



MATTHEWS™

±21,959 SF OF LAND | GROUND LEASE OPPORTUNITY

10004 ALONDRA BLVD

Bellflower, CA 90706

LEASING BROCHURE

PROPERTY HIGHLIGHTS

BFCN*
Zoning

±320 SF
Building Area

±9,487 SF
Land Area

\$75,000/YR NNN
Asking Rent



THE OPPORTUNITY

Signalized Corner Ground Lease Opportunity – ±9,487 SF lot located at the **SEC of Alondra Blvd & Eucalyptus Ave**, ideal for retail, drive-thru, or service-oriented users.

High Traffic Visibility – Positioned on **Alondra Blvd with ~23,000+ vehicles per day**, offering strong exposure and monument signage potential.

Dense Infill Los Angeles Trade Area – Surrounded by a large residential base with **700,000+ people within a 5-mile radius** and convenient access to major freeways serving Southeast LA County.



Somerset Plaza
±47 Units

Woodruff Elementary
±613 Students

Bellflower Middle School
±690 Students

Washington Elementary
±625 Students

Casa Madrid
±37 Units

Walgreens

FAMILY DOLLAR

COLD STONE
CREAMERY

cricket
wireless

O'Reilly
AUTO PARTS

ARCO

76

WaBa grill
SUBWAY

Bellflower High School
±1,649 Students

Alondra Blvd ± 23,000 VPD

Subject Property

PANDA EXPRESS
Jersey Mike's
Little Caesars

Smart & Final.

jiffylube

TACO BELL

ALDI

Pollo Loco

BR baskin robbins
dd's DISCOUNTS

Green Village
±11 Units

Kailua Apartments
±16 Units

SUPERCUTS **Starbucks** **Shell** **7-Eleven** **Chevron**
Staples **SUBWAY** **CVS pharmacy**
CRUNCH FITNESS **KFC** **THE HOME DEPOT** **IN-N-OUT BURGER**
metro **LA FITNESS** **US STORAGE Centers**
76 **Chircho's** **Pollo Loco** **Chevron** **CHIPOTLE**

Ardmore Ave ± 20,000 VPD

Bellflower Blvd ± 19,000 VPD

Woodruff Ave ± 25,000 VPD

the Y

Cornuta Pines
±30 Units

Edgeway
±91 Units

Bellflower Oak St Manor
±144 Units

The Caribe
±36 Units

16628 Woodruff
±70 Units

SUBWAY

UNITED STATES POSTAL SERVICE

CHASE

Bellflower, CA

Positioned within the southern portion of the San Diego metropolitan area, National City benefits from the economic strength and sustained population growth of one of California's most dynamic coastal regions. The broader South Bay submarket continues to attract residents and investment due to its accessibility, relative housing affordability compared to central San Diego, and proximity to major employment centers. The area is characterized by a diverse population base, strong household formation trends, and steady consumer demand driven by the region's expanding workforce. National City's location along key transportation corridors provides residents and businesses with efficient connectivity to downtown San Diego, regional employment hubs, and the international border with Mexico. The city's economic landscape is supported by a mix of healthcare, military, logistics, and retail activity, all of which contribute to a stable and diversified local economy. Major nearby institutions—including Naval Base San Diego and several regional medical campuses—anchor employment while generating consistent demand for housing, services, and supporting commercial uses. Ongoing infrastructure investments and urban revitalization initiatives throughout South San Diego County continue to enhance accessibility, encourage development, and support long-term growth prospects for land and redevelopment opportunities in the National City market.



\$63,000 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

16,000 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

55,000 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$3.4B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



MATTHEWS™

10004 ALONDRA BLVD

Bellflower, CA 90706

LEASING BROCHURE

EXCLUSIVELY LISTED BY

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