



Foot Locker



STARBUCKS



LAKWOOD BLVD
±36,000 VPD

FIRESTONE BLVD
±41,470 VPD



9018 FIRESTONE BLVD
DOWNEY, CA 90241

±10,000 SF OF RETAIL SHOPS
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

CONTACT BROKER

ASKING RENT



Full property renovation scheduled for completion in early 2026.



Over 115 feet of high-visibility storefronts along Lakewood Blvd.



Expansive surface parking field encircling the building for convenience and accessibility.



Pylon signage available on both Firestone Blvd ($\pm 41,470$ VPD) and Lakewood Blvd ($\pm 36,000$ VPD).

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 PROJECTION	25,911	242,335	643,979
2025 POPULATION	26,787	251,635	671,248
2020 CENSUS	27,947	267,946	727,313
DAYTIME POPULATION	33,328	224,868	631,484
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 PROJECTION	8,079	69,233	176,855
2025 HOUSEHOLDS	8,371	72,068	184,774
2020 CENSUS	8,807	77,405	201,786
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$93,833	\$98,654	\$90,359



SPRINGHILL
SUITES[®]
BY MARRIOTT

± 30,000 SF ANCHOR
LEASE PENDING

AVAILABLE
±10,000 SF

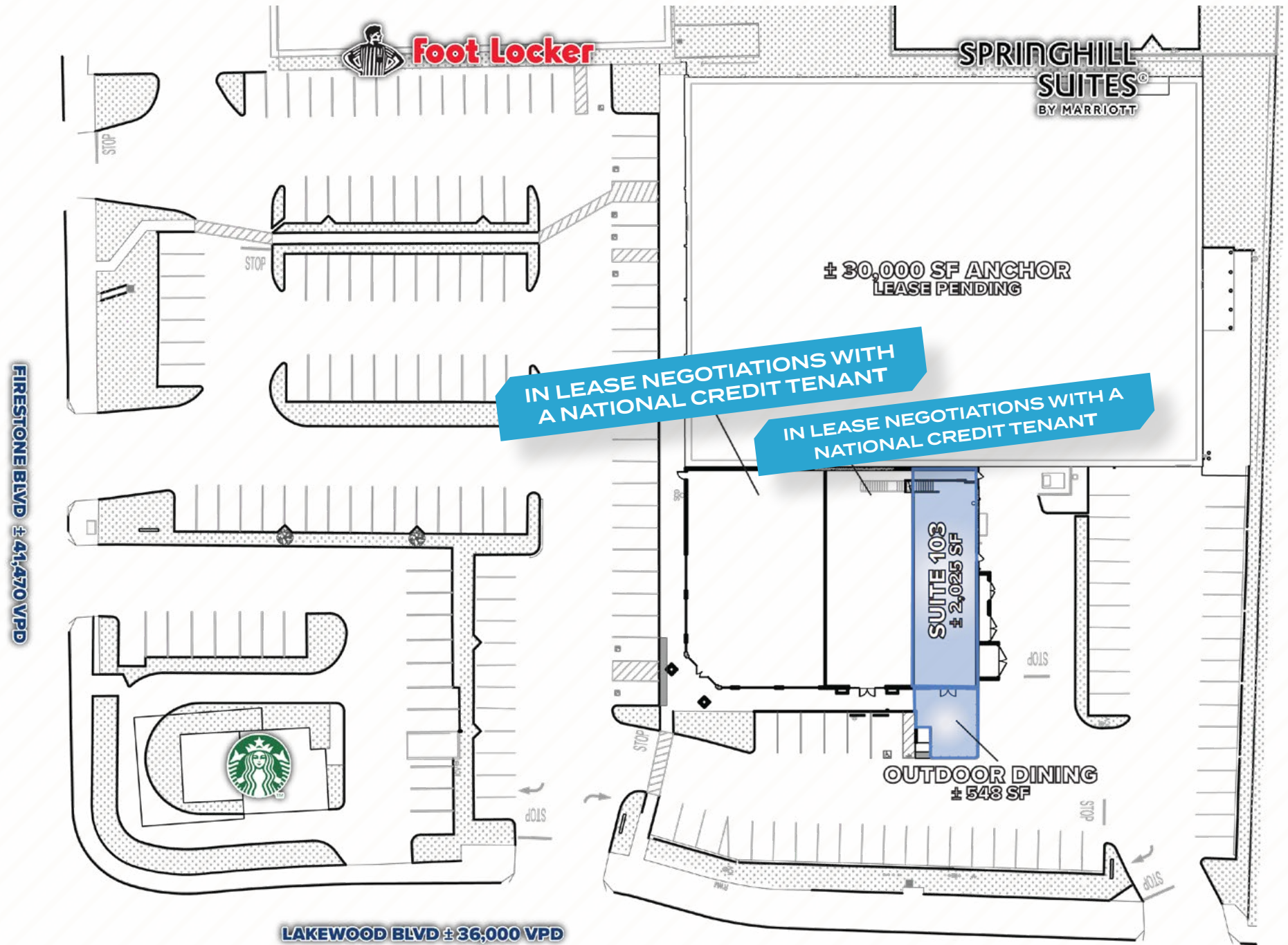


FIRESTONE BLVD ±41,470 VPD

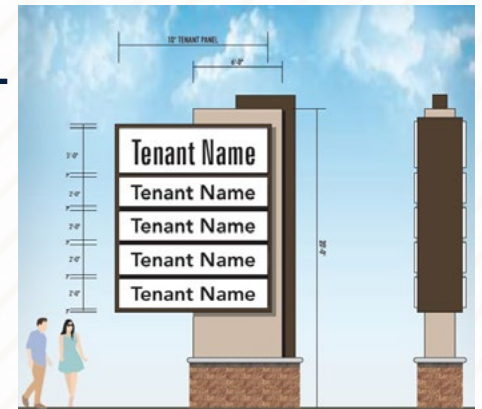


LAKWOOD BLVD ± 36,000 VPD

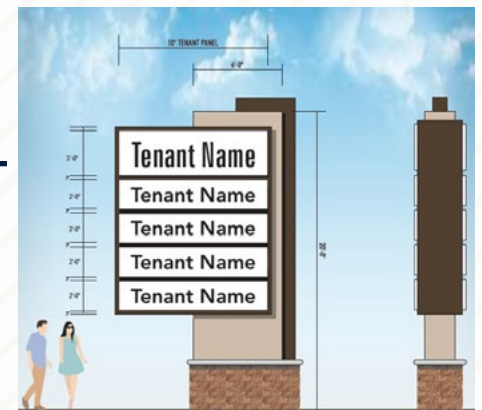
PROPOSED FLOOR PLAN



PYLON SIGN EXHIBIT



P.1 SIGN TO REPLACE EXISTING BIG LOTS SIGN



P.2 SIGN TO REPLACE EXISTING BIG LOTS SIGN



 **DOWNEY HIGH SCHOOL**
4,063 STUDENTS



STONEWOOD CENTER



 **WARREN HIGH SCHOOL**
3,437 STUDENTS



FIRESTONE BLVD ± 41,470 VPD



SUBJECT PROPERTY



LAKWOOD BLVD ± 36,000 VPD



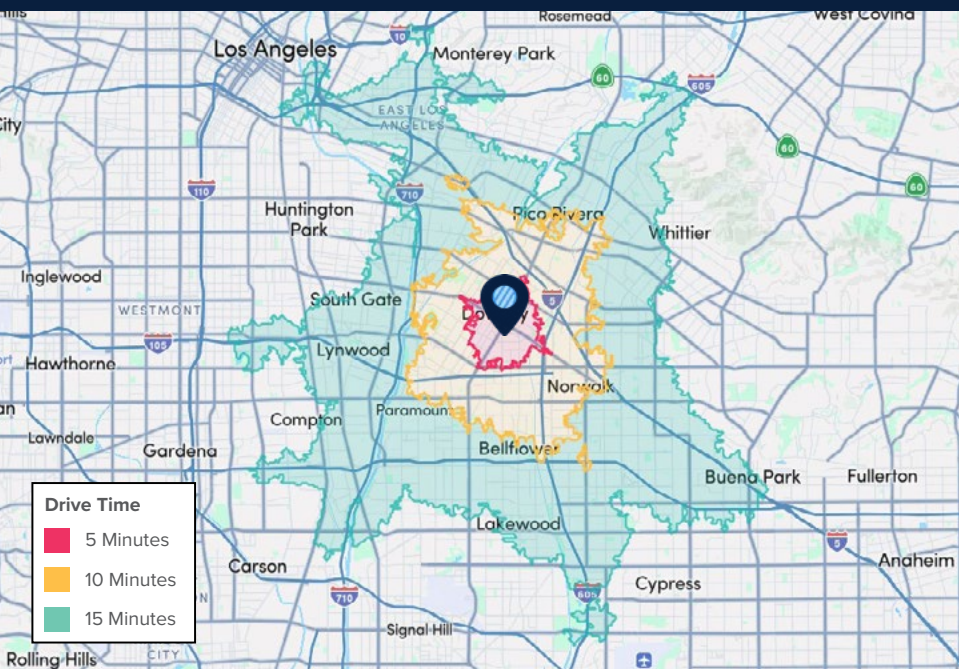
PROMENADE AT DOWNEY



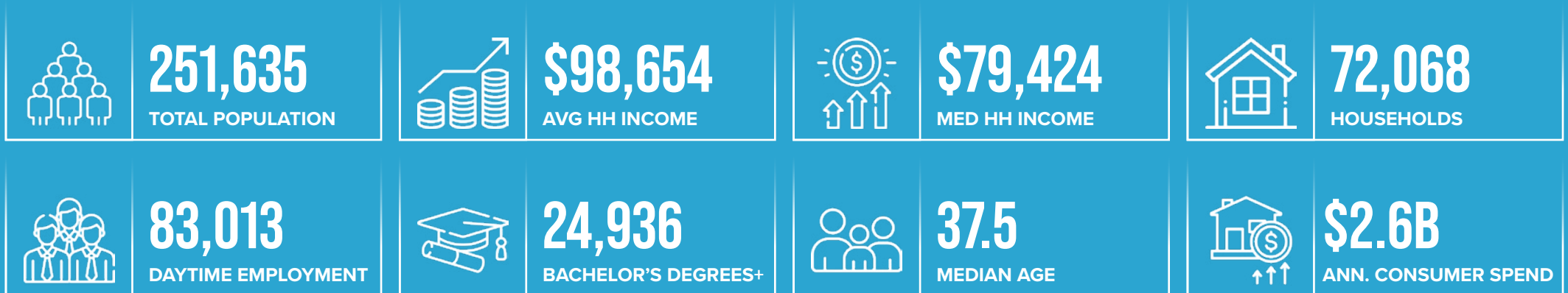
MARKET OVERVIEW

DOWNEY, CA

Downey is a city in southeastern Los Angeles County, located approximately 13 miles southeast of downtown Los Angeles. It is primarily residential, featuring a mix of single-family homes, apartment complexes, and commercial areas. The city has historical ties to the aerospace industry, particularly as the former location of a NASA facility involved in the Apollo space program. Downey is accessible via major freeways such as Interstate 5 and Interstate 105, making it well connected to the Greater Los Angeles region. It is served by the Downey Unified School District and offers a range of public amenities including parks, shopping centers, and medical services. In recent years, the city has also seen new development projects aimed at revitalizing commercial corridors and enhancing local infrastructure.



MARKET DEMOGRAPHICS WITHIN 3 MILES OF THE SUBJECT PROPERTY



9018 FIRESTONE BLVD

DOWNEY, CA 90241

AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT

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License No. 00924460 (CA)

BROKER OF RECORD
David Harrington

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