

Owner / User Investment Opportunity
Retail Space in Heart Of Downtown Bellflower

SALE / LEASE

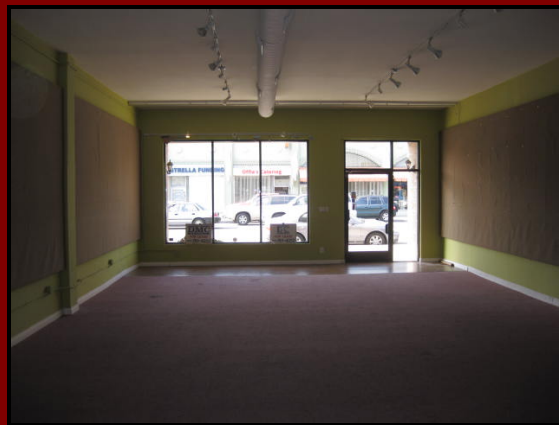
16720 Bellflower Blvd.
Bellflower, CA 90706

NEWLY REDUCED! Seller will carry to qualified Buyer with 10% down

- Unique investment opportunity
- Retail / Restaurant Space
- Historic Fire Station House
- Complete Rehab in 2002 (A/C Heat, Roof, flooring, seismic), 2 Restrooms
- 2,000 square feet



- **PURCHASE PRICE REDUCED TO \$375,000** Seller will carry to qualified Buyer with 10% down at 6.5% interest only for 5 years. No fees.
- **FOR LEASE AT \$0.85 +NNN** per sq foot per month



Listed Exclusively by:
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About Bellflower

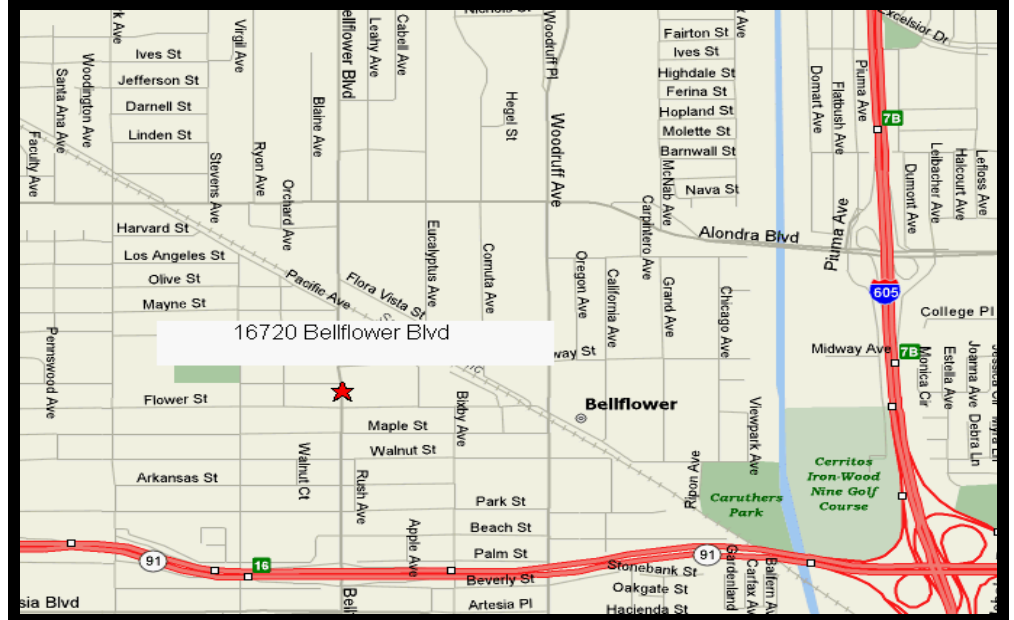
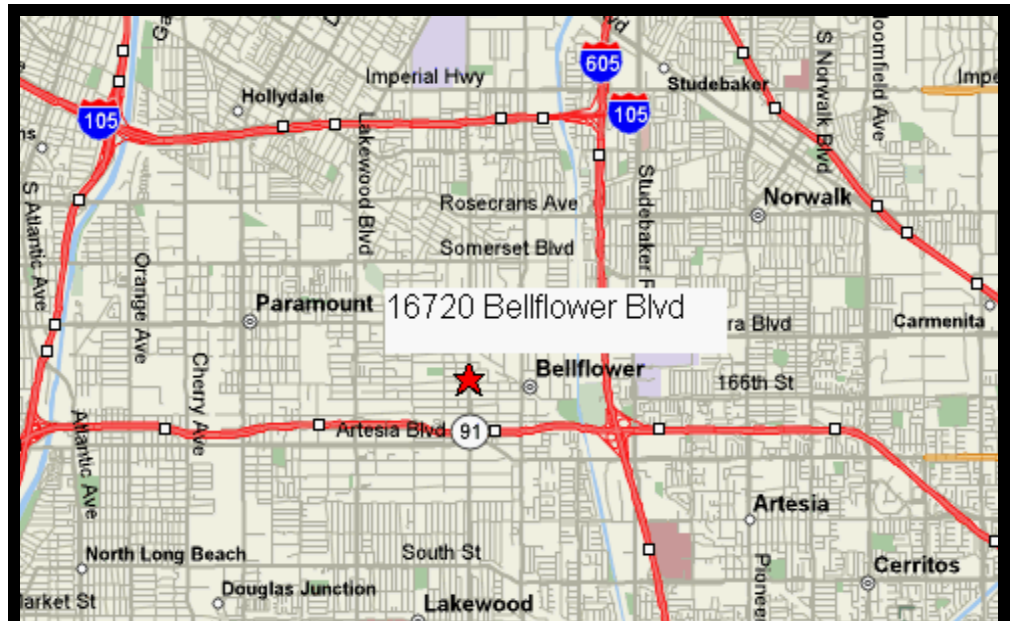
Founded in 1906, Bellflower is a blend of residential, commercial, educational, and cultural worlds located in the heart of southeast Los Angeles County. The proximity of Bellflower to other large and small urban areas as well as its major commercial arterial freeways and highways makes it an ideal place to do business. A recent infusion of local investment and new business has driven the city's population to over 72,000; a more than 40% increase from 1980.



The City of Bellflower's ongoing core objectives center on public safety, economic development and community beautification. In addition, by raising development standards, adding new housing stock, and attracting quality businesses to Bellflower, the City has taken aggressive, proactive steps to meet the challenges of today, in order to

create a better tomorrow. Today, Bellflower is in constant motion. The

city is enhancing its downtown, renewing buildings and public infrastructure, attracting new merchants and customers and promoting a revival of the city's historic commercial corridors.








Market Profile

Prepared by Simon Asef DMC Real Estate

16720 Bellflower Blvd, Bellf...

Latitude: 33.882523
Longitude: -118.124924

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	41,098	277,437	703,458
2000 Group Quarters	412	2,492	7,388
2010 Total Population	43,917	293,603	744,449
2015 Total Population	44,429	297,005	753,110
2010 - 2015 Annual Rate	0.23%	0.23%	0.23%
 2000 Households	13,614	82,640	206,096
2000 Average Household Size	2.99	3.33	3.38
2010 Households	13,823	84,195	210,191
2010 Average Household Size	3.15	3.46	3.51
2015 Households	13,876	84,607	211,304
2015 Average Household Size	3.17	3.48	3.53
2010 - 2015 Annual Rate	0.08%	0.1%	0.11%
2000 Families	9,602	64,091	161,612
2000 Average Family Size	3.54	3.76	3.79
2010 Families	9,743	65,282	164,793
2010 Average Family Size	3.73	3.9	3.94
2015 Families	9,731	65,364	165,107
2015 Average Family Size	3.77	3.94	3.97
2010 - 2015 Annual Rate	-0.02%	0.03%	0.04%
 2000 Housing Units	14,148	85,207	212,509
Owner Occupied Housing Units	27.1%	52.6%	56.2%
Renter Occupied Housing Units	69.1%	44.4%	40.8%
Vacant Housing Units	3.8%	3.0%	3.0%
2010 Housing Units	14,496	87,426	218,400
Owner Occupied Housing Units	26.9%	50.7%	54.1%
Renter Occupied Housing Units	68.4%	45.6%	42.1%
Vacant Housing Units	4.6%	3.7%	3.8%
2015 Housing Units	14,668	88,431	221,062
Owner Occupied Housing Units	26.7%	50.4%	53.8%
Renter Occupied Housing Units	67.9%	45.3%	41.8%
Vacant Housing Units	5.4%	4.3%	4.4%
Median Household Income			
2000	\$36,208	\$43,492	\$45,264
2010	\$47,255	\$56,163	\$57,728
2015	\$53,725	\$62,036	\$63,824
Median Home Value			
2000	\$170,877	\$176,921	\$181,384
2010	\$294,103	\$309,941	\$320,319
2015	\$382,868	\$397,828	\$412,757
Per Capita Income			
2000	\$15,391	\$15,983	\$16,563
2010	\$17,951	\$18,949	\$19,505
2015	\$20,454	\$21,278	\$21,971
Median Age			
2000	29.0	30.3	30.4
2010	28.7	30.5	30.6
2015	28.9	30.8	30.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.