

FOR LEASE

8323 FIRESTONE BLVD | DOWNEY, CA 90241



THE OPPORTUNITY

SPACE & ASKING RENT



Address:
8323 Firestone Blvd



Rent:
\$3.05 PSF



Building Size:
±3,600 SF



NNN:
\$0.45 PSF



HIGHLIGHTS

- Prime location on Firestone Blvd
- Easily Accessible from the 105, 605, and 710 Freeways
- Block away from Porto's Bakery and Embassy Suites Hotel
- Downey High School is a block away with 4,000 students
- Heavy Foot Traffic
- High Traffic with tremendous visibility
- Next door to The Camp
- Downey View Apartments is directly behind the space



**SUBJECT
PROPERTY**

 **DOWNEY HIGH SCHOOL**
4,063 STUDENTS



ihop

STATER BROS.
markets.

 **DIOSA**
 **AT&T** 

IN-N-OUT
BURGER
the Habit
BURGER GRILL


STONEWOOD CENTER
★ **macy's** **JCPenney**
KOHL'S **AMERICAN EAGLE**
OUTFITTERS
H&M **FOREVER 21** **Bath & Body Works**
EXPRESS
CHAMPS **COTTON:ON**
 **Foot Locker**

 **WARREN HIGH SCHOOL**
3,437 STUDENTS

GROCERYOUTLET
bargain market
 **DOLLAR TREE**

Ralphs

Raising Cane's
CHICKEN FINGERS

 **McDonald's**  **Jack in the box**

DOWNEY LANDING
BEST BUY **ROSS** **Michael's** 
DRESS FOR LESS **verizon** **OLD NAVY**
Marshall's **LA FITNESS** **DSW**
SPROUTS  **rubio's** **COASTAL GRILL** **DESIGNER SHOE WAREHOUSE**
FARMERS MARKET **PET SMART** **HARBOR FREIGHT**
Party City **QUALITY TOOLS** **LOWEST PRICES**

PROMENADE AT DOWNEY
FLOOR DECOR  **FIVE GUYS**
BURGERS and FRIES
BENIHANA

LAKWOOD BLVD ± 36,000 VPD



 **SPRINGHILL SUITES**
BY MARRIOTT 
TOYOTA DUNKIN'

1 MILE RADIUS

Walmart
Supercenter

 **QUALITY INN & SUITES** 

 **24 HOUR FITNESS**
TJ-maxx **CINEMARK**
HomeGoods **ULTA BEAUTY**

FIRESTONE BLVD ± 41,000 VPD



DOWNTOWN LOS ANGELES
±14 MILES AWAY

±261,000 VPD

BELLA VERDE GOLF COURSE

ADVENTIST HEALTH WHITE MEMORIAL
224 BEDS

CITADEL OUTLETS

AÉROPOSTALE ALDO
AMERICAN EAGLE OUTFITTERS
COACH HOLLISTER H&M
NikeFactoryStore crocs Ω GAP

MONTEBELLO

THE COMMERCE
CASINO & HOTEL

MONTEBELLO BARNYARD ZOO



HUNTINGTON PARK

BELL

±233,000 VPD



PICO RIVERA

WEST WHITTIER
LOS NIETOS

±296,000 VPD

EL PASEO SOUTH GATE

curacao
sam's club REGAL planet fitness

Walmart LOWE'S

**SUBJECT
PROPERTY**

Walmart
ROSS Michaels
DRESS FOR LESS ULTA
Marshall's BEAUTY

target El Super

SANTA FE SPRINGS



ST. FRANCIS MEDICAL CENTER
384 BEDS

LOS AMIGOS GOLF COURSE

IN-N-OUT BURGER Cane's

STONEWOOD CENTER

★ macy's JCPenney
KOHL'S AMERICAN EAGLE
H&M FOREVER 21 Bath & Body Works
EXPRESS COTTON:ON
CHAMPS Foot Locker

COLUMBIA MEMORIAL
SPACE CENTER
CITY OF DOWNEY



NORWALK

±230,000 VPD





DOWNEY, CA

Situated just 13 miles southeast of Los Angeles, Downey boasts bustling urban streets just outside of one of California's most popular locations with the best restaurants, shopping, and entertainment options money can buy. Though Downey is urban, outdoor spaces like Wilderness Park are more frequent than you'd think. Play a game of baseball at Apollo Park, enjoy a tennis match at Furman Park, or tee off at Rio Hondo Golf Club.

Apartments range from affordable to upscale, offering a variety of options for renters, and the city boasts excellent public schools in the Downey Unified School District. Shopping malls like Stonewood Center and Downey Landing provide residents with all of the retailers and restaurants they could need, along with fitness centers, movie theaters, and supermarkets.

“MOST BUSINESS FRIENDLY CITY”

in Los Angeles County by the Los Angeles County
Economic Development Corporation (L AEDC)

CLOSE PROXIMITY TO SOCAL'S MAJOR CITIES



POPULATION

1-MILE	3-MILE	5-MILE
32,764	241,796	697,838



DAYTIME POPULATION

10,430	68,486	191,160
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HOUSEHOLD INCOME

\$91,703	\$96,021	\$87,259
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DISTANCE TO

DOWNTOWN LOS ANGELES

23 MINUTE DRIVE
(12 MI)

LONG BEACH

24 MINUTE DRIVE
(14 MI)

ANAHEIM

30 MINUTE DRIVE
(17 MI)



FOR LEASE

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LET'S CONNECT:

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