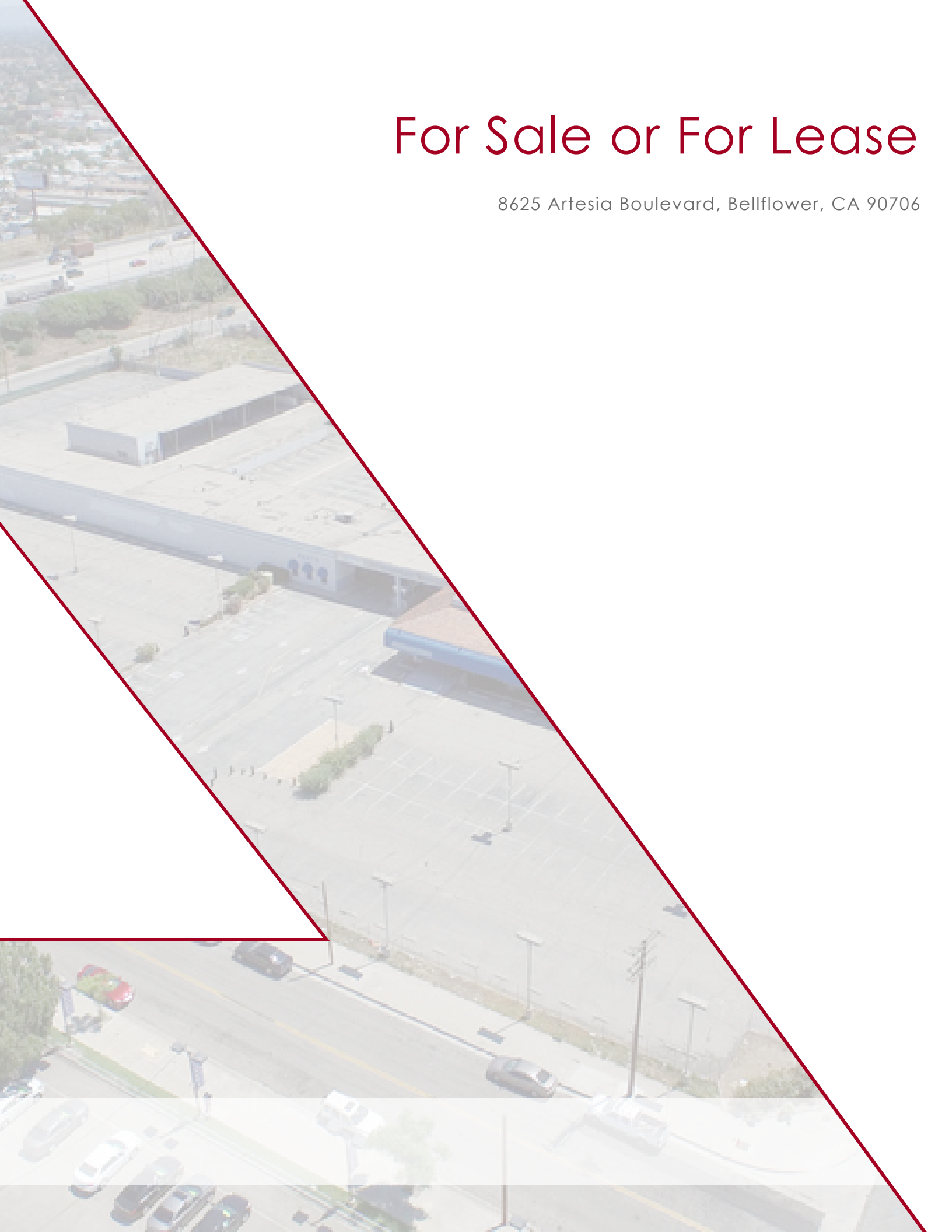


# For Sale or For Lease

8625 Artesia Boulevard, Bellflower, CA 90706



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# Property Description



## PROPERTY OVERVIEW

\*One-of-a-Kind 5.02 acre, Los Angeles County, freeway adjacent commercial/retail land with development potential.

## LOCATION OVERVIEW

-One-of-a-Kind Retail Location

-365 feet of 91 Freeway Frontage.

-5.02 Acres of land for car/equipment/retail sales.

-Close proximity and convenient access to the 710, 605, 5, and 405 Freeways

-Vehicle Daily Traffic Count: 270,000; 5 Mile Total Population: 721,322

## HIGHLIGHTS

-Automotive/Recreational Vehicle/Retail Type Uses

-Major Freeway Visible Building Signage Opportunity(s)

-365 Feet of 91 Freeway Frontage

-Can be divided down to 8,448 SF building on 1 acre of land

-Amenities in Walking Distance; Proximity to Public Transit

-Location to All Major Los Angeles County / Orange County Freeways

-Flexibility in Project Size from 1 - 5 acres

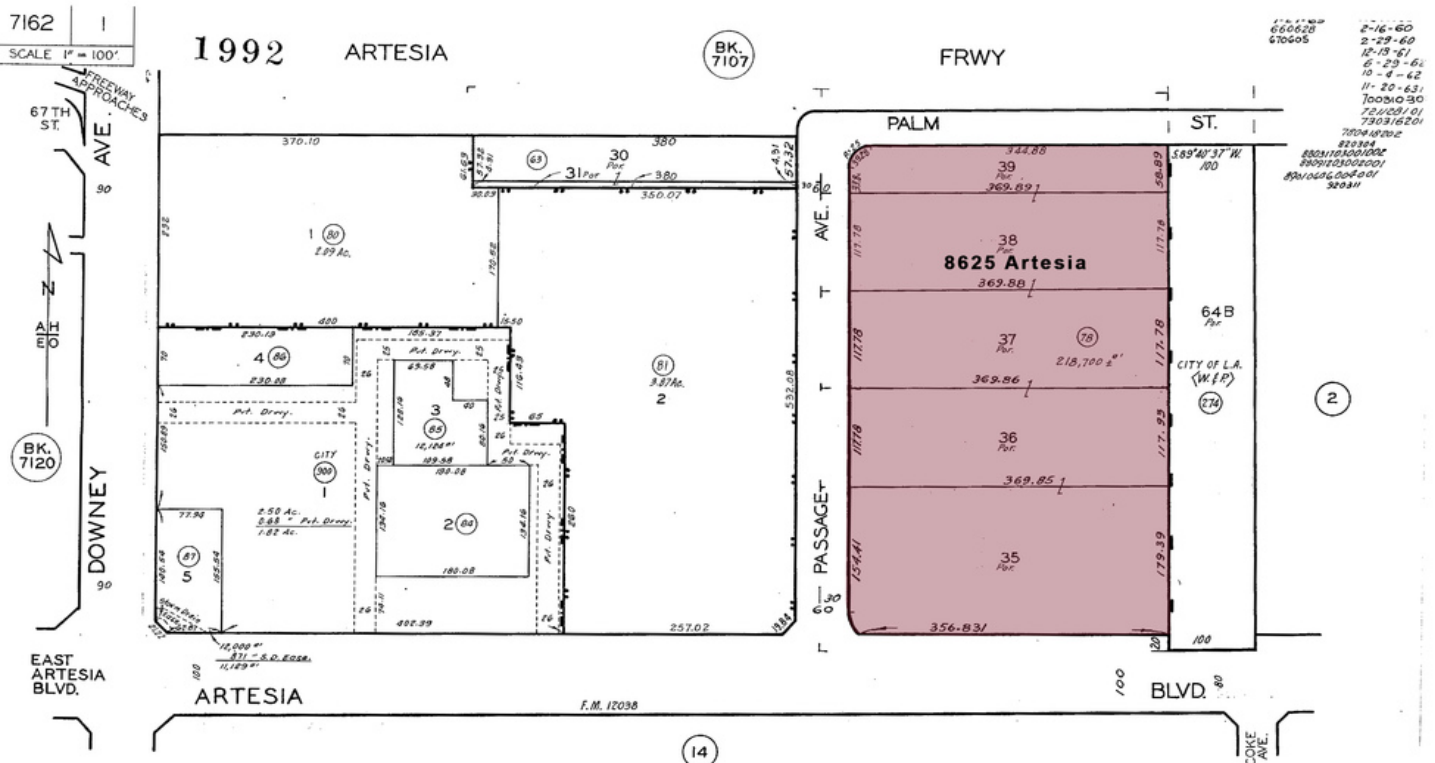
-Zoning SP-WA; West Artesia Blvd Commercial Highway Specific Plan.

## PURCHASE PRICE/LEASE RATE

-\$11,000,000 (\$50.30/psf land)

-\$T.B.D

# Parcel Map



CODE  
11284

FOR PREV. ASSMT. SEE:  
7104-74.8

LICENSED SURVEYORS MAP  
L. S. 24-33-42

PARCEL MAP  
PM 209-52-54

RECORD OF SURVEY  
R.S. 56-33-34

PARCEL MAP  
PM 203-85-86

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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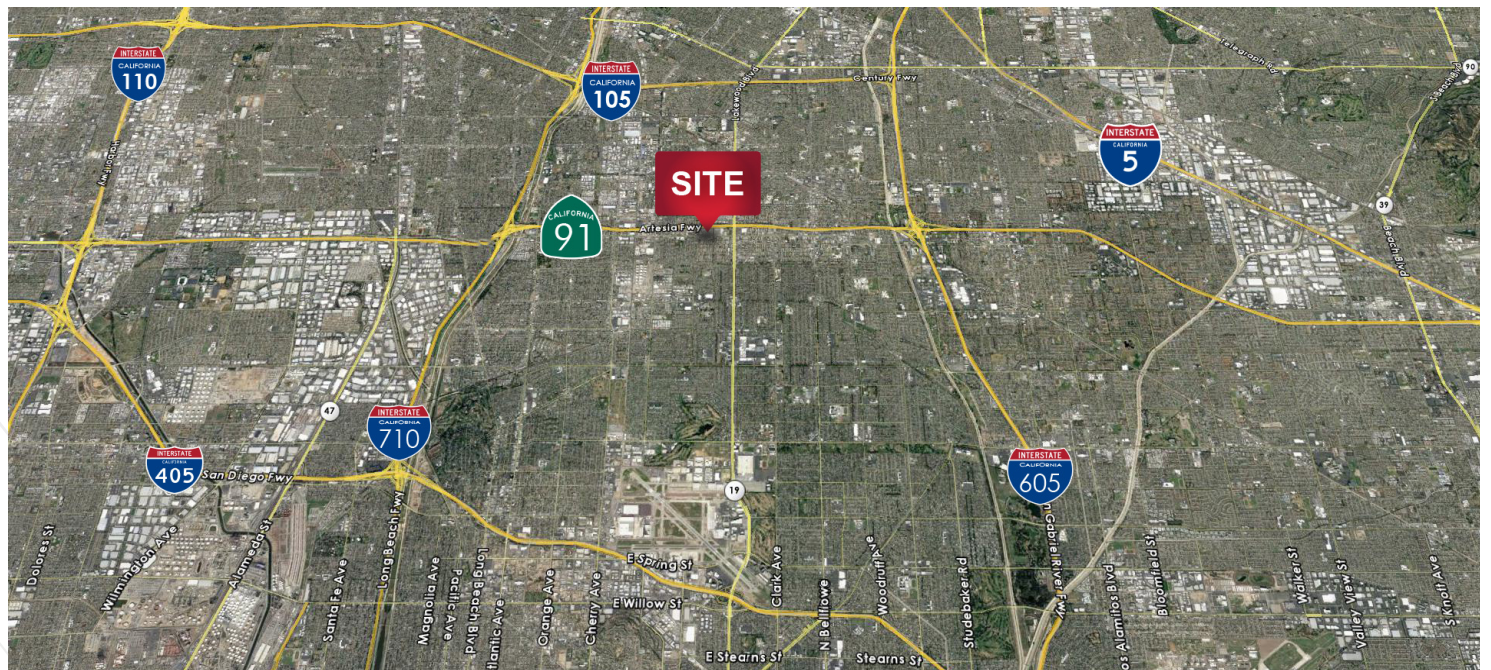
RETAIL

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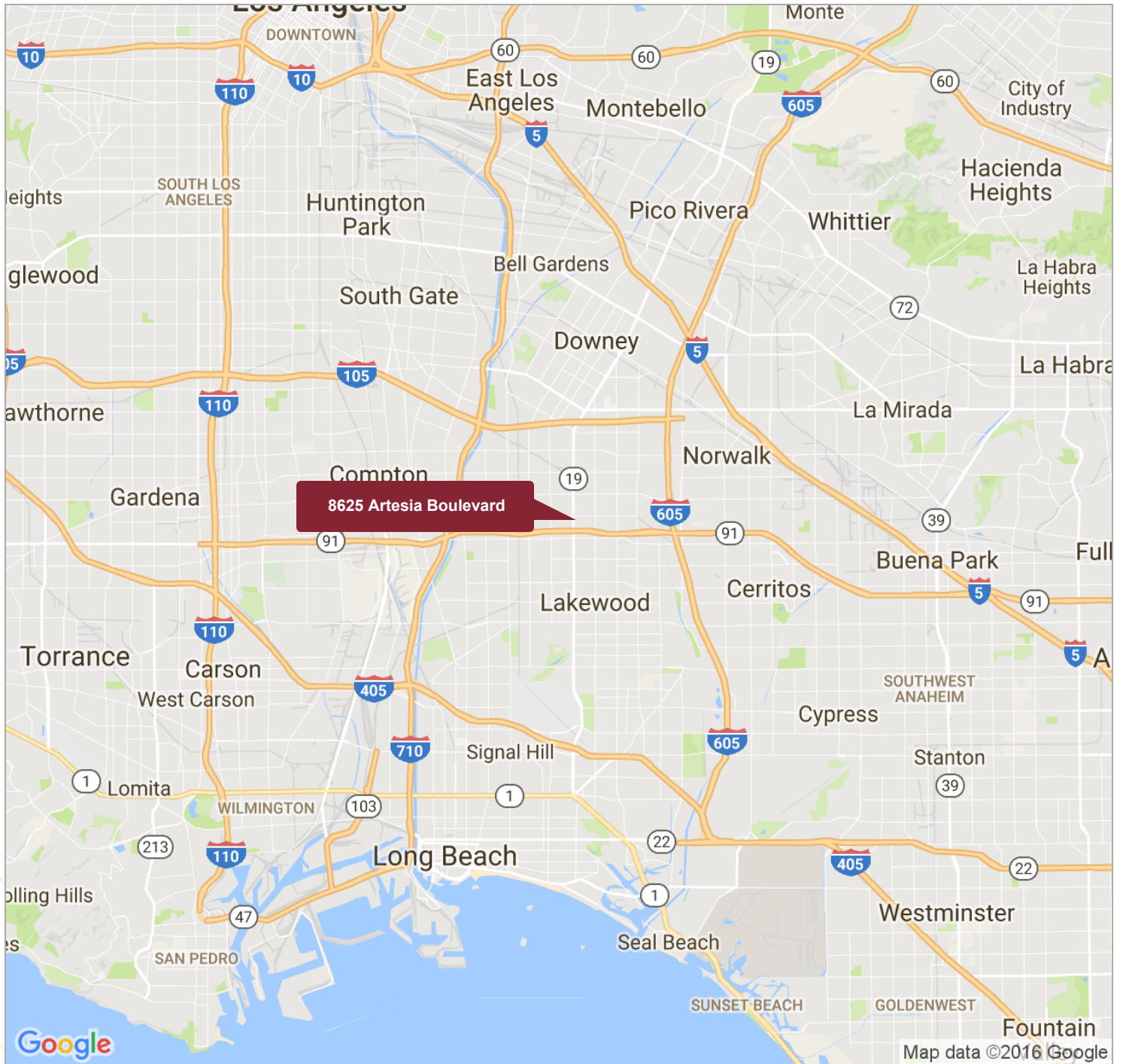
APARTMENTS

8,448 SF | 8625 ARTESIA BOULEVARD | BELLFLOWER, CA

# Aerial Map

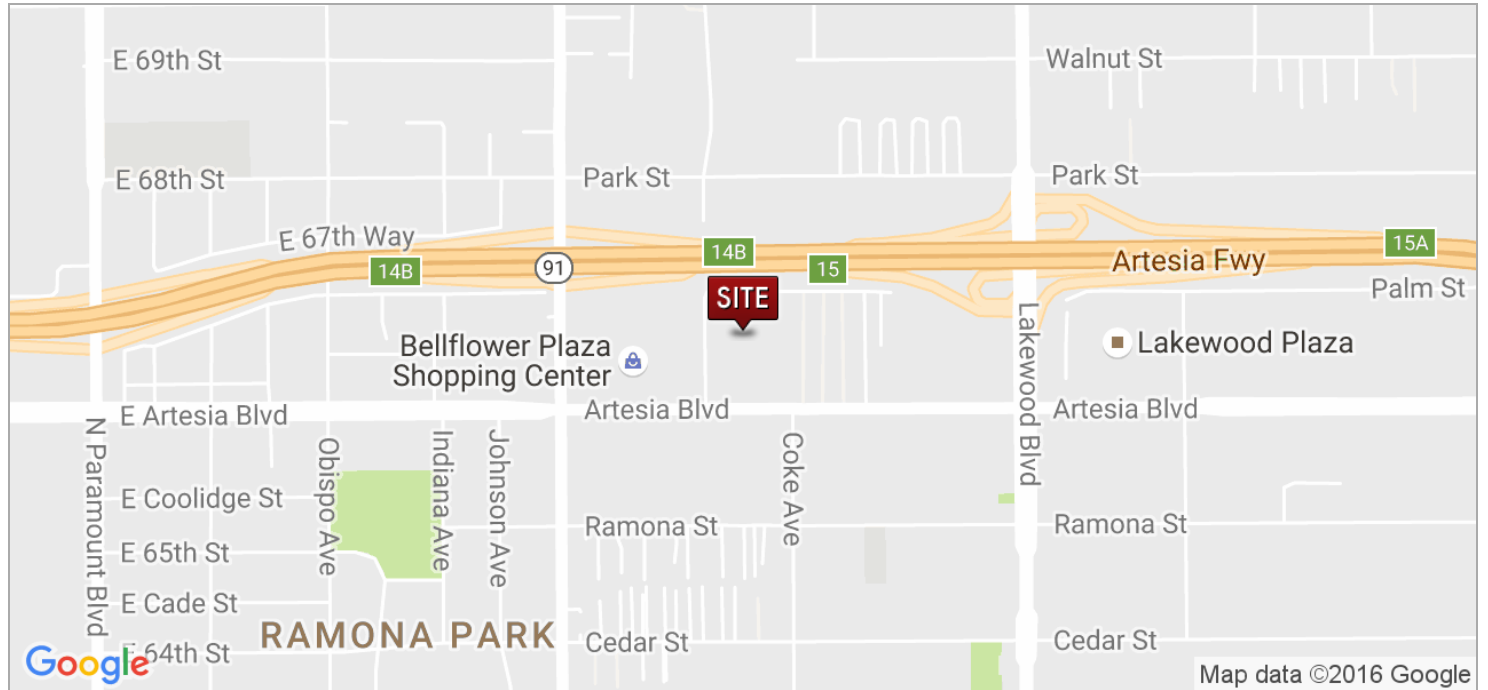


# Regional Map



8,448 SF | 8625 ARTESIA BOULEVARD | BELLFLOWER, CA

# Location Maps





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