

FOR LEASE

SINGLE TENANT BUILDING

8858 FLOWER ST | BELLFLOWER, CA 90706



GEOFFREY GROSSMAN

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LEASING

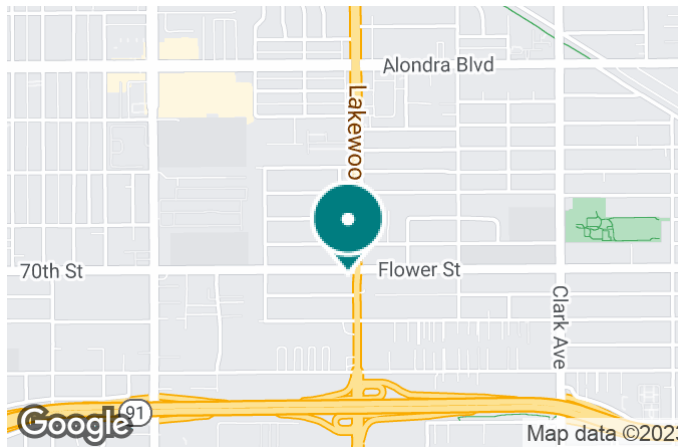
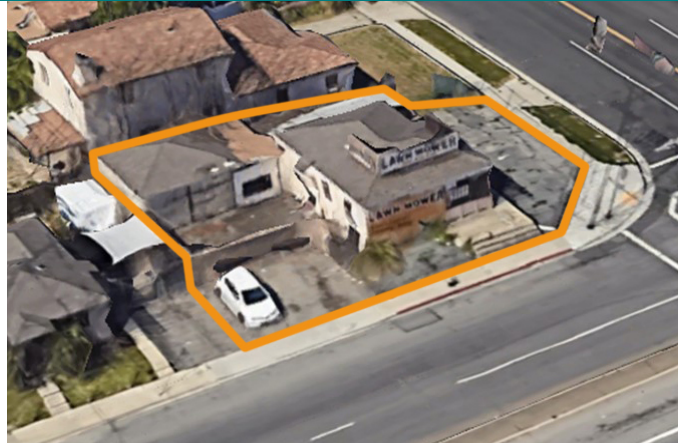
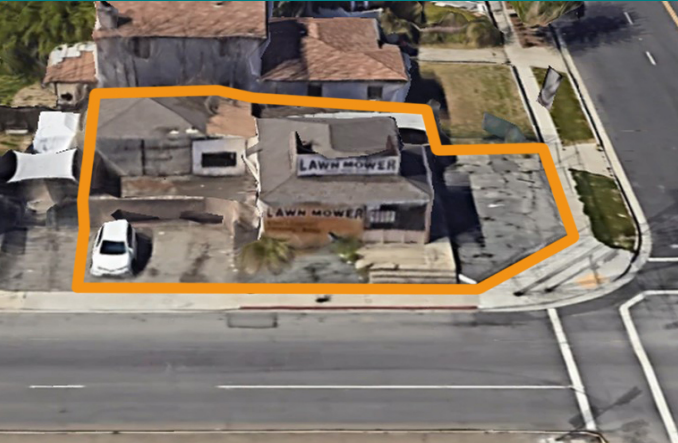
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Single Tenant Retail Building
- +/-750 SF Former Lawnmower Repair Shop
- Hard Corner Location on Signalized Intersection
- High Street Visibility
- Rooftop Signage
- Gated Onsite Lot
- Close To The 91 Freeway
- Nearby Tenants Include 7-Eleven, Cal Oil Gas Station, C Team Auto Parts Store + Auto Sales Lot

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,968	88,300	215,214
Total Population	42,750	291,403	723,888
Average HH Income	\$70,740	\$81,859	\$86,529

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Single tenant retail building on the hard corner of Flower Street + Lakewood Boulevard. A rare small-footage single-user property, this +/-750 SF former lawnmower repair shop is ideal for a variety of office uses, including insurance, tax prep, and reality, in addition to workshop space, delivery dispatch, and lots more. Property features high street visibility, rooftop signage, gated onsite parking lot, and enclosed exterior storage area.

LOCATION DESCRIPTION

Exceptionally well-located single-tenant retail building situated on the high-traffic intersection of Flower Street + Lakewood Boulevard in prime Bellflower. Outstanding demographics with soaring residential population density and extremely high daytime worker counts.

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (MG)
Number of Units:	1
Available SF:	750 SF
Lot Size:	221,981,760 SF
Building Size:	760 SF

SPACES	LEASE RATE	SPACE SIZE
8588 Flower Street	\$4,000 per month	750 SF

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RETAILER MAP

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Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

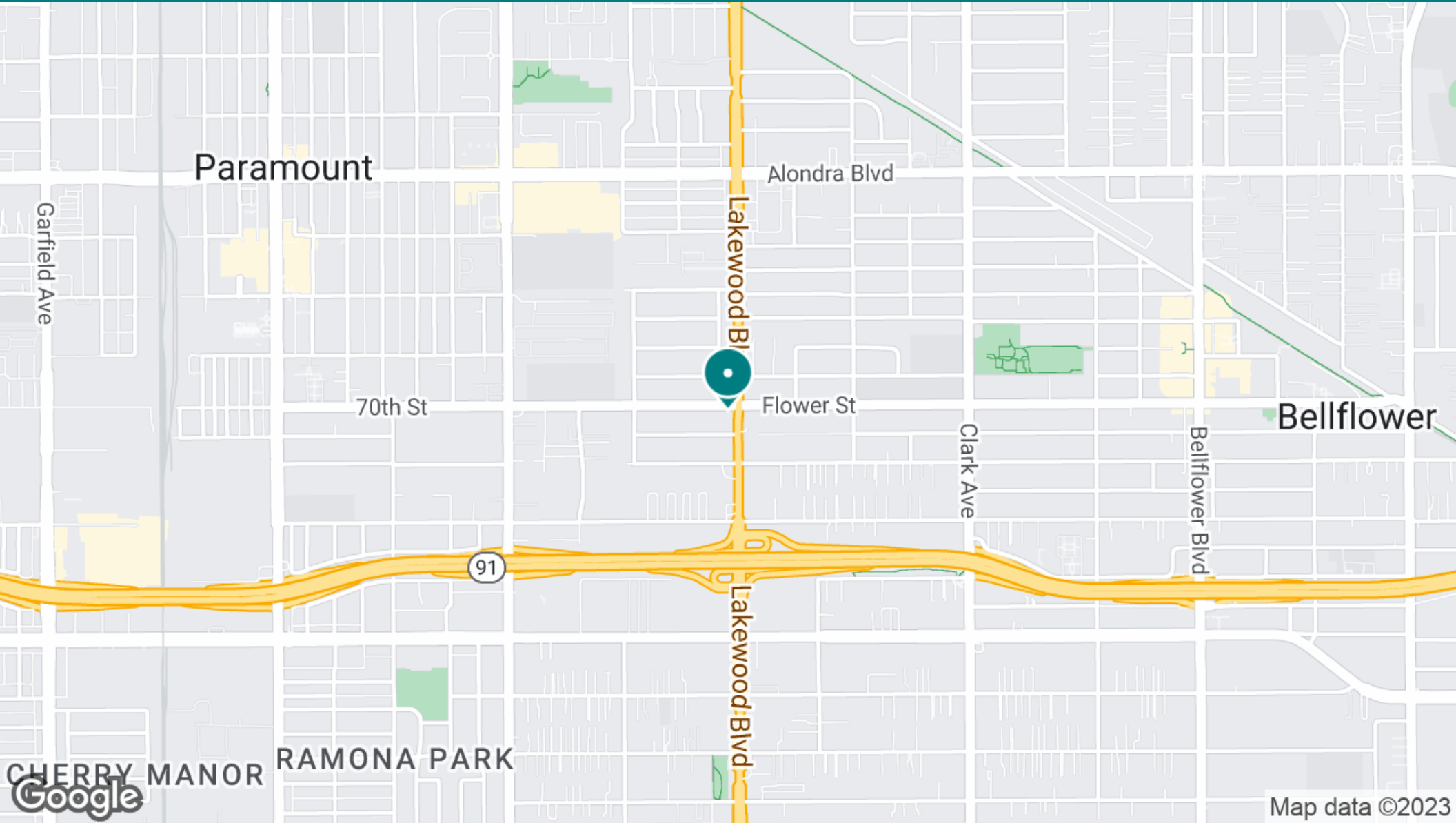
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LOCATION MAP

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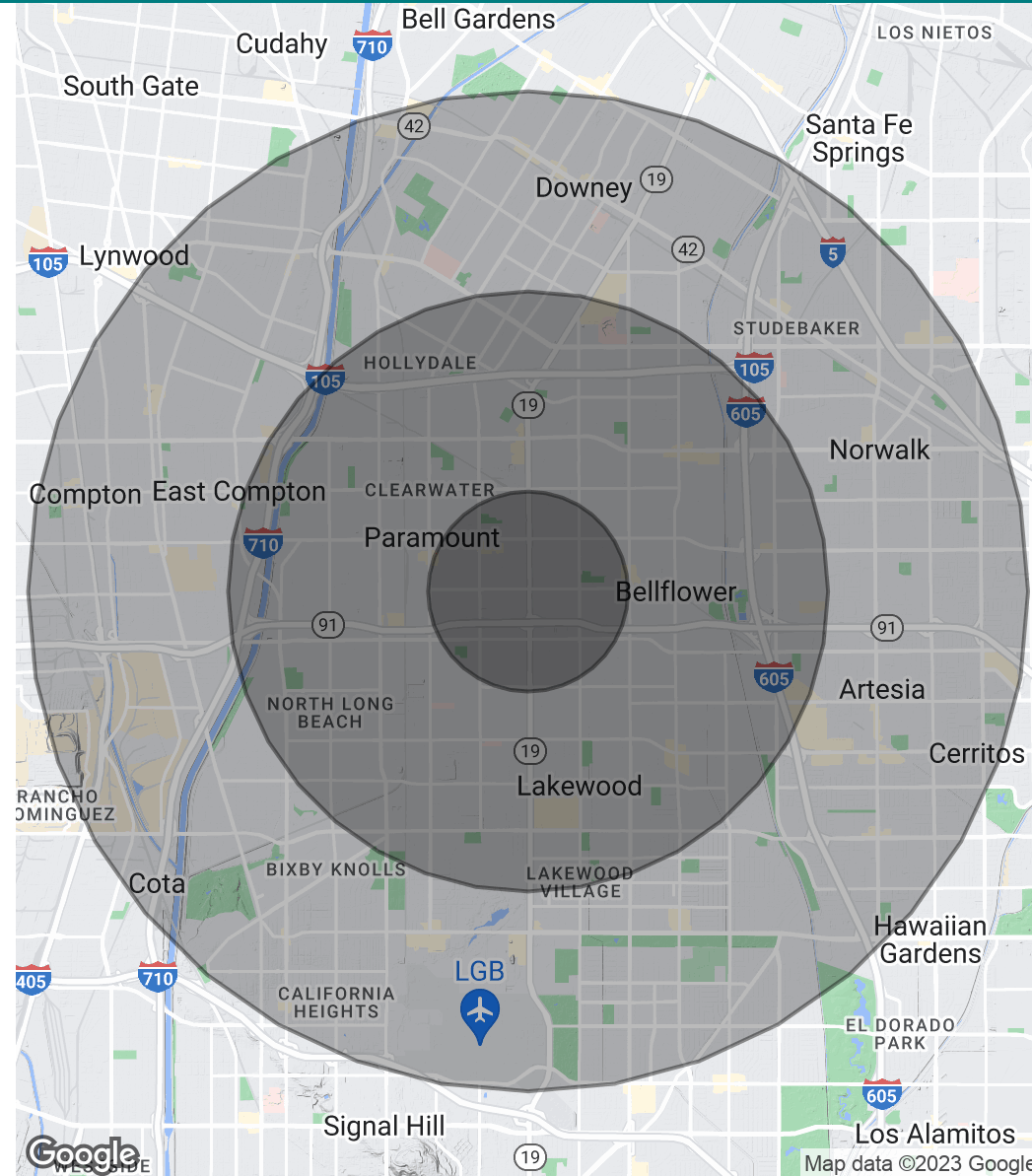
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,750	291,403	723,888
Average Age	34.0	35.1	35.7
Average Age (Male)	32.9	34.0	34.7
Average Age (Female)	35.4	36.5	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,968	88,300	215,214
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$70,740	\$81,859	\$86,529
Average House Value	\$388,200	\$454,828	\$486,694
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.6%	59.9%	60.7%
RACE	1 MILE	3 MILES	5 MILES
% White	29.7%	35.8%	38.9%
% Black	11.7%	10.9%	10.2%
% Asian	9.2%	11.3%	12.0%
% Hawaiian	0.4%	0.8%	0.5%
% American Indian	0.7%	0.7%	0.6%
% Other	40.4%	32.3%	29.7%

* Demographic data derived from 2020 ACS - US Census



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