Fast Facts & Demographics

<table>
<thead>
<tr>
<th>Description</th>
<th>5 mi. radius</th>
<th>10 mi. radius</th>
<th>15 mi. radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>689,552</td>
<td>2,557,881</td>
<td>5,379,966</td>
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<tr>
<td>Household</td>
<td>205,007</td>
<td>750,362</td>
<td>1,600,934</td>
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</tbody>
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Artesia Boulevard
Between Clark & Bellflower

Desired Development:
- Restaurants, Retail, Niche Retail
Zoning Designation: C-G
General Plan Designation: C-Commercial
APN: 7161-001-020, 7161-001-023, 7161-001-900
Parcel Size: - 25,415 square feet
Vehicle counts (Average Daily Traffic Volume):
- Artesia Blvd: 18,000 (24-hour two-way traffic)

Site Attributes:
This site is located conveniently in Bellflower, less than a half mile south of the 91-Fwy on Artesia Blvd. Take advantage of this valuable opportunity offered by a unique partnership between property owners and the former Redevelopment Agency of Bellflower.

Exploring Bellflower
development opportunities

9429—9437 Artesia Boulevard
9429-9437 Artesia Boulevard

Booming Development in Bellflower

New Projects:
- Golden Corral Restaurant on Bellflower Blvd. & Artesia Blvd.    Approved January 2014
- Los Angeles County Fire Museum Building    Approved January 2014
- Mixed Use Development with Condos and Retail on Alondra Blvd.    Approved January 2014
- Belmont Court, Mixed Use Project with Condos and Restaurants    Completed September 2013
- Grifols Plasma Donation Center    Completed November 2013
- Habitat for Humanity Headquarters / Red Mountain ENA    Agreement signed October 2013

9429-9437 Artesia Boulevard

Property Attributes:
- High traffic counts
- Combined parcels measure 25,415 square feet
- Easy access to the 91 Freeway at Clark Ave.
- Close to new restaurants and development projects
- Great value available on investment

Property Owner Contact:
Tony Lima
(562) 857-2110
TonyLima88@gmail.com