

■ FOR SALE OR LEASE ■

8559 ARESTIA BLVD

BELLFLOWER, CA | LOS ANGELES

26,699 SQFT | 4.43 ACRES



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EXECUTIVE SUMMARY

LOUIS ESTATE GROUP PRESENTS A RARE OPPORTUNITY TO ACQUIRE OR LEASE A 4.43-ACRE INFILL SITE IN THE HIGHLY ACTIVE SOUTHEAST LOS ANGELES MARKET WITH CLOSE PROXIMITY TO ORANGE COUNTY.

THE PROPERTY INCLUDES A 26,699 SF FREESTANDING BUILDING WITH AN EXISTING SHOWROOM, OFFICE SPACE, AND A DETACHED SERVICE REPAIR FACILITY FEATURING ±14 SERVICE BAYS AND DEDICATED SERVICE OFFICES.

THE SITE OFFERS ~300 PARKING SPACES, STRONG FRONTAGE, AND EXCELLENT VISIBILITY ALONG ARTESIA BOULEVARD WITH DIRECT ACCESS TO THE 91 FREEWAY.

WITH ITS SCALE AND POSITIONING, THE PROPERTY SUPPORTS AUTOMOTIVE, RETAIL, FLEET, OR REDEVELOPMENT USES, OFFERING FLEXIBILITY FOR BOTH OWNER-USERS AND DEVELOPERS.

LARGE INFILL SITES OF THIS SIZE ARE INCREASINGLY SCARCE, MAKING THIS A COMPELLING OPPORTUNITY FOR IMMEDIATE USE AND LONG-TERM VALUE CREATION.

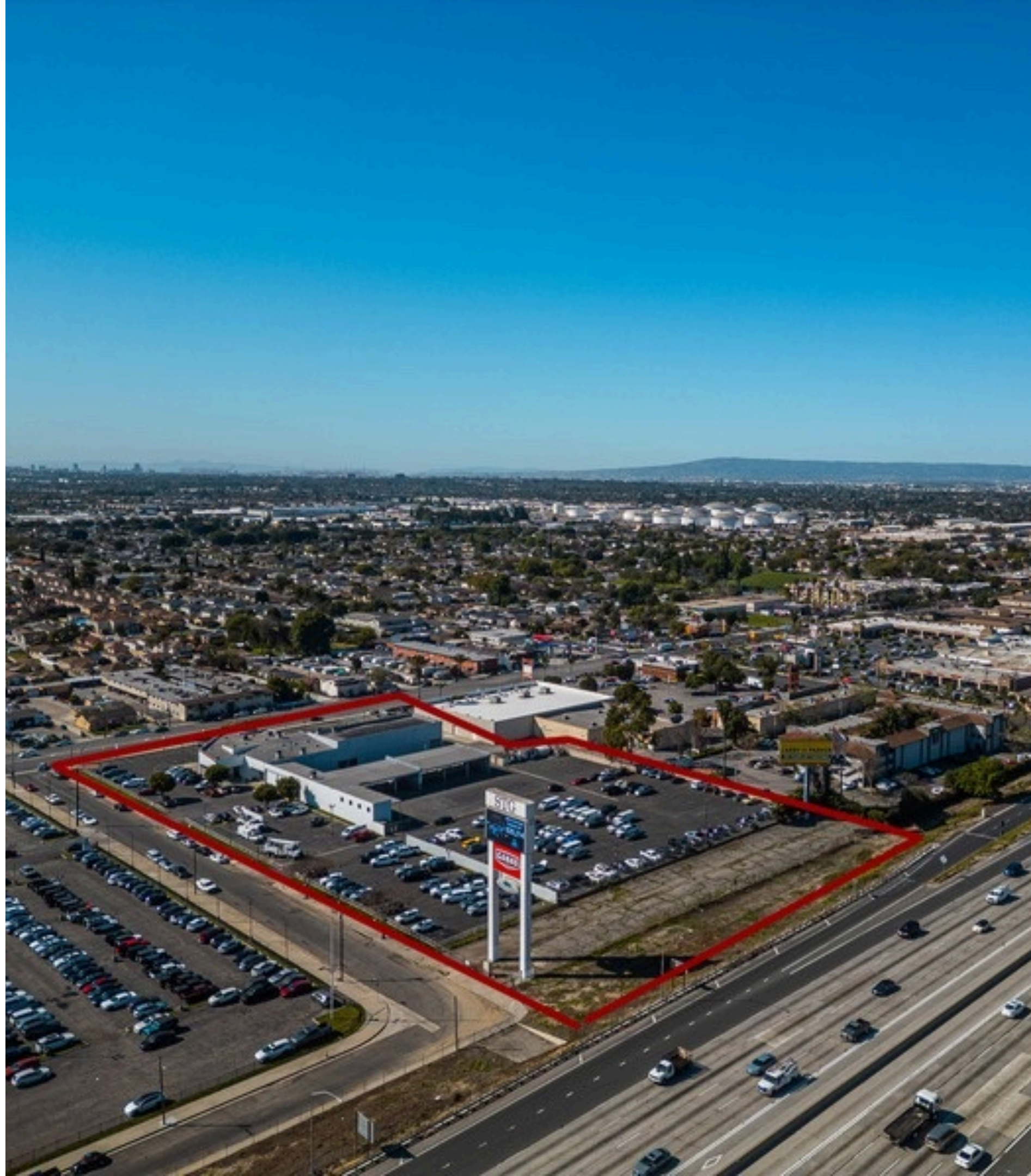


PROPERTY PICS

4.43 AC INFILL REDEVELOPMENT SITE | FREESTANDING AUTO FACILITY | 91 FWY VISIBILITY







FINANCIAL OVERVIEW



ASKING PRICE
\$16,800,000

PRICE/ SF
\$629/SF

ASKING RENT
\$75,000
(+ \$10,000)

RENT/ SF
\$2.81/SF/MO
NTH (NNN)

ANNUAL RENT
\$1,020,000

IMPLIED CAP RATE
~6.07%

LOCATION OVERVIEW



Dense Population Base

±685K residents within 5 miles supporting strong consumer demand



Strong Income Profile

Avg HH income ~\$110K+ within 3-5 mile radius



Established Retail Corridor

Surrounded by Lakewood Center & Los Cerritos Center



Strategic Freeway Access

Immediate access to 91 Fwy connecting LA & Orange County