

OFFERING MEMORANDUM
MAY 2026

9826 Priscilla St

REDEVELOPMENT OPPORTUNITY

BUILDING SIZE 8,818 SF / LOT SIZE 1.24AC

OFFERING MEMORANDUM

EXCLUSIVE ADVISORS | CALIFORNIA BRIDGE REALTY

OFFERED PRICE: \$4,000,000

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9826

PRISCILLA ST
IN THE HEART OF DOWNEY



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The background image shows a property with a large grassy area. In the foreground, there is a wooden playground structure with a slide and a small tower. To the left, there is a white building with a flat roof. In the background, there is a blue building with a sign that says "WELCOME" and some religious text. A utility pole with wires is also visible. The sky is blue with some clouds.

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9826 PRISCILLA ST
DOWNEY, CA 90242



**SUBJECT
PROPERTY**

FOSTER RD

PRISCILLA ST

DUNROBIN AVE

DUNROBIN AVE



THE OFFERING

Introducing a unique investment and redevelopment opportunity in the heart of Downey, California. Situated on approximately 1.24 acres, this well-positioned property currently operates as a religious facility totaling $\pm 8,818$ square feet within a quiet and established residential neighborhood. The site offers exceptional potential for owner-users, investors, or developers seeking a strategically located infill opportunity in Southeast Los Angeles County.

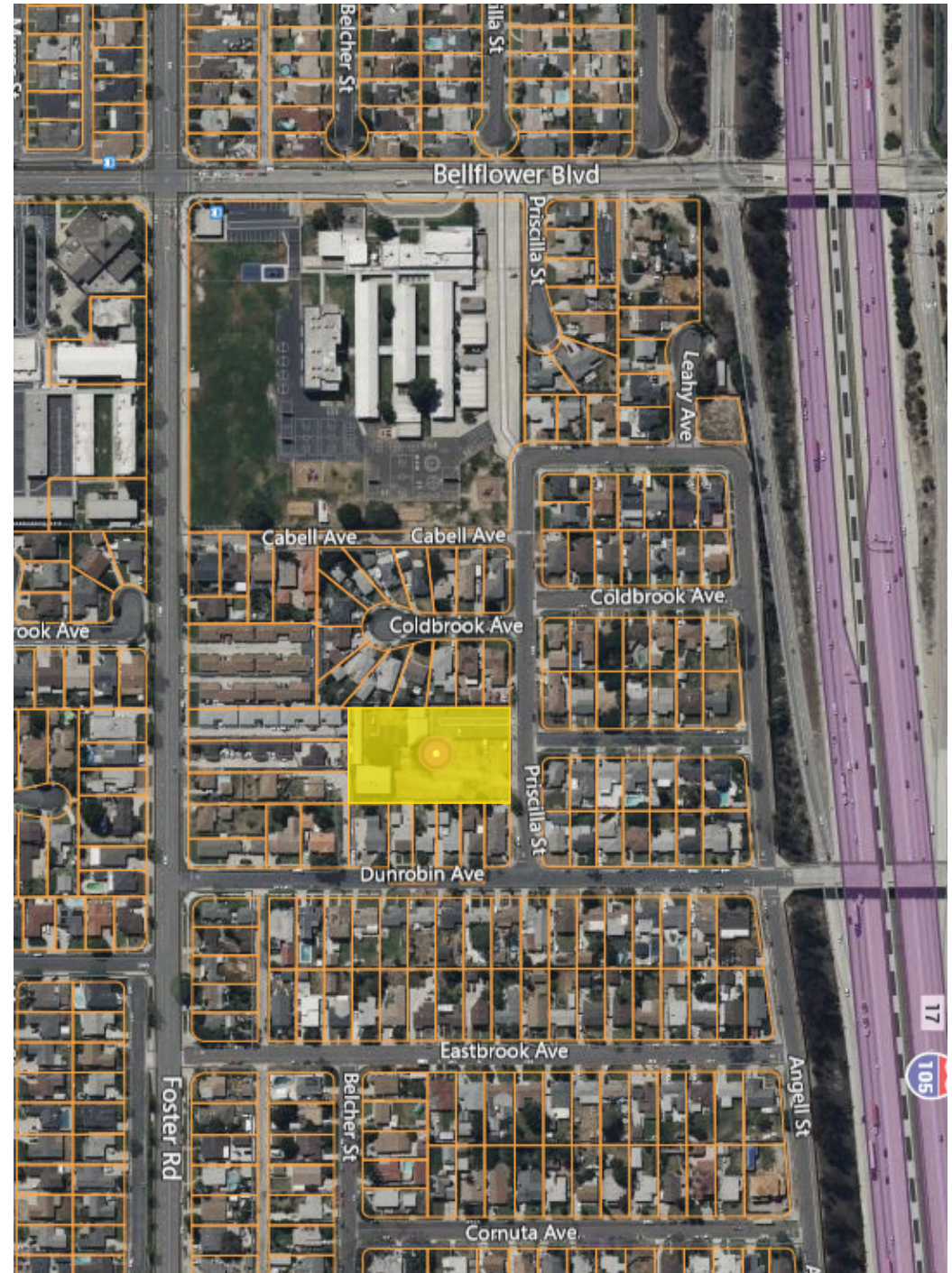
With favorable lot dimensions, residential zoning, and strong surrounding demographics, the property presents significant long-term redevelopment potential for multi-unit residential or adaptive reuse concepts, subject to city review and approval. Conveniently located near major freeways, retail amenities, and regional employment centers, the property benefits from strong accessibility and continued demand within the Downey market.



PROPERTY FACTS

Address	9826 Priscila St, Downey, CA 90242
Offering Price	\$3,900,000
Price Per SF	\$442.28
Sale Type	Investment or Owenr User
Sale Condition	Deferred Maintenance
Property Type	Religious Facility
Building Size	8,818
Lot Size	1.24AC
Year Built	1960
Zoning	RI05, Downey
Parking Ratio	3.86 / 1,000 SF

Pacel Number	6281-007-032
Land Assessment	\$745,427
Improvements Assessment	\$378,853
Total Assessment	\$1,124,280



INVESTMENT HIGHLIGHTS

Exceptional Real Estate Fundamentals

- Prime frontage along high-traffic Beach Boulevard
- Strong visibility with excellent signage exposure
- Dense surrounding residential population and consumer base
- Convenient access to major Orange County freeways
- Ample on-site parking for customers and employees
- Flexible commercial zoning allowing multiple business uses
- Located within a rapidly improving commercial corridor
- Strong long-term redevelopment and investment potential

Development Opportunity

- Attractive infill location in the heart of Orange County
- Potential repositioning or redevelopment opportunity
- Suitable for retail, restaurant, medical, or mixed-use concepts
- Benefiting from ongoing growth and revitalization throughout Stanton
- Excellent opportunity to maximize land value in a supply-constrained market
- Strong demographics supporting long-term commercial demand

Development Strategy

- Reposition existing improvements to enhance tenant appeal and revenue potential
- Modernize the property to align with current retail and consumer trends
- Capitalize on strong street visibility and daily traffic exposure
- Target experiential retail, quick-service restaurant, medical, or service-oriented users
- Leverage the property's central Orange County location for long-term appreciation
- Explore value-add improvements to maximize operational efficiency and site functionality

Development Scenario

- Owner-user acquisition with immediate operational occupancy
- Value-add investment through renovation and tenant repositioning
- Redevelopment into a modern retail or restaurant concept
- Potential adaptive reuse for medical, office, or service retail applications

PORTFOLIO SUMMARY	
\$3,900,000 OFFERED PRICE	
8,818 SF BUILDING SIZE	3.86/1,000 PARKING RATIO
1.24 AC LOT SIZE	1960 YEAR BUILT



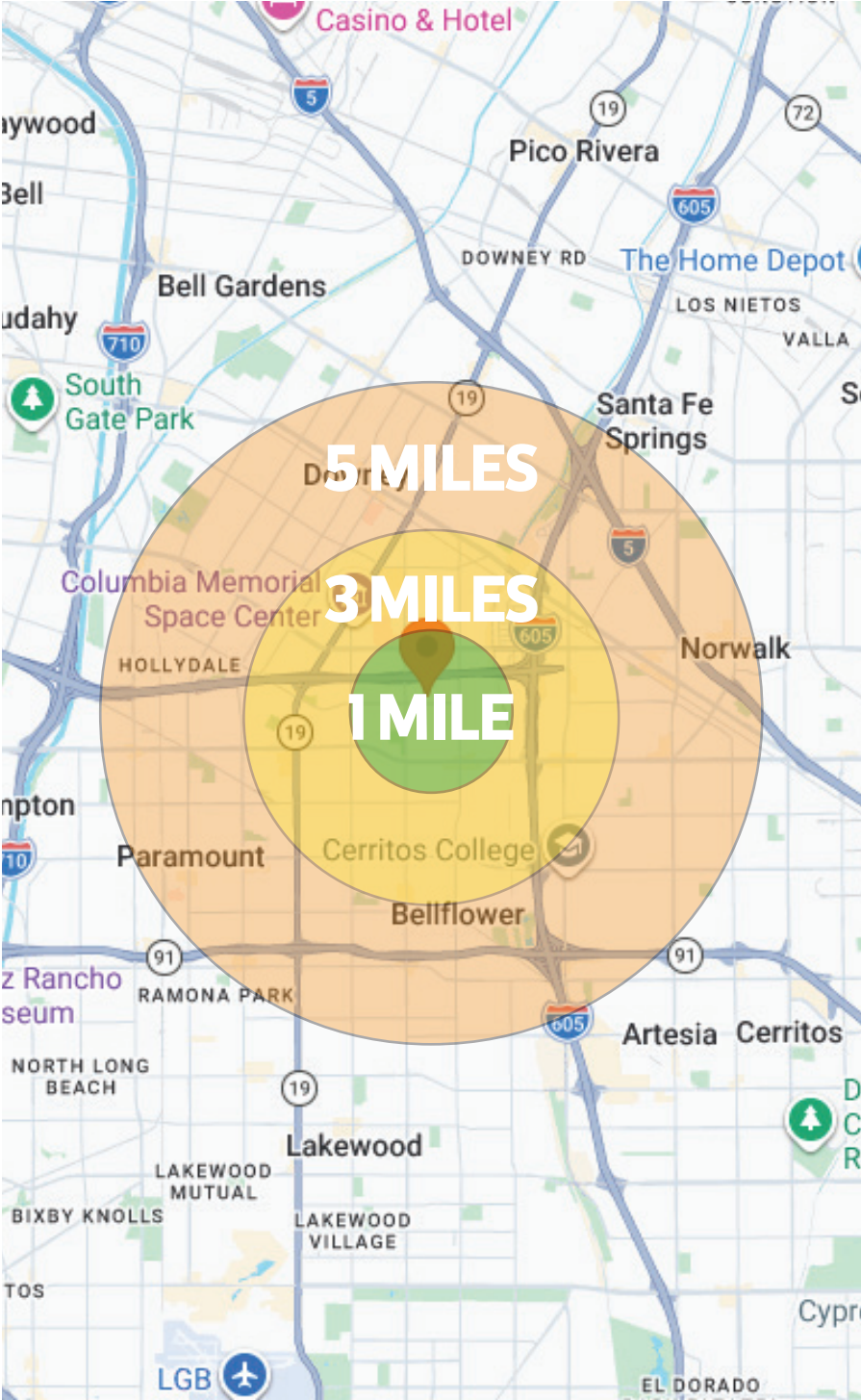
DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2025 Population	26,459	282,888	685,810
Pop Growth 2025-2030	1.29%	1.04%	1.42%
Total Households	7,534	82,656	193,370
HH Growth 2025-2030	1.63%	1.27%	1.65%
Median HH Income	\$88,163	\$84,912	\$86,743
Avg Household Size	3.30	3.30	3.40
2025 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$728,641	\$725,514	\$724,527
Median Year Built	1958	1959	1958

DOWNEY COMMERCIAL MARKET INSIGHTS

Downey continues to emerge as one of Southeast Los Angeles County's most stable and desirable commercial markets, supported by strong demographics, a dense residential population, and excellent regional connectivity. The city benefits from convenient access to major freeways including the 5, 605, 710, and 105, providing strong accessibility throughout Los Angeles and Orange County.

Ongoing redevelopment activity, limited commercial inventory, and continued demand for retail, medical, industrial, and mixed-use properties continue to support long-term market fundamentals. Downey's strategic location, established consumer base, and proximity to major employment centers make the city attractive for both owner-users and long-term investors seeking stable growth opportunities.



COMPARABLE REDEVELOPMENT CASE STUDY

7360 Foster Bridge Blvd, Downey, CA

BEFORE (CHURCH PROPERTY)



- Address:** 7360 Foster Bridge Blvd, Downey, CA 90240
- Zoning:** DOR16000
- Use:** Religious Facility
- Lot Size:** ±1.28 AC

AFTER (MULTI-RESIDENTIAL DEVELOPMENT)



- Developer:** The Olson Company
- Project Name:** Tesoro Walk
- Unit Count:** 33 Townhome Condominiums
- Style:** Modern Spanish-Style
- Amenities:** Landscaping, Community Spaces

**TRANSFORMED INTO
MULTI-RESIDENTIAL
HOUSING BY THE
OLSON COMPANY**



STRATEGIC IMPACT FOR 9826 PRISCILLA ST.

- DIRECT PRECEDENT:** Successfully proved high-residential development on DOR16000 Zoning.
- DENSITY INCREASE:** Showcased maximized residential buildout in Downey.
- MARKET DEMAND:** Strong individual retail exit prices of \$780,000+ per unit demonstrate deep submarket interest.
- PATH TO ENTITLEMENT:** Precedent set for converting specialized use parcels to profitable residential assets.

This development case study highlights the successful conversion of 7360 Foster Bridge Blvd from a legacy religious facility into Tesoro Walk, a premium 33-unit townhome community by The Olson Company. Holding the exact same DOR16000 zoning code as 9826 Priscilla St., this project establishes a powerful regulatory and market precedent. The developer successfully maximized the site's footprint to deliver high-density housing that addresses Downey's acute housing shortage while achieving robust retail exit values exceeding \$780,000 per unit.

For an investor, this comparable asset provides a clear blueprint to unlock the highest and best use for 9826 Priscilla St. It proves that the City of Downey supports transitioning underutilized specialty parcels into profitable residential tracts. While the Foster Bridge lot is slightly larger, the underlying zoning mechanics, entitlement pathways, and deep submarket demand demonstrate a replicable, de-risked development play for the subject property.

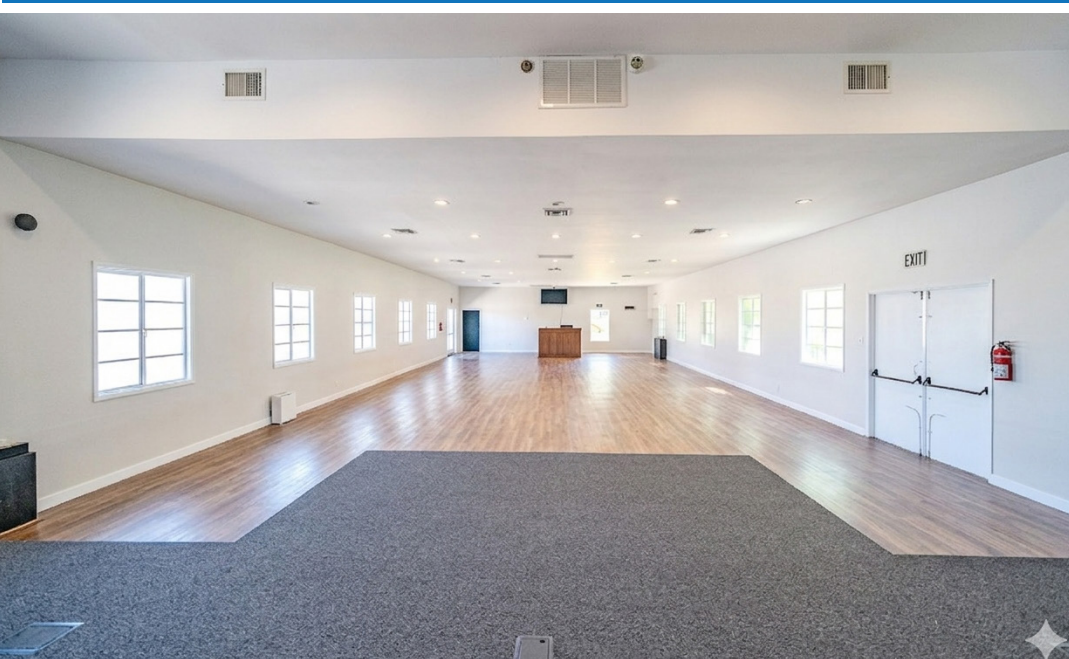


PROPERTY IMAGES / OUTSIDE





PROPERTY IMAGES / INSIDE





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