

OFFERING MEMORANDUM

8502-8504 TELEGRAPH RD



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PROPERTY OVERVIEW

Section 01

CORNER RETAIL SHADOW ANCHORED BY STARBUCKS

PROPERTY INFORMATION

ADDRESS 8502-8504 Telegraph Rd,
Downey, CA 90240

PRICE \$1,195,000

TOTAL SF 1,888 SF

BUILDING PSF \$632 PSF

LAND SF 4,260 SF

STARBUCKS VISITORS 460K Annually

TRAFFIC COUNTS 23,466 Vehicle/Day

FRONTAGE 51 ft Telegraph Rd

ALLEY 20 ft access

TENANCY Month-to-Month

USES Restaurant/Retail

MONTHLY INCOME \$6,219/mo

PARKING On-site & Cul-de-Sac



PROPERTY HIGHLIGHTS

Excellent Owner-User Opportunity - Shadowed Anchored by Starbucks

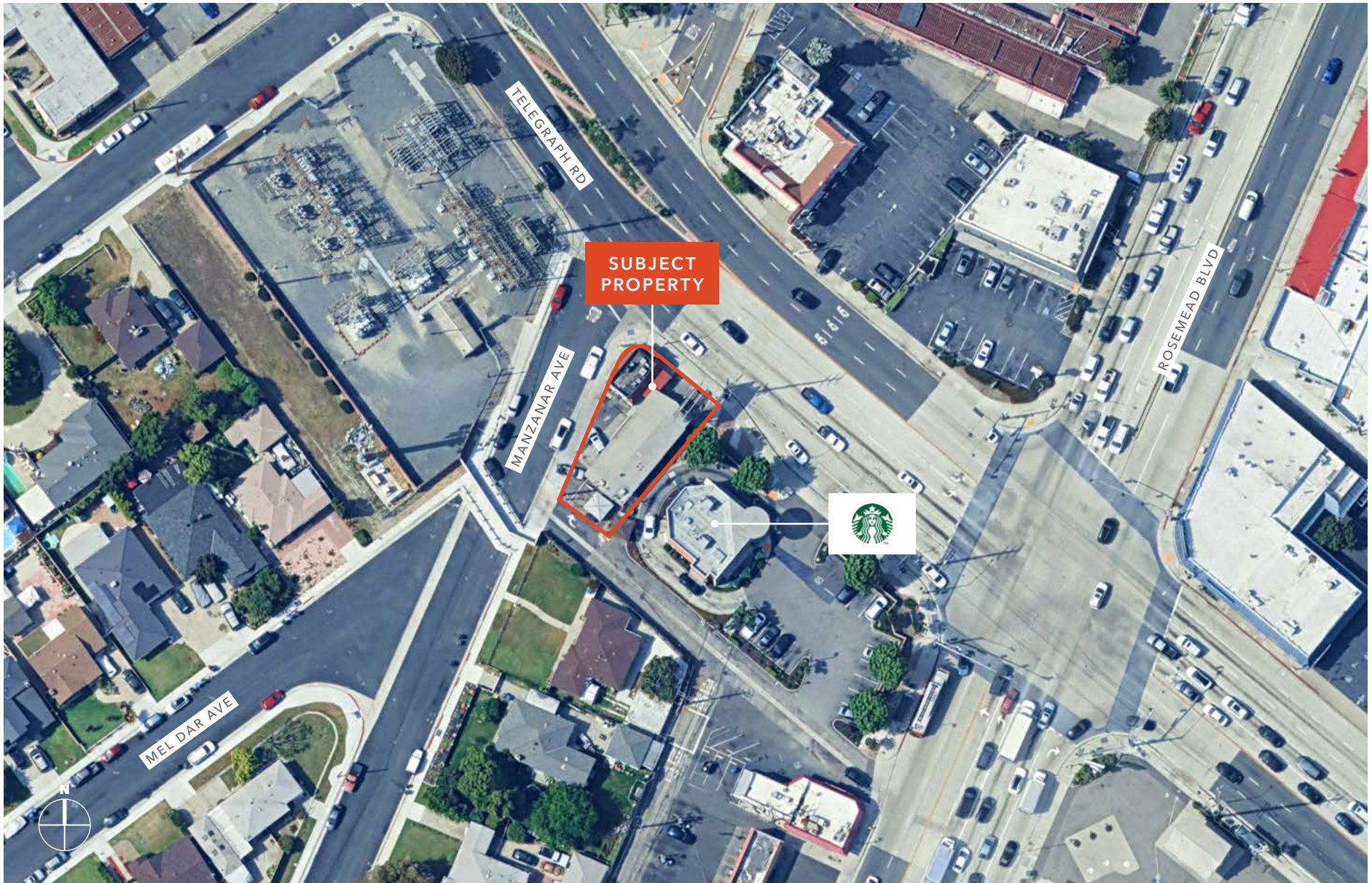
Adjacent Starbucks 94% Nation, 88% California, 81% Locally -
Most Visited (460K Visits Annually)

Month-to-Month Tenancy: Taco Stand (Seasoned Business Takeover)
Potential/Auto Tint Shop - 1,500 SF Rear Retail Building

\$6,219 Monthly Income Currently - Immediate Rental Upside

Currently Lease Type - NNN and Modified Gross

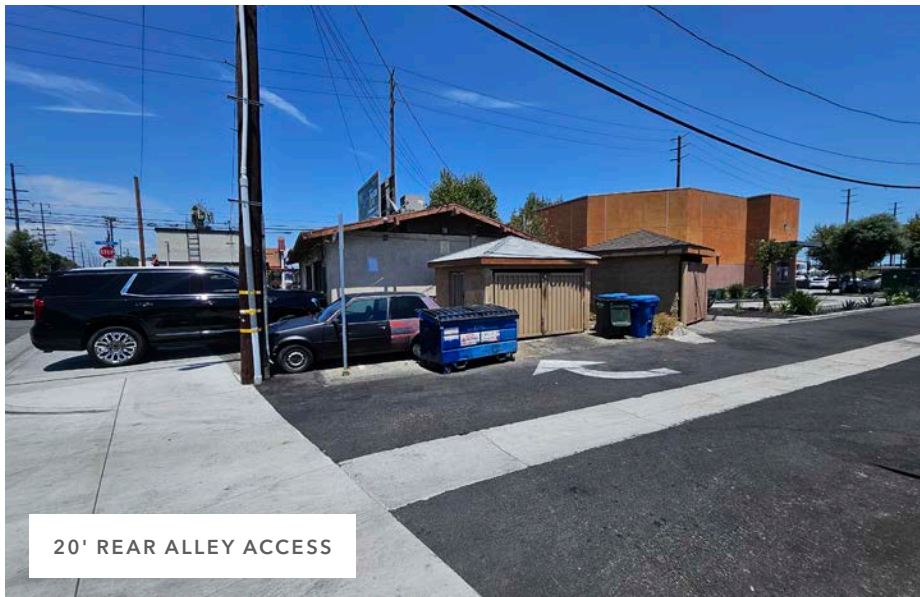
PROPERTY OVERVIEW



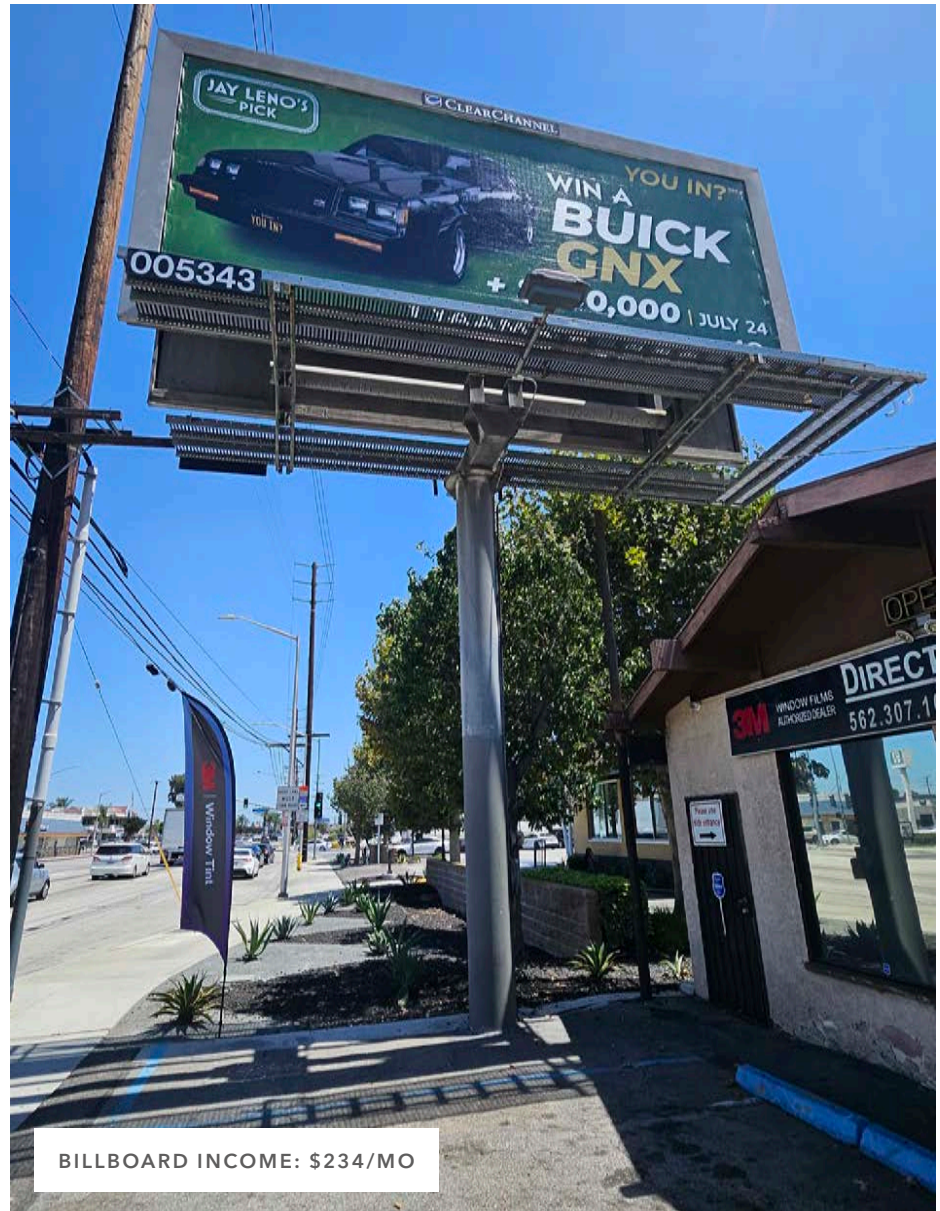
PROPERTY OVERVIEW



FREE STANDING RETAIL 1,500 SF



20' REAR ALLEY ACCESS



BILLBOARD INCOME: \$234/MO

RENT ROLL

Address	Tenant Name	Industry	Lease Type	Monthly Rent	Square Footage	Rent Per Sqft	Lease End Date	Options
8502 Telegraph Rd	Tacos Don Goyo	Restauraunt	NNN	\$3,685	388	\$9.49	August 31, 2026	None
8504 Telgraph Rd	Auto Window Tint	Auto	Gross	\$2,300	1,500	\$1.28	MTM	None
8504 Telegraph Rd	Clear Channel Billboard	Billboard	Gross	\$234	0	\$0.00	April 31, 2029	Auto-renewal
				Monthly Total: \$6,219	Total SF: 1,888			







PLACER.AI REPORT

Section 02

SHADOW ANCHORED STARBUCKS

July 1, 2025 — June 30, 2026



Shadow Anchored Starbucks

Jul 1, 2025 - Jun 30, 2026



Metrics

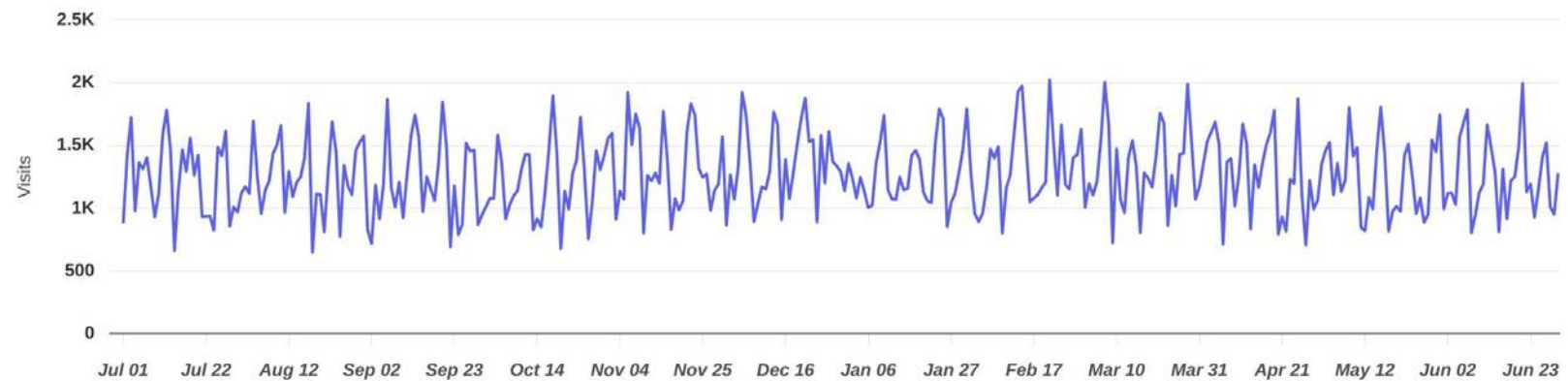
Starbucks
Lakewood Blvd., Downey, CA

Visits	464.6K	Avg. Dwell Time	12 Min
Visits / sq ft	195.95	Visits YoY	+4.7%
Size - sq ft	2.4K	Visits Yo2Y	-3.7%
Visitors	160.2K	Visits Yo3Y	-6.6%
Visit Frequency	2.9		

Visits Trend

Starbucks

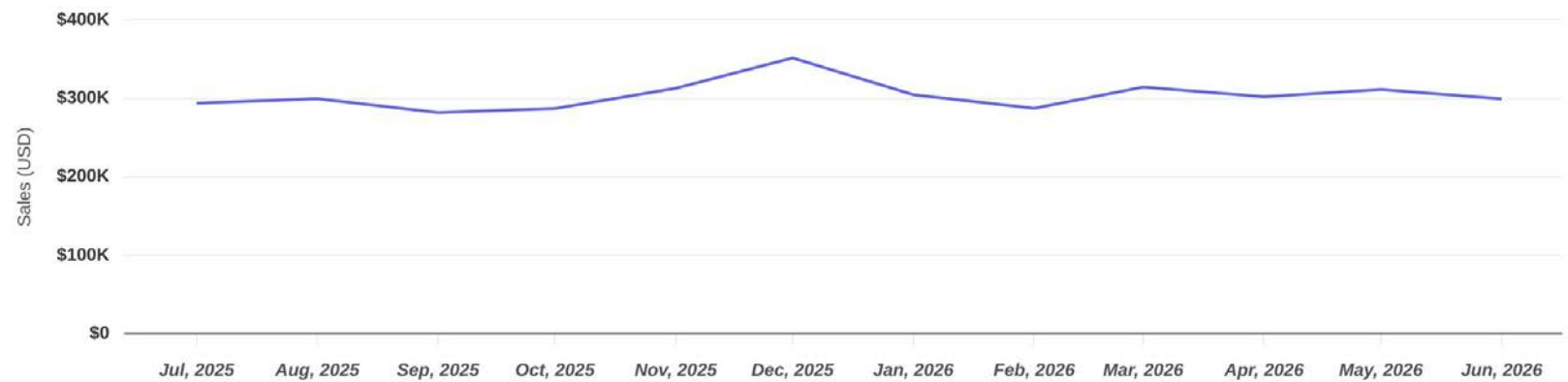
Lakewood Blvd., Downey, CA



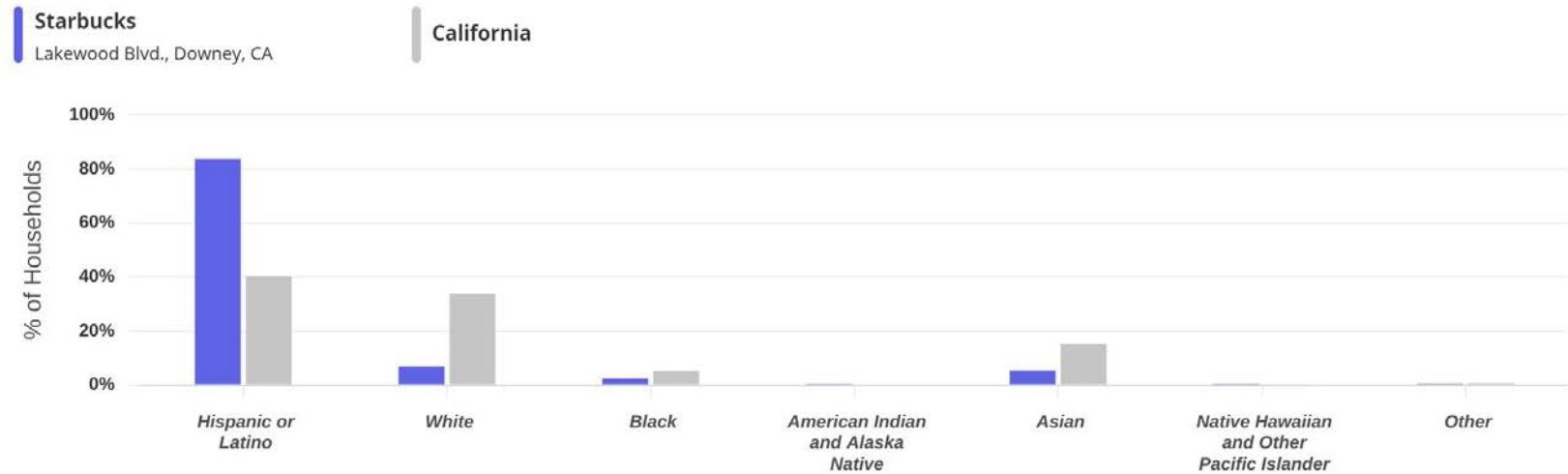
Sales Trend

Starbucks

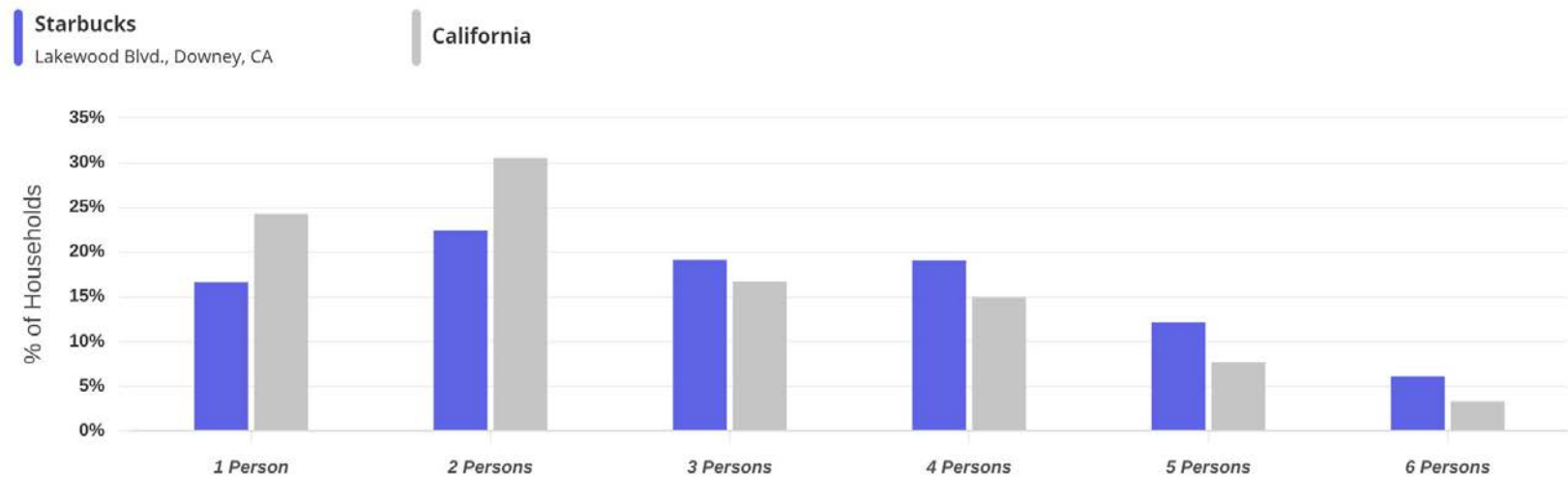
Lakewood Blvd., Downey, CA



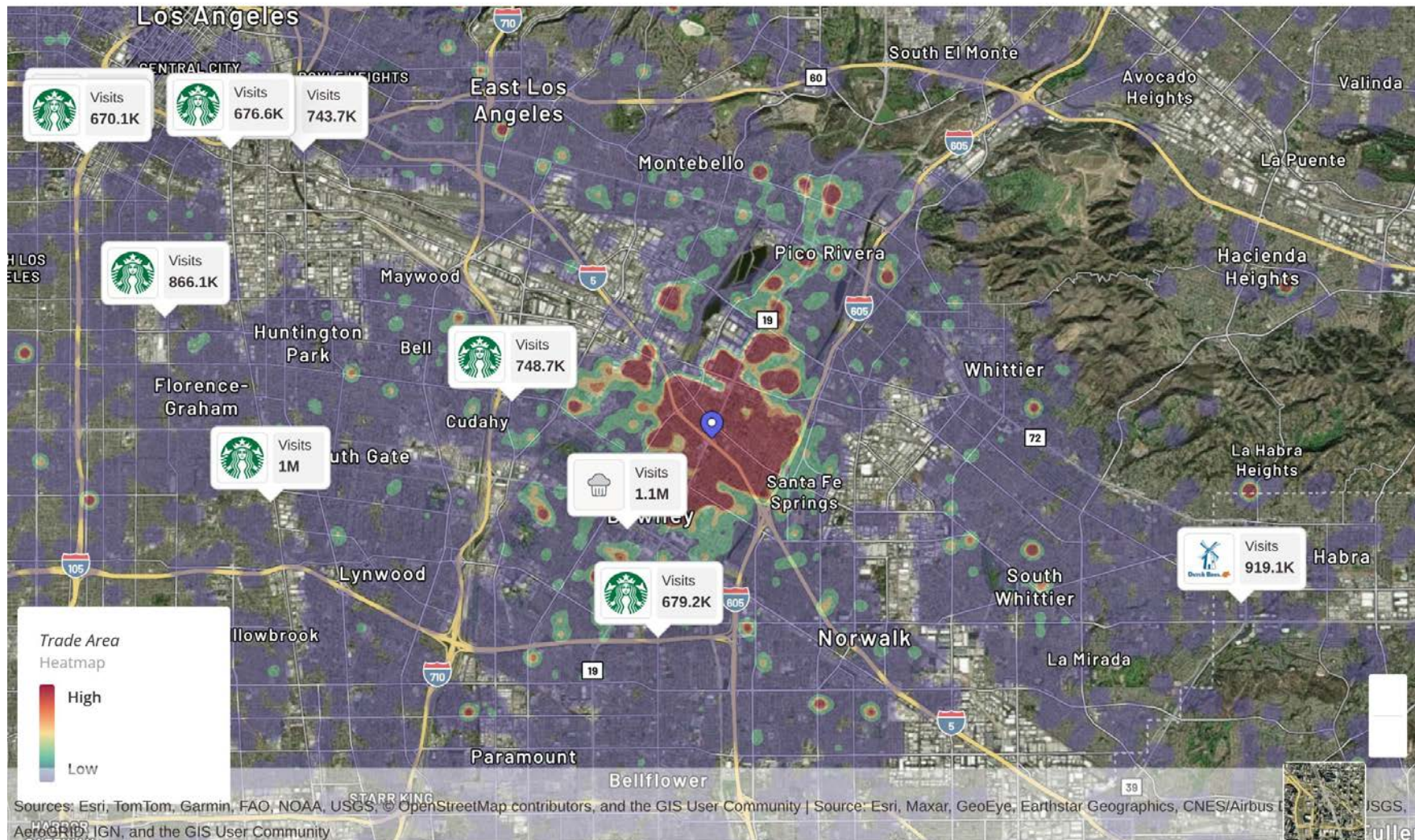
Ethnicity



Household Size

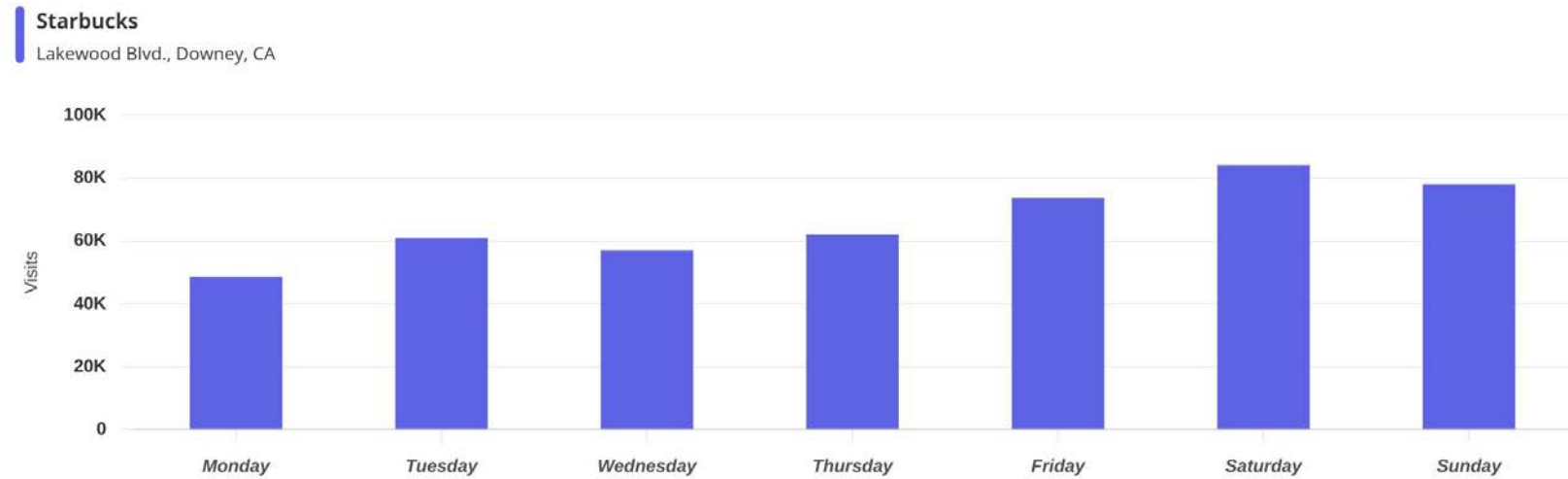


Market Landscape

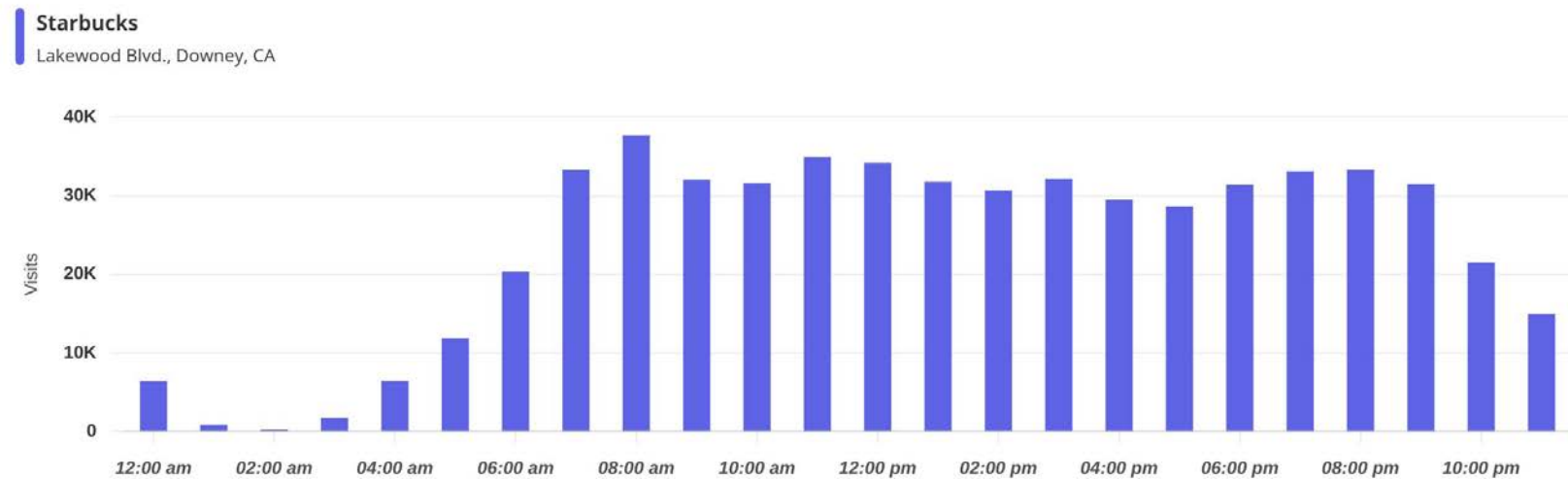


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Daily Visits

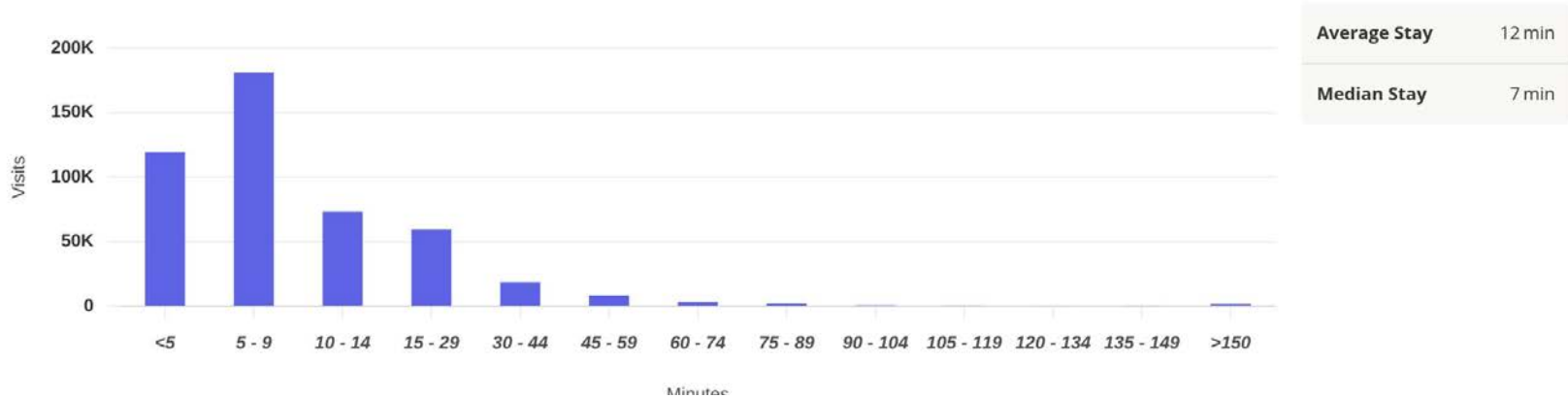


Hourly Visits



Visit Duration

Starbucks
Lakewood Blvd., Downey, CA



TACOS DON GOYA FOOT TRAFFIC

July 1, 2025 — June 30, 2026



Property Overview
Jul 1, 2025 - Jun 30, 2026

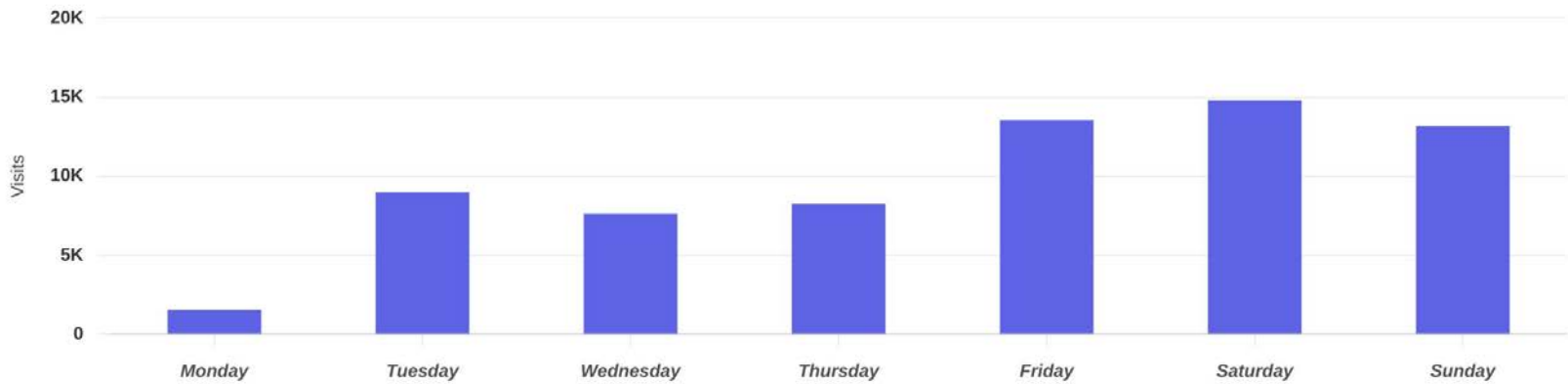


Metrics			
Tacos Don Goya (Nearby ... Manzanar Avenue, Downey, CA			
Visits	68K	Avg. Dwell Time	23 Min
Visits / sq ft	8.65	Visits YoY	+15.7%
Size - sq ft	7.9K	Visits Yo2Y	+8.3%
Visitors	41.4K	Visits Yo3Y	+23.4%
Visit Frequency	1.64		
Jul 1st, 2025 - Jun 30th, 2026 Data provided by Placer Labs Inc. (www.placer.ai)			



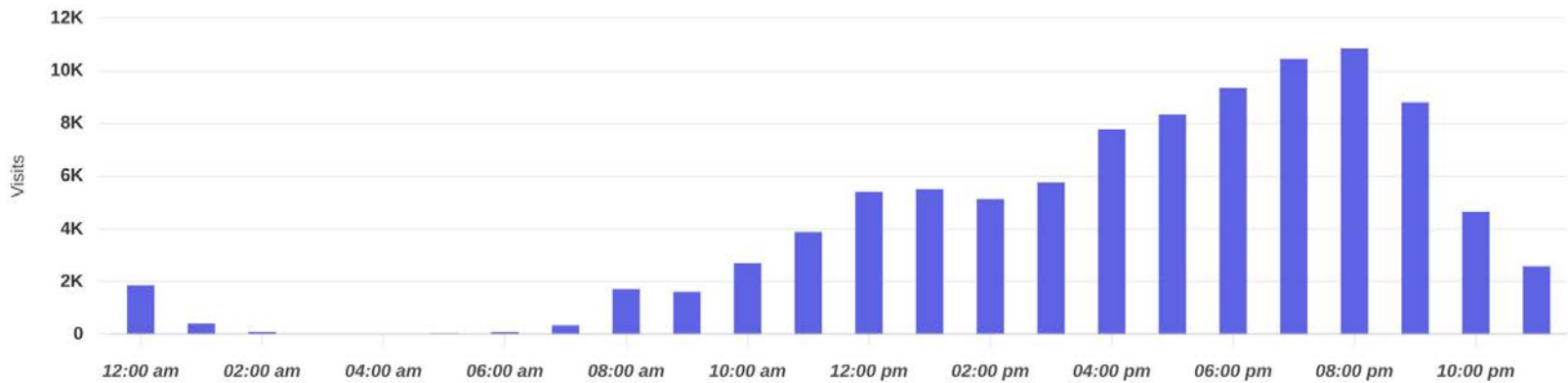
Daily Visits

Tacos Don Goya (Nearby Activity...
Manzanar Avenue, Downey, CA



Hourly Visits

Tacos Don Goya (Nearby Activity...
Manzanar Avenue, Downey, CA





LOCATION OVERVIEW

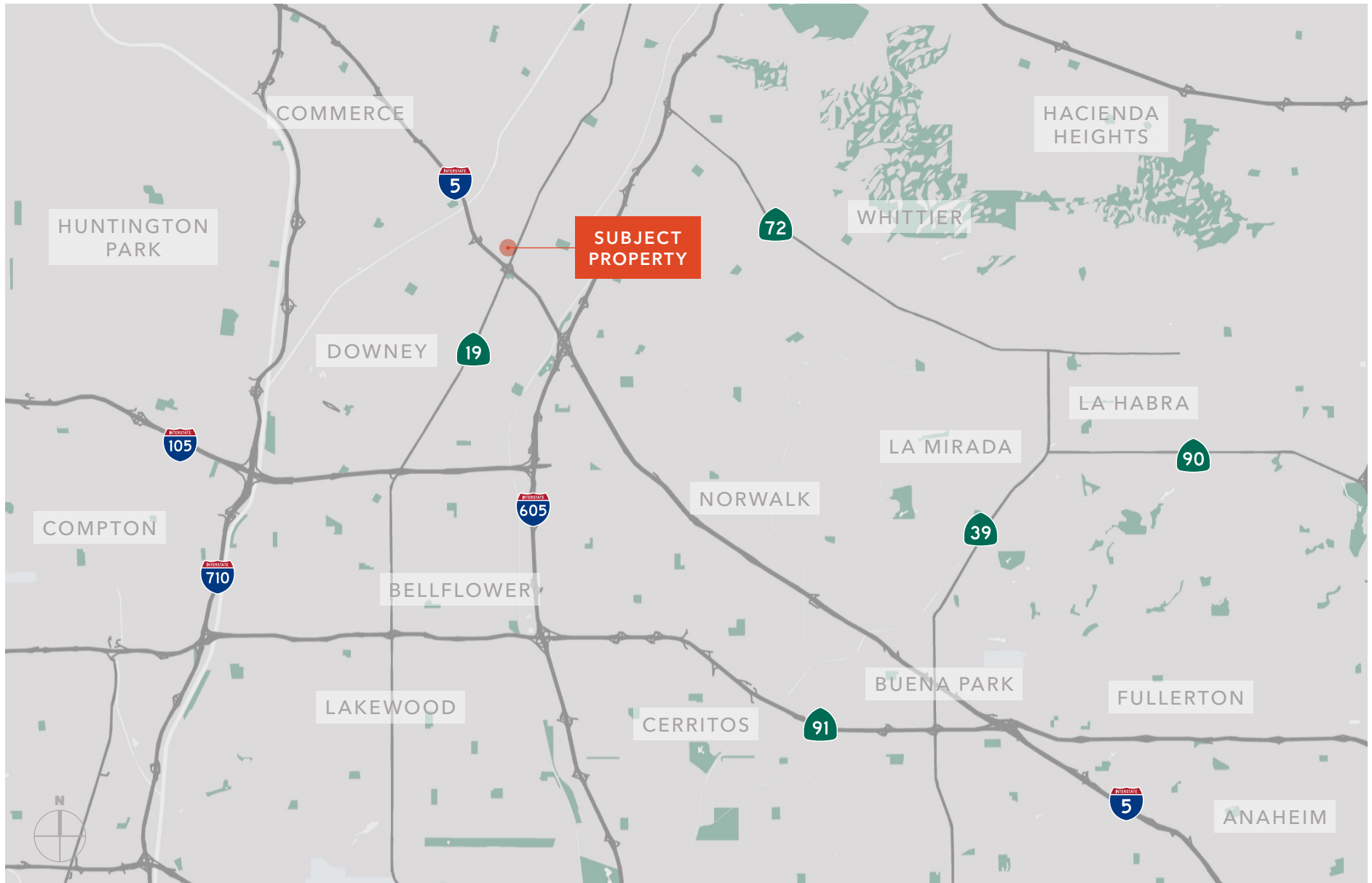
Section 03

SOUTHEAST LOS ANGELES A RESILIENT URBAN MARKET

Southeast Los Angeles is one of the city's most densely populated and economically active submarkets, anchored by a dense network of small businesses serving a local working-class consumer base.

The submarket is bordered by Downtown LA to the north, South Park and the USC Exposition Park district to the west, Huntington Park to the south, and the Alameda Corridor industrial belt to the east. Its retail fabric is driven by necessity-based and local-serving uses – small markets, bakeries, panaderías, taquerías, personal services, clinics, and auto-related businesses – producing consistent daily foot traffic and low retail vacancy relative to higher-rent LA submarkets. South Central's residential density (nearly 30,000 residents per square mile in some census tracts) gives neighborhood retail an exceptionally deep customer base. The property sits within the South LA APC and the Southeast Los Angeles Community Plan Update (CPC-2008-1553-CPU), a planning framework that prioritizes corridor revitalization, small business support, and transit-oriented development.

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