10.6% |
| 2025 Estimated American Indian or Native Alaskan | 2.0% | 1.8% | 1.9% |
| 2025 Estimated Other Races | 52.7% | 52.2% | 54.0% |
| 2025 Estimated Hispanic | 64.7% | 63.2% | 65.6% |
| INCOME | | | |
| 2025 Estimated Average Household Income | \$116,111 | \$133,641 | \$109,100 |
| 2025 Estimated Median Household Income | \$92,096 | \$96,303 | \$86,372 |
| 2025 Estimated Per Capita Income | \$34,676 | \$39,665 | \$33,268 |
| EDUCATION | | | |
| 2025 Estimated High School Graduate | 25.5% | 23.4% | 26.4% |
| 2025 Estimated Some College | 20.0% | 21.8% | 21.0% |
| 2025 Estimated Associates Degree Only | 7.5% | 10.0% | 8.0% |
| 2025 Estimated Bachelors Degree Only | 15.5% | 14.5% | 15.0% |
| 2025 Estimated Graduate Degree | 6.7% | 6.3% | 5.9% |
| BUSINESS | | | |
| 2025 Estimated Total Businesses | 24,526 | 913 | 4,200 |
| 2025 Estimated Total Employees | 219,718 | 8,654 | 35,027 |
| 2025 Estimated Employee Population per Business | 9.0 | 9.5 | 8.3 |
| 2025 Estimated Residential Population per Business | 30.3 | 35.3 | 32.5 |

Your trusted *partners*

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