



FOR LEASE

8710 Artesia Blvd

8710 ARTESIA BLVD

Bellflower, CA 90706

LORENZO BONINA

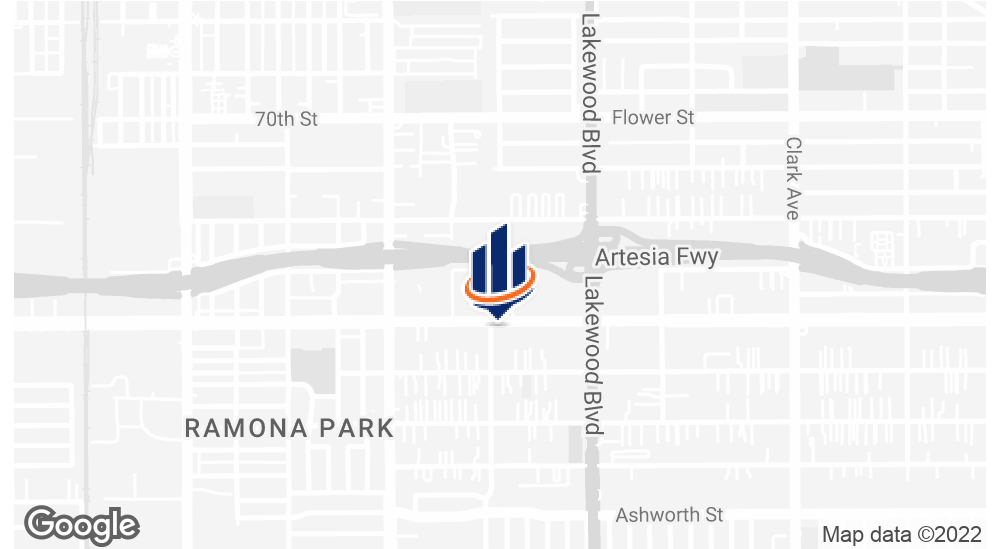
O: 714.446.0600

lorenzo.bonina@svn.com

CalDRE #02117717



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.36 SF/yr (Gross)
AVAILABLE SF:	7,500 SF
LOT SIZE:	7,500 SF
ZONING:	Commercial
APN:	7162-015-021

PROPERTY OVERVIEW

Great location! Now Leasing 7,500 SF of paved parking lot on 8710 Artesia Blvd. This is a heavily trafficked street with a lot of residential and commercial properties near by. Does not come with access to the shipping container in the back. Close to all the major freeways in orange county and convenient for any kind of business.

PROPERTY HIGHLIGHTS

- Leasing for \$6.36 per SF per year
- High traffic location on Artesia Blvd
- Great location, one block from signalized intersection at Artesia & Lakewood (67,000 VPD)
- One block from Hwy 91 On/Off ramps on at Lakewood Blvd
- Local tenants include Starbucks, Stater Bros., Planet Fitness, Denny's, and more

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



(LAKEWOOD BLVD X ARTESIA BLVD)

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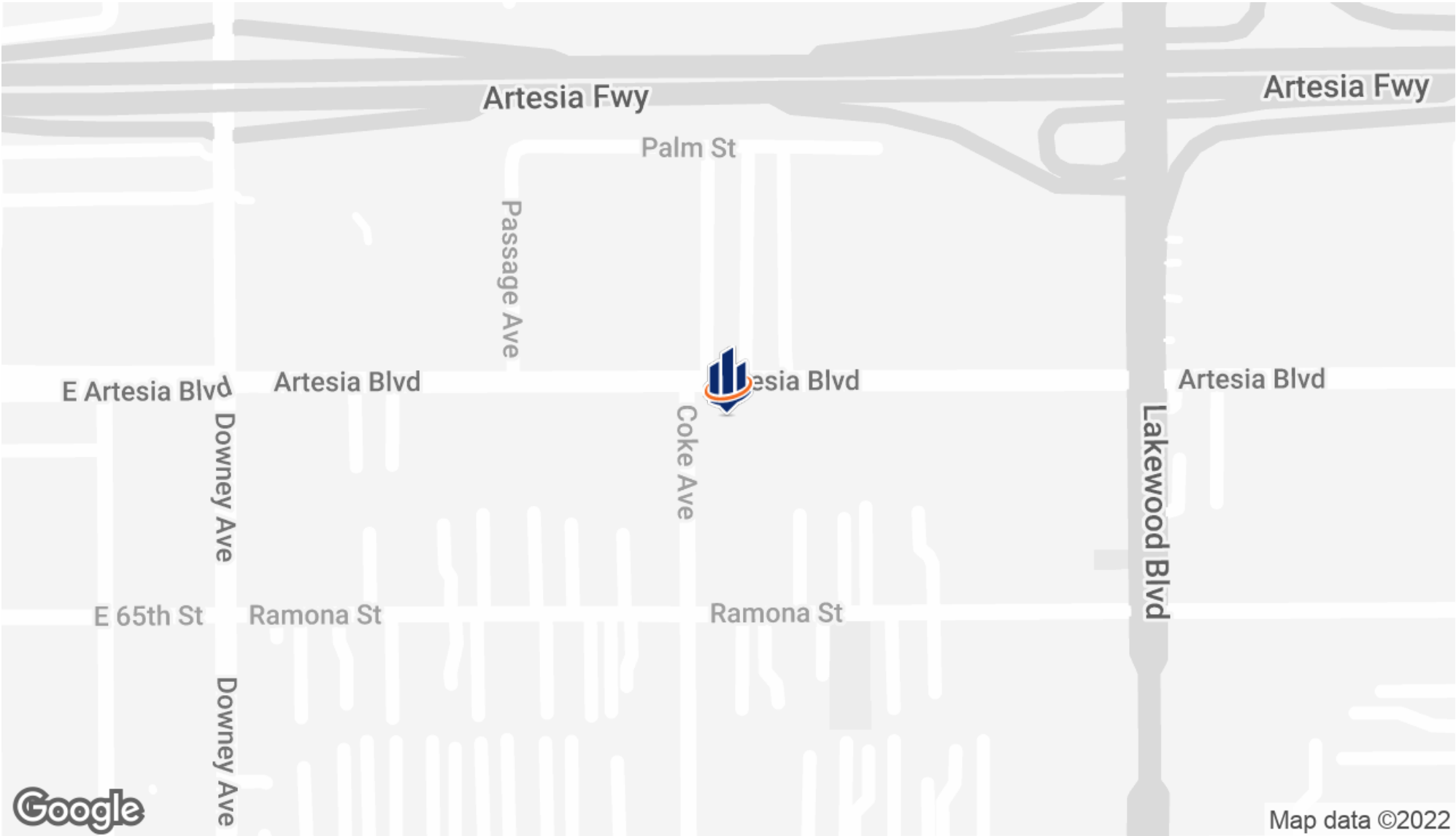
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SVN | VANGUARD

4

LOCATION MAP



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RETAILER MAP



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SVN | VANGUARD 6

DEMOGRAPHICS MAP & REPORT

POPULATION

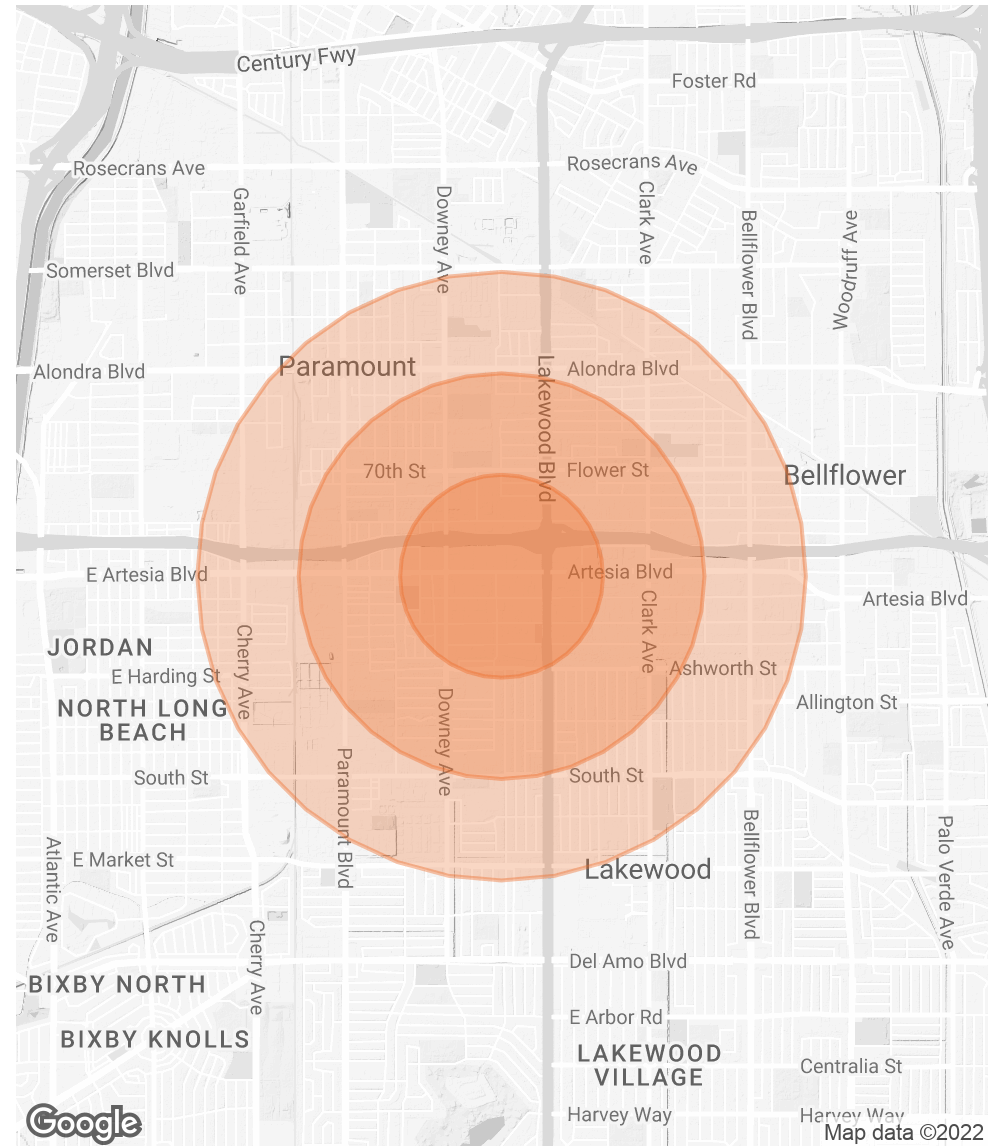
0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	10,222	36,794	78,227
AVERAGE AGE	28.2	30.3	30.9
AVERAGE AGE (MALE)	26.5	29.3	30.1
AVERAGE AGE (FEMALE)	30.4	31.1	31.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	3,094	10,974	23,574
# OF PERSONS PER HH	3.3	3.4	3.3
AVERAGE HH INCOME	\$51,292	\$58,330	\$59,140
AVERAGE HOUSE VALUE	\$277,035	\$278,371	\$411,623

* Demographic data derived from 2010 US Census



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SVN | VANGUARD 7