



I-5, VALLEY VIEW AVE & FIRESTONE BLVD
14500 Firestone Boulevard, La Mirada, CA 90638

7.4 ACRE DEVELOPMENT
Pads Available for Ground Lease!



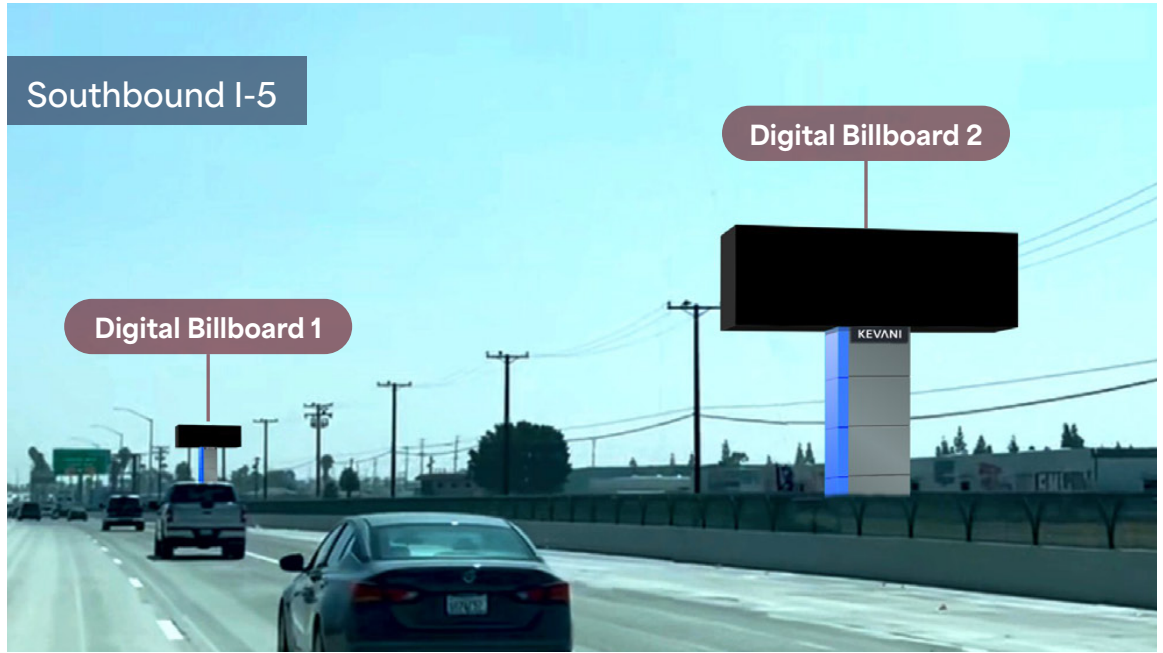
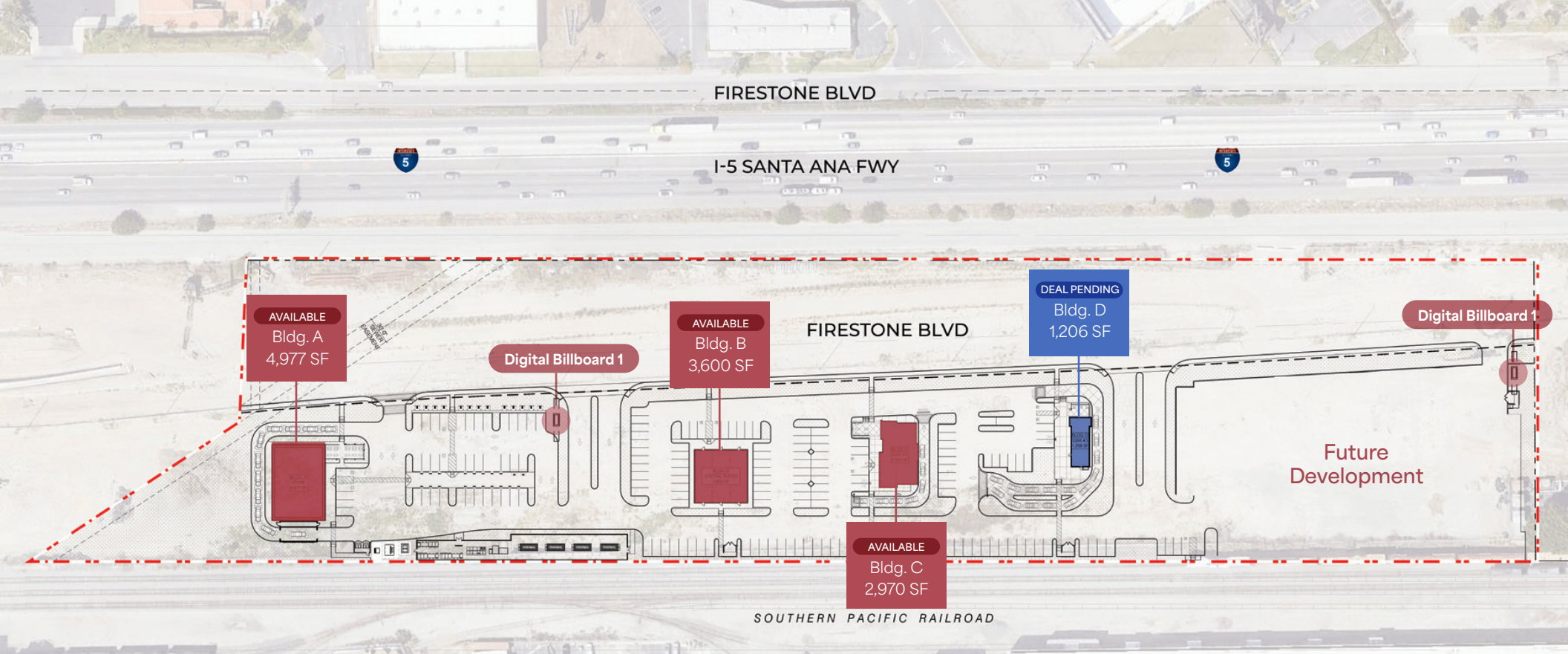
OVERVIEW

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& FIRESTONE BLVD

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- 7.4 AC Development (APN: 7003-007-006) catering to a wide variety of uses
- Massive \$1.9 Billion Caltrans upgrades underway and Valley View/Firestone recently completed
- Massive I-5 freeway frontage with over 226,000 cars per day and growing to over 320,000 CPD following completion of the recent Caltrans upgrades
- Convenient access along Firestone Blvd, which connects via I-5, Valley View and Artesia Blvd to the South
- Huge daytime population in the immediate area
- Flexible use opportunities (fast food, restaurant, c-store, gas station, medical, etc.)
- Caltrans upgrades providing improved access and circulation to and from I-5 freeway



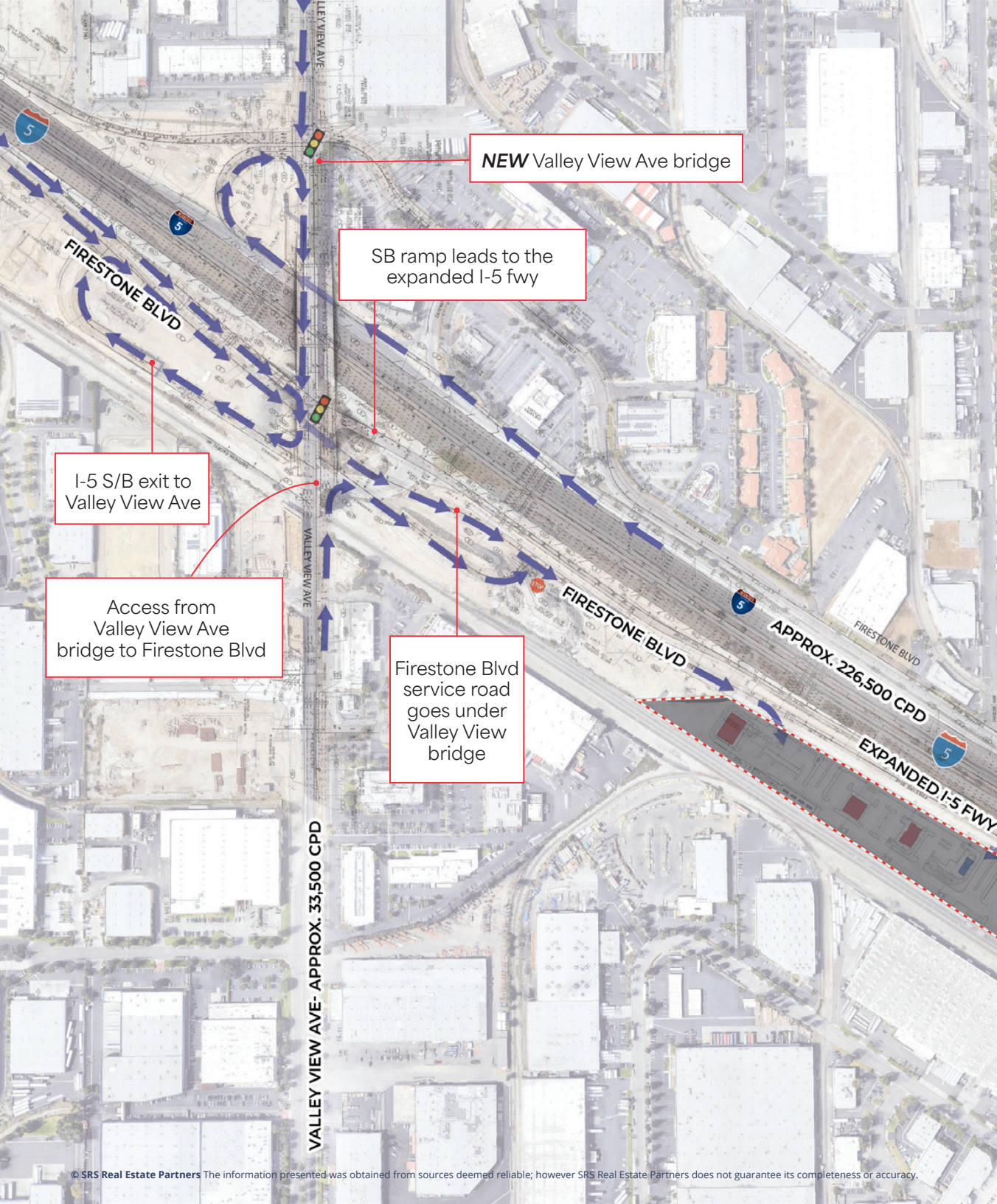


Building Area

Building A	4,977 SF
Building B	3,600 SF
Building C	2,970 SF
Building D - Deal Pending!	1,206 SF
Total Bldg Area	12,753 SF

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*\$630M of Caltrans upgrades recently completed located at Valley View Interchange



NEW Valley View Ave bridge

SB ramp leads to the expanded I-5 fwy

I-5 S/B exit to Valley View Ave

Access from Valley View Ave bridge to Firestone Blvd

Firestone Blvd service road goes under Valley View bridge

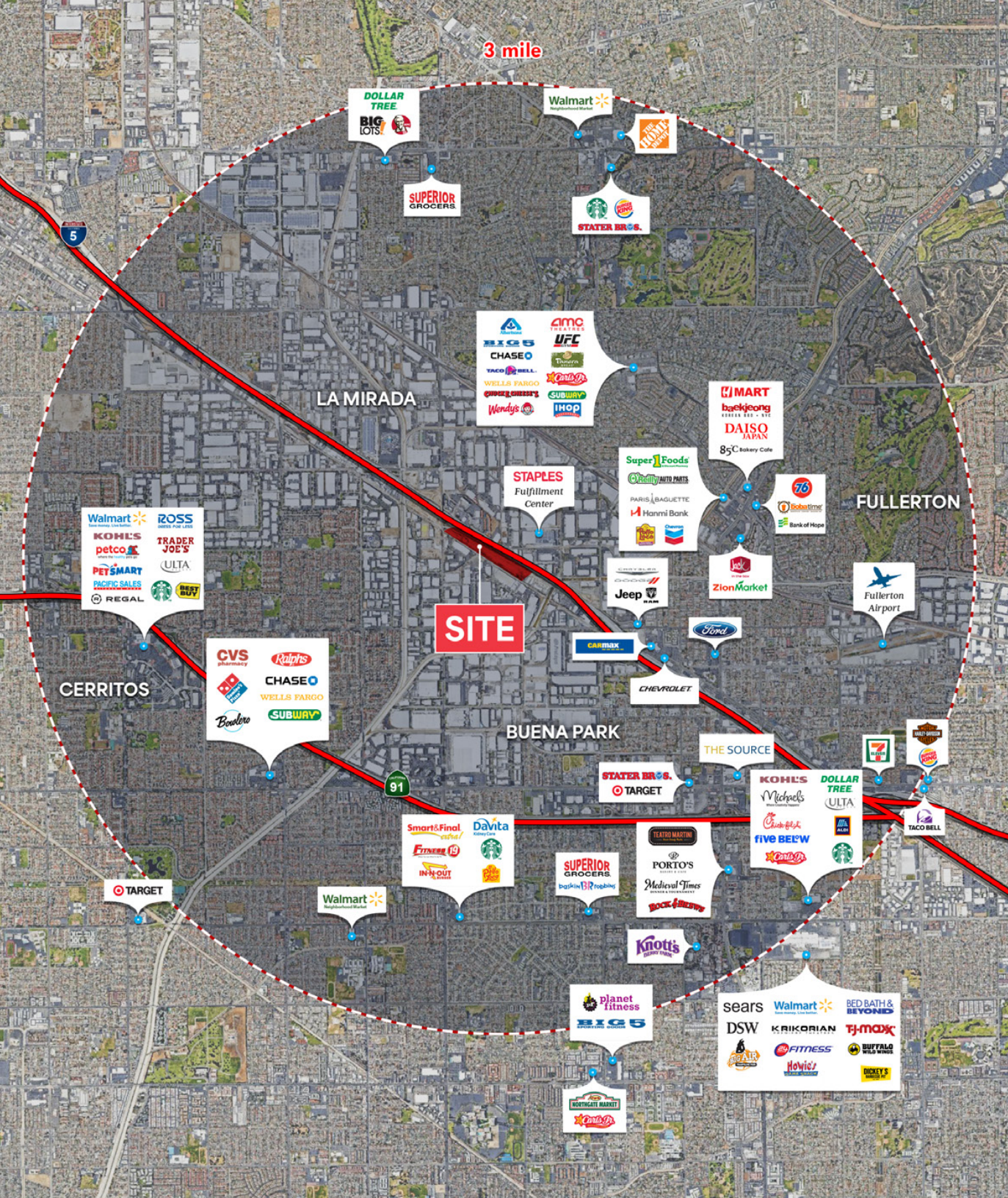
VALLEY VIEW AVE- APPROX. 33,500 CPD

APPROX. 226,500 CPD

EXPANDED I-5 FWY



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3 mile

TRADE AREA

Estimated Demographic

*Source: Ersi 2025

1 MILE

Population	3,158
Avg Household Income	\$151,575
Daytime Population	16,585

3 MILES

Population	173,169
Avg Household Income	\$140,146
Daytime Population	91,160

5 MILES

Population	615,394
Avg Household Income	\$130,664
Daytime Population	235,618

Traffic Counts

*Source: Costar

I-5 Freeway	approx. 226,500 cpd
Valley View Ave	approx. 33,500 cpd

For More Information Contact



SRS REAL ESTATE PARTNERS
680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

TERRISON QUINN
terrison.quinn@srsre.com
949 698 1107
Ca License No. 01789657

CASEY MAHONY
casey.mahony@srsre.com
949 698 1108
Ca License No. 01886184



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