



2 RETAIL SPACES FOR LEASE

13542 & 13536 Lakewood Blvd | Bellflower, CA 90706

Premier Corner Position in Bellflower's Retail Corridor

MATTHEWS™

Property Highlights

Highly Visible Signalized Intersection

Positioned at the prominent intersection of Lakewood Boulevard and Rosecrans Avenue which has a VPD count of $\pm 30,250$. The center benefits from strong street exposure and convenient access for both customers and employees.

Dense Surrounding Residential Base

The property is surrounded by established residential neighborhoods, providing tenants with access to a substantial nearby customer population and strong household income demographics.

Established Retail Corridor

Nearby national and regional retailers include Walmart Supercenter, Superior Grocers, Stater Bros., Dollar Tree, and other well-recognized operators, reinforcing the area's retail draw.

Proximity to Multiple Schools

The center is located near several schools, including Albert Baxter Elementary School, Ramona Elementary School, Washington Elementary School, Bellflower Middle/High School, and St. John Bosco High School, supporting consistent daytime traffic and local demand.



Located on Signalized Intersection





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

Walmart Supercenter

24 HOUR FITNESS

TJ-maxx HomeGoods
ULTA five BELOW LANE BRYANT

COLUMBIA MEMORIAL SPACE CENTER
CITY OF DOWNEY

Kaiser Permanente Downey Medical Center
±424 Beds

Hollydale Regional Park

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

± 220,000 VPD

COSTCO WHOLESALE



St. John Bosco High School
±840 Students



Subject Property

Paramount High School
±3,500 Students

KAISER PERMANENTE



Manuel Dominguez High School
±1,616 Students

19

Albert Baxter Elementary School
±322 Students

± 238,000 VPD

± 233,000 VPD

Paramount Plaza
GROCERY OUTLET **Jack in the box**
O'Reilly AUTO PARTS **GNC LIVE WELL**

Davita

ASPIRE INN
STUDIOS & SPA

Bellflower Middle/High School
±2,000 Students

± 30,250 VPD



SUPERIOR GROCERS

Washington Elementary School
±580 Students

Hamilton Middle School
±823 Students

Alondra Middle School
±752 Students

Cerritos Iron-Wood Nine Golf Course

TARGET

STATER BROS. markets.

planet fitness

Ramona Elementary
±701 Students

91

91

± 259,000 VPD



Hollydale Regional Park

Walmart Supercenter

TJ-maxx HomeGoods
ULTA five BELOW LANE BRYANT

Kaiser Permanente Downey Medical Center
±424 Beds

Walmart Supercenter

Subject Property

±220,000 VPD

±30,250 VPD

SUPERIOR GROCERS. Foot Locker
Burlington & Smart & Final. planet fitness

Paramount Swap Meet

St. John Bosco High School
±840 Students

Paramount High School
±3,500 Students

Paramount Towne Center
Walmart El Super
SALLY BEAUTY
Wendy's Pollo Pocos TACO BELL
Cart's Jr.

±233,000 VPD

±238,000 VPD

TARGET BEST BUY ULTA BEAUTY
THE HOME DEPOT ALDI 24 FITNESS
Marshalls

THE HOME DEPOT

Paramount Plaza
GROCERY OUTLET Jack in the box
O'Reilly AUTO PARTS GNC LIVE WELL

Bellflower Middle/High School
±2,000 Students

TARGET

±259,000 VPD

Walmart Supercenter EoS

Cerritos Iron-Wood Nine Golf Course

Compton College
±7,375 Students
±440 Employees

Jordan High School
±2,300 Students

WinCo FOODS

Lakewood Center
TARGET JCPenney
COSTCO WHOLESALE THE HOME DEPOT BEST BUY
Burlington macy's

Dense Industrial Area

SUPERIOR GROCERS



UNIT 13542

ASKING RENT
\$4.50 PSF

NNN CHARGES
\$0.80 PSF

UNIT SIZE
±1,080 SF



UNIT 13536

ASKING RENT
\$3.35 PSF

NNN CHARGES
\$0.80 PSF

UNIT SIZE
±1,268 SF



BELLFLOWER, CA

Bellflower is a well-established residential community located in the heart of the Los Angeles County Gateway Cities region, benefiting from a central location between Downtown Los Angeles, Long Beach, and Orange County. The city offers residents convenient access to major transportation corridors including Interstate 605, Interstate 91, and Interstate 105, providing connectivity to many of Southern California's largest employment centers. Home to approximately 77,000 residents, Bellflower is characterized by stable neighborhoods, strong population density, and a diverse population that supports long-term housing demand. The city is served by the Bellflower Unified School District and is located near several higher education institutions, making the area attractive to families seeking access to quality educational opportunities.

The broader Gateway Cities submarket continues to experience strong residential demand due to its central location, established infrastructure, and relative affordability compared to many neighboring Los Angeles County communities. Bellflower benefits from proximity to major healthcare providers, regional retail destinations, and a large employment base throughout Los Angeles and Orange Counties. Rising home values, limited land availability, and constrained new housing development have reinforced the area's long-term investment appeal. These market fundamentals, combined with a stable residential base and strong commuter accessibility, continue to support healthy housing demand and sustained property values throughout the Bellflower market.

MARKET OVERVIEW

LOS ANGELES COUNTY

\$112,851 HH INCOME
WITHIN 1-MILES OF SUBJECT PROPERTY

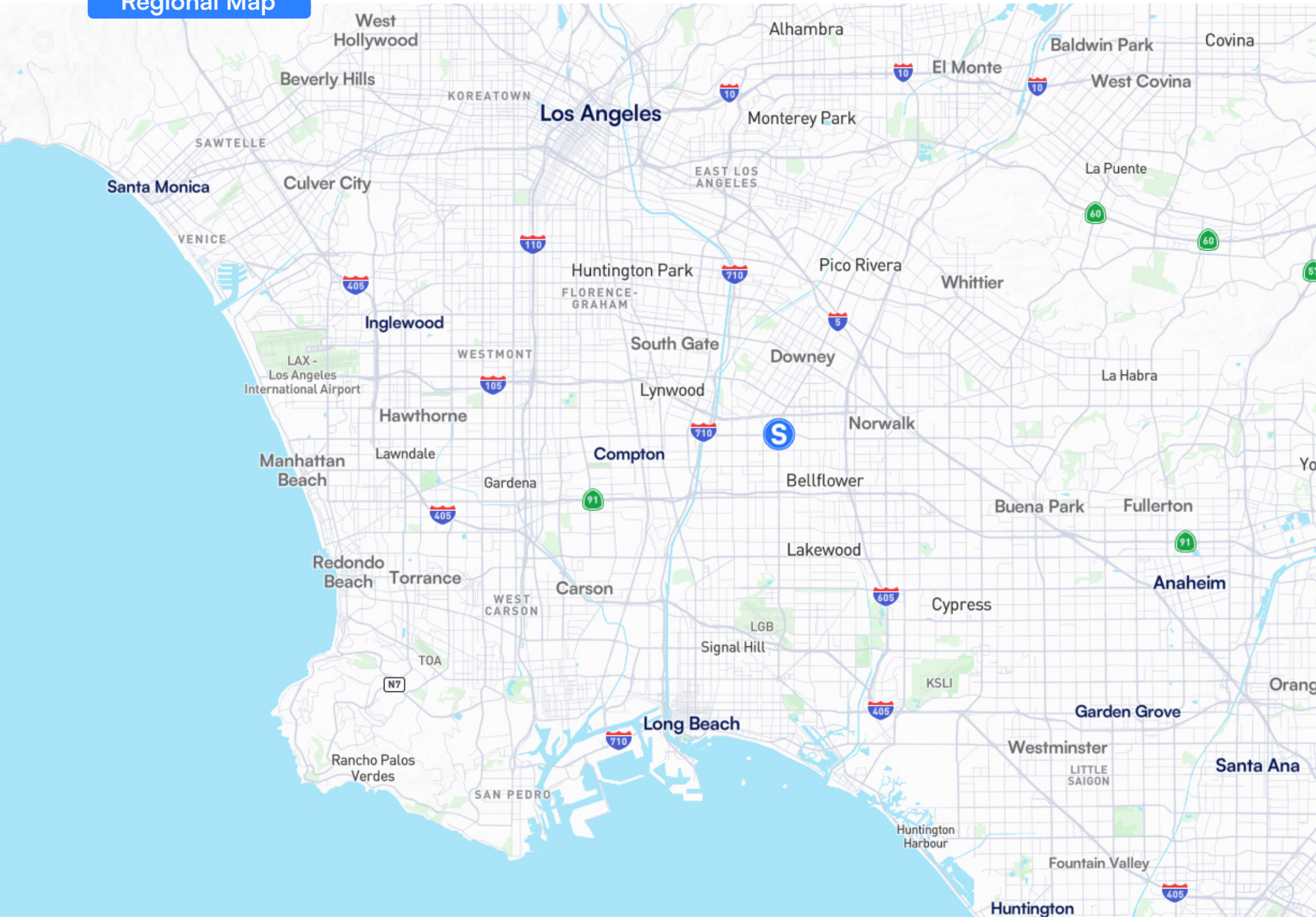
10,014 HOUSEHOLDS
WITHIN 1-MILES OF SUBJECT PROPERTY

36,054 RESIDENTS
WITHIN 1-MILES OF SUBJECT PROPERTY

\$380M CONSUMER SPENDING
WITHIN 1-MILES OF SUBJECT PROPERTY



Regional Map



2-SPACES FOR LEASE

13542 & 13536 Lakewood Blvd | Bellflower, CA 90706

EXCLUSIVELY LISTED BY



JIDA HAMED
ASSOCIATE
jida.hamed@matthews.com
DIR (619) 330-7339
LIC No. 02160386 (CA)



MATT SUNDBERG
VP & ASSOCIATE DIRECTOR
matt.sundberg@matthews.com
DIR (949) 777-5991
LIC No. 02052540 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No.: 01320460 (CA) | Firm Lic. No.: 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **13542 & 13536 Lakewood Blvd, Bellflower, CA** ("Property"). It has been prepared by Matthews". This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWSTM