

15624 Lakewood Blvd

Bellflower, CA 90723

Leasing Opportunity

Leasing Brochure



Lakewood Blvd ±30,250 VPD

MATTHEWS™

Exclusively Listed By



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MATTHEWS™

15624 Lakewood Blvd Bellflower, CA 90723

±5,000 SF

3 Roll up Doors

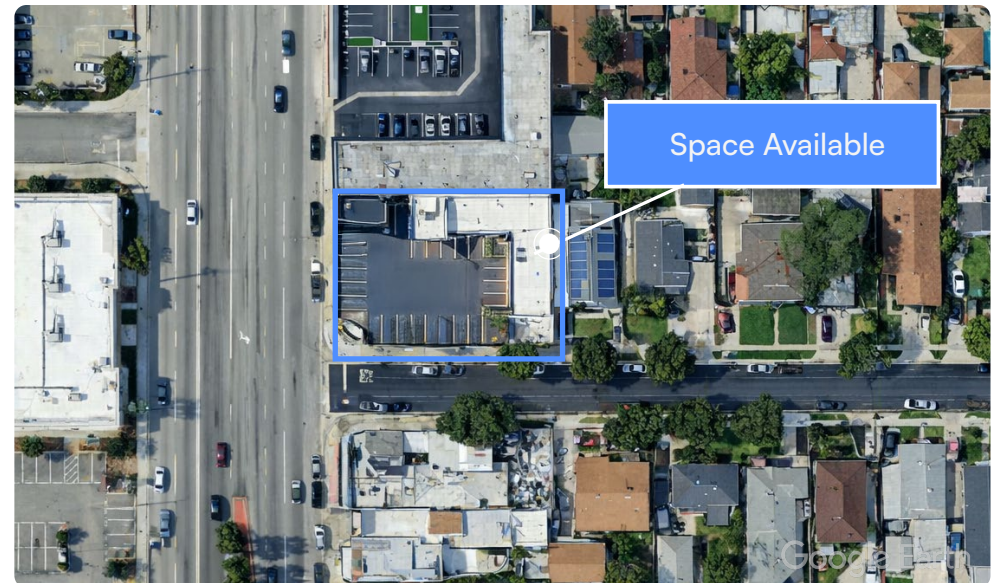
Gated Parking

Rent- \$1.90/SF

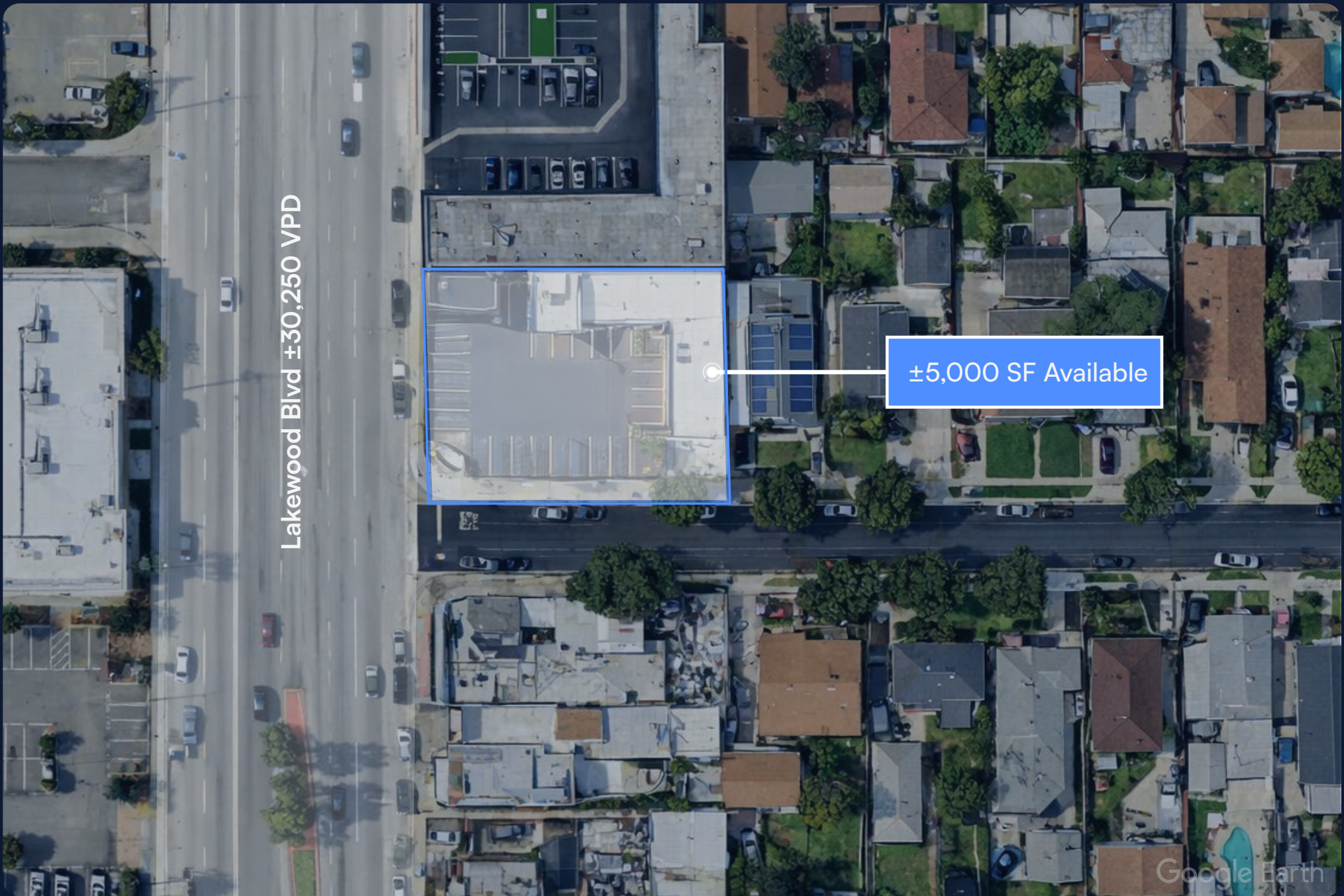
NNN- \$10,800 / Year (\$900/month)

Local Market Overview

- Blocks away from the 91 Freeway and 105 Freeway
- Adjacent to Davita, Superior Grocers, and Aspire Inn Hotel
- Freestanding Pad on a Hard Corner with Parking and great visibility
- Cannabis shall be approved, in Green Zone- Please confirm with the City



Property Site Plan



Lakewood Blvd ±30,250 VPD

±5,000 SF Available

Google Earth



 **St. Pius X - St. Matthias Academy**
±400 Students

Walmart
Supercenter

24
HOUR FITNESS

TJ-maxx HomeGoods®
ULTA five BEAUTY BELW LANE BRYANT

+ **Kaiser Permanente**
Downey Medical Center
±424 Beds

 **Hollydale Regional Park**

Paramount Towne Center

COLUMBIA
MEMORIAL
SPACE
CENTER
CITY OF DOWNEY

± 220,000 VPD

COSTCO
WHOLESALE



Walmart El Super
SALLY BEAUTY
Wendy's **Carl's Jr.** **Pollo Loco** **TACO BELL**

 **St. John Bosco High School**
±734 Students



 **Paramount High School**
±3,500 Students


KAISER PERMANENTE



 **Manuel Dominguez High School**
±1,616 Students

 **Bellflower Middle/High School**
±2,000 Students

± 238,000 VPD

19

Davita

 **Subject Property**

Paramount Plaza

GROCERY OUTLET bargain market
Jack **GNC** **Bristol**
in the box LIVE WELL DENTAL GROUP

THE HOME DEPOT

Davita

SUPERIOR
GROCCERS

ASPIRE INN
STUDIOS & SPA

± 219,000 VPD

 **Hamilton Middle School**
±823 Students


 **Alondra Middle School**
±752 Students

± 30,250 VPD

TARGET

STATER BROS.
markets

SUPERIOR
GROCCERS

 **Cerritos Iron-Wood Nine**
Golf Course

91

91

± 43,000 VPD

planet
fitness

 **Ramona Elementary**
±701 Students

Google Earth



Paramount Plaza

GROCERY OUTLET
bargain market

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Jack in the box

GNC LIVE WELL

Bristol DENTAL GROUP



Vista Verde Apartments
±76 Units

19

Jefferson Elementary
±737 Students



Subject Property



±30,250 VPD

Alondra Blvd ± 21,330 VPD

76



Alondra Middle School
±752 Students



Ramona Elementary
±701 Students

Four Seasons Apartment Homes
±104 Units



Simms Park

Mokler Elementary
±519 Students

Somerset High School
±2,869 Students

Google Earth

Bellflower, CA

Market Demographics



77,400
Total Population

\$77,602
Median HH Income

24,500+
of Households

38%
Homeownership Rate

37,500
Employed Population

33%
% Bachelor's Degree

35.9
Median Age

\$661,100
Median Property Value

Local Market Overview

The subject property sits within the densely populated and established Bellflower—Paramount submarket of Southeast Los Angeles County, a location anchored by central access to 91, 605, and 710 freeways, situating it well for both workforce commute and customer catchment. Bellflower's population remains substantial.

This submarket has strong urban character with a high share of renter-occupied units—over 60% in Bellflower and ~57% in Paramount—creating demand support for multifamily and retail offerings. Population density and community services also contribute to stable housing and neighborhood retail fundamentals. The area's broader Los Angeles context delivers access to major employment hubs in Long Beach, Downtown LA, and Orange County, while regional industrial and logistics growth continues to support local employment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	39,984	297,485	766,380
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	11,296	82,226	206,178
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$87,574	\$91,374	\$95,903

Economic Drivers for Bellflower

Gateway Cities Labor Base Fuels Local Activity

Economic Drivers

Located within the Southeast Los Angeles County / Gateway Cities market, Bellflower and Paramount benefit from a broad employment base tied to regional logistics, healthcare, retail, and public services. Proximity to major freeways and established labor supply creates sustained demand for commercial space.

Primary Industries

- Professional, Scientific & Technical Services
- Bellflower Unified School District
- Medical Device Manufacturing
- Hospitality & Retail/Consumer Services
- Automotive Tech & Software

Top Employers

- ICU Medical
- DealerSocket
- Evolution Hospitality
- Local health and social service providers

Recent Developments

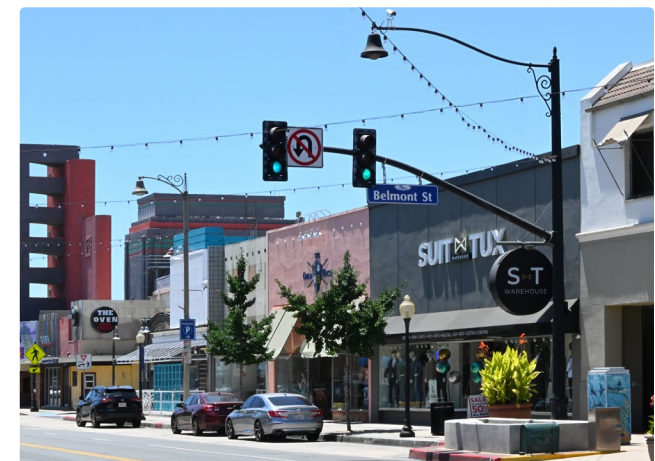
- Small business grants and city-chamber collaboration help stabilize the local economy and promote entrepreneurship
- City Hall modernization efforts improve digital service delivery and staff responsiveness
- Oak Center project signals ongoing investment labor
- Bike and walk upgrades enhance connectivity

\$700B+

Regional Gross Domestic Product

±20 Miles

Distance to Downtown Los Angeles



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