

Legacy

Commercial Real Estate

DIOSA

FOR LEASE

2ND GENERATION RESTAURANT

8432 FIRESTONE BLVD,
DOWNEY CA 90241

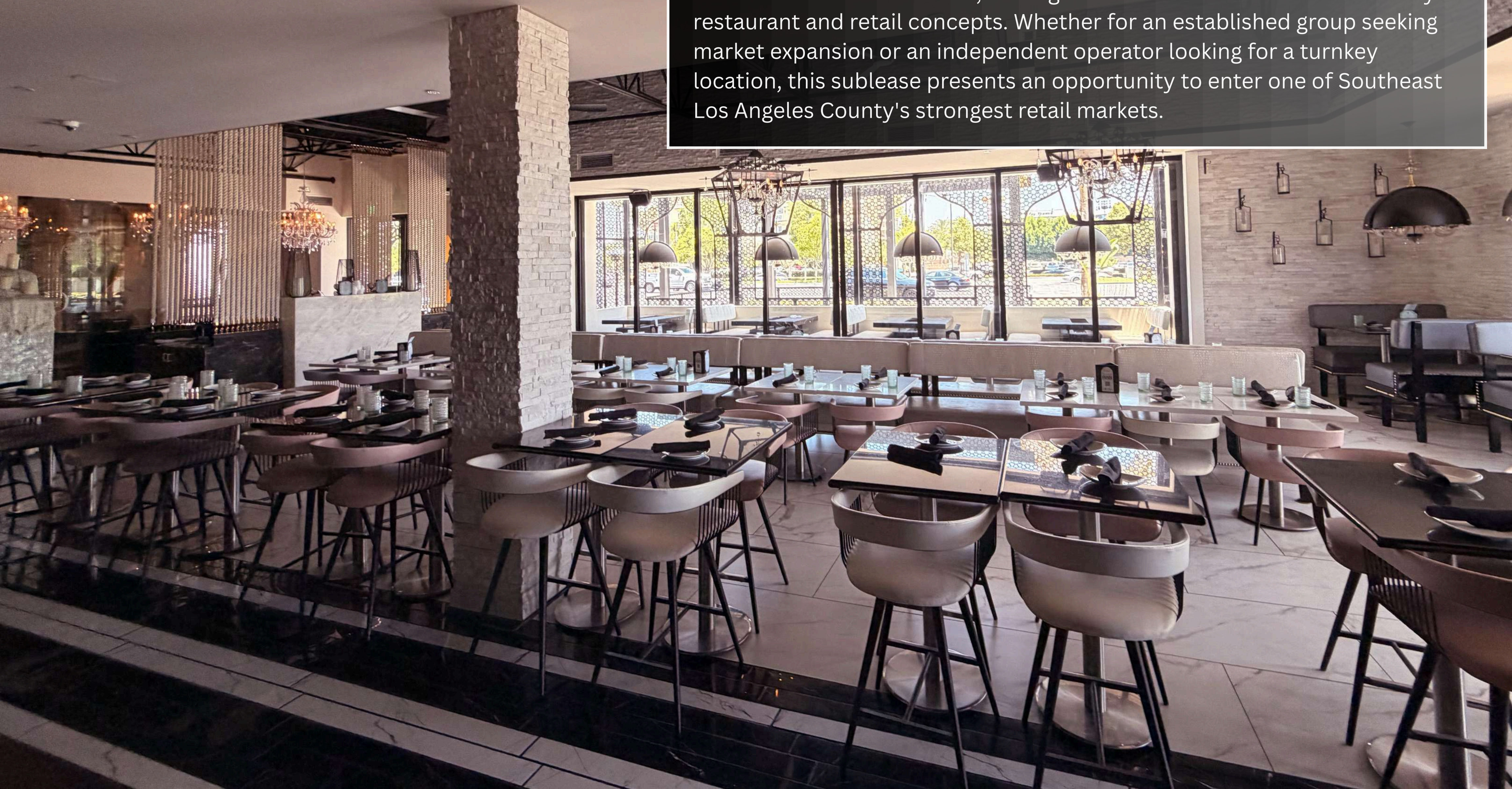
Nick Day
424.400.1380
Lic No. 02045449
nickday@legacycre.net

Alex Rusu
424.768.4890
Lic No. 02233520
alexrusu@legacycre.net



OPPORTUNITY OVERVIEW

Turnkey restaurant on Firestone Blvd in the City of Downey. This fully improved second-generation restaurant offers a high-quality buildout, existing kitchen infrastructure, and the ability to open significantly faster while avoiding the time and expense associated with new construction. The trade area is anchored by national retailers, regional shopping destinations, medical campuses, and a growing residential base. The property benefits from excellent visibility, strong demographics, abundant parking, and consistent consumer traffic, making it an ideal location for a wide variety of restaurant and retail concepts. Whether for an established group seeking market expansion or an independent operator looking for a turnkey location, this sublease presents an opportunity to enter one of Southeast Los Angeles County's strongest retail markets.



HIGHLIGHTS

- Large format **fully built-out restaurant** with high-quality improvements
- Full commercial kitchen with existing **hood, grease interceptor, walk-in cooler and freezer**
- Indoor dining area, centralized bar, outdoor patio
- Excellent street visibility with **monument signage** and **on-site parking**
- Surrounded by national retailers and complementary dining uses
- **Designer interior** with **modern finishes** throughout

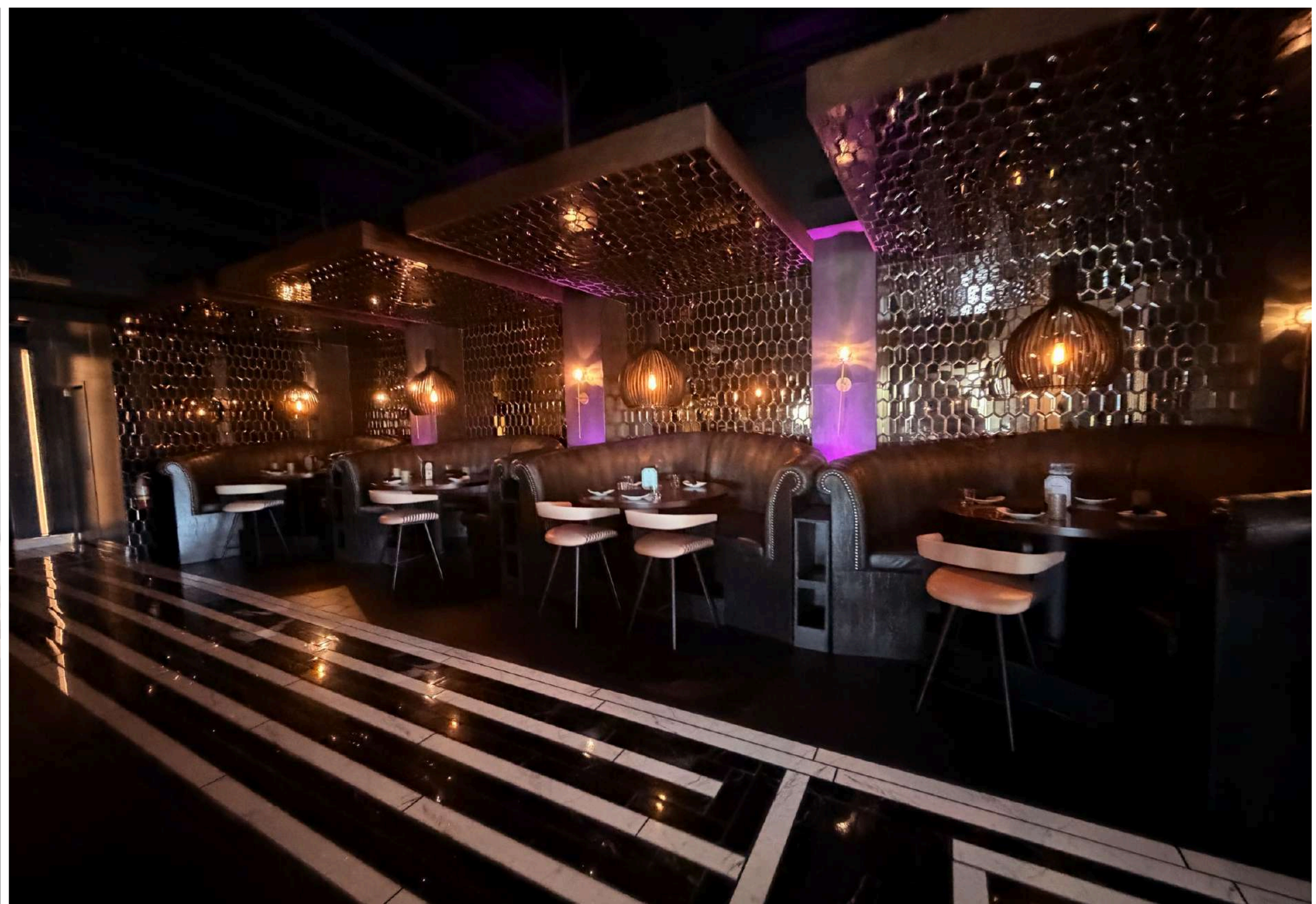


LEASE DETAILS

*Contact broker for showings
Do not disrupt staff

Premises:	±9,400 SF + Patio
Lease Expiration:	May 4, 2032 (Sublease)
Extention Options:	Two (2) Five-Year Options
Current Base Rent:	\$24,910/Month
NNN Expenses:	\$8,264/Month (35.34% Pro Rata Share)
Availability:	30 Days' Notice
Parking:	75 Surface Parking Stalls (shared)





8432 FIRESTONE BLVD,
DOWNEY CA 90241

SILVER LAKE
Ramen

AT&T

Ojos Locos
sports cantina

GROCERY
OUTLET
bargain market

SHAKE SHACK

DEL TACO

CVS
pharmacy

PORTO'S
BAKERY & CAFE
SINCE 1960

WELLS
FARGO

EMBASSY
SUITES
by Hilton

FIRESTONE BLVD 42K VPD

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