

## Prime Ground Lease Opportunity

# 7447 Firestone Blvd. Downey, CA 90241

### Property Highlights

- Prime ground lease opportunity in a high-traffic, infill location
- Convenient access to major freeways including I-5, I-605, I-710, and I-105
- Excellent street frontage and visibility
- Position within a dense established trade area
- Strong three-mile demographics with over 259,059 residents and 75,706 households, a daytime population of 246,373, and an average household income over \$102,984
- Traffic Counts: 59,326 CPD (Firestone Blvd & Old River School RD)

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Available:

±33,000 SF of Land

Contact us:

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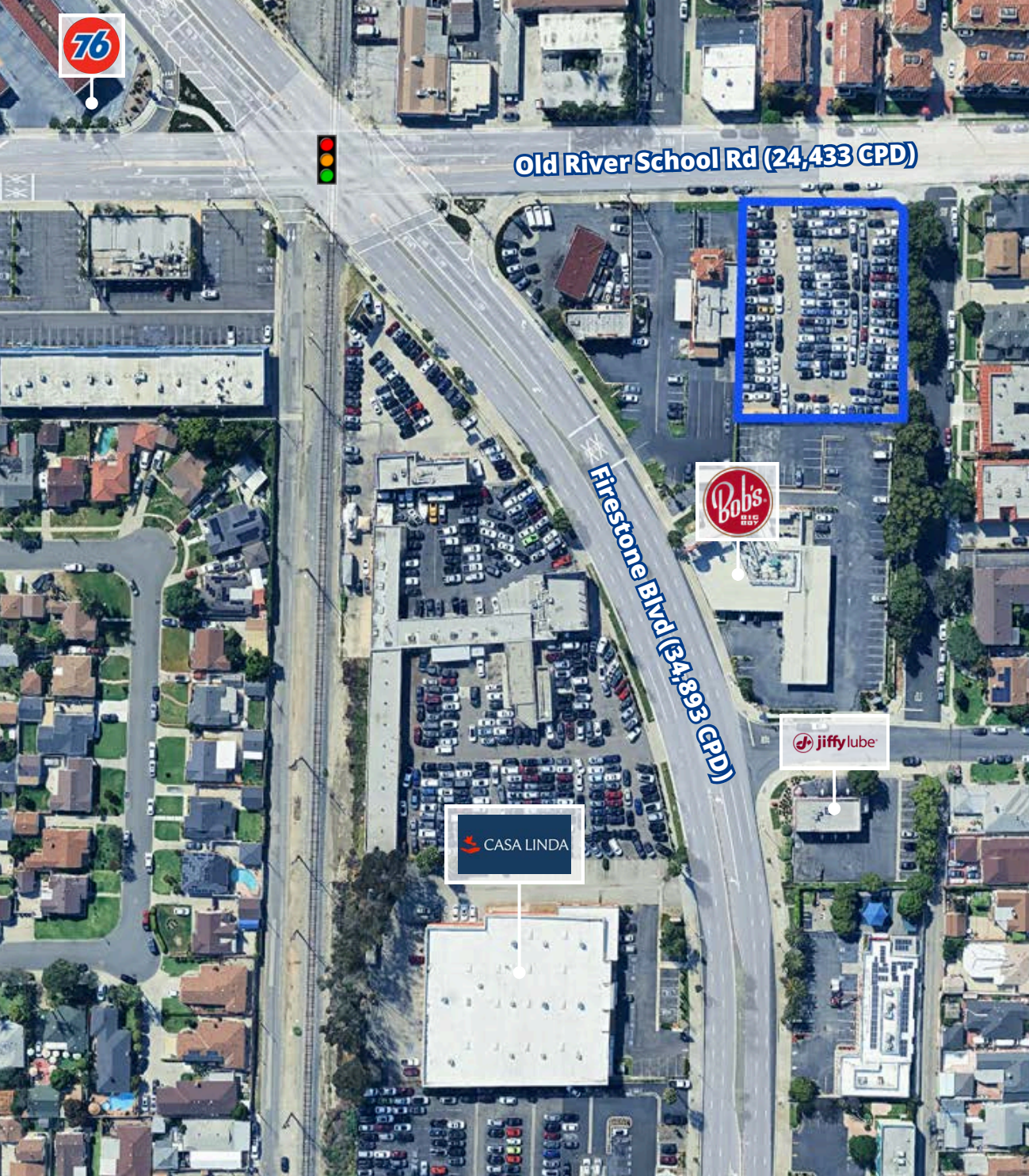


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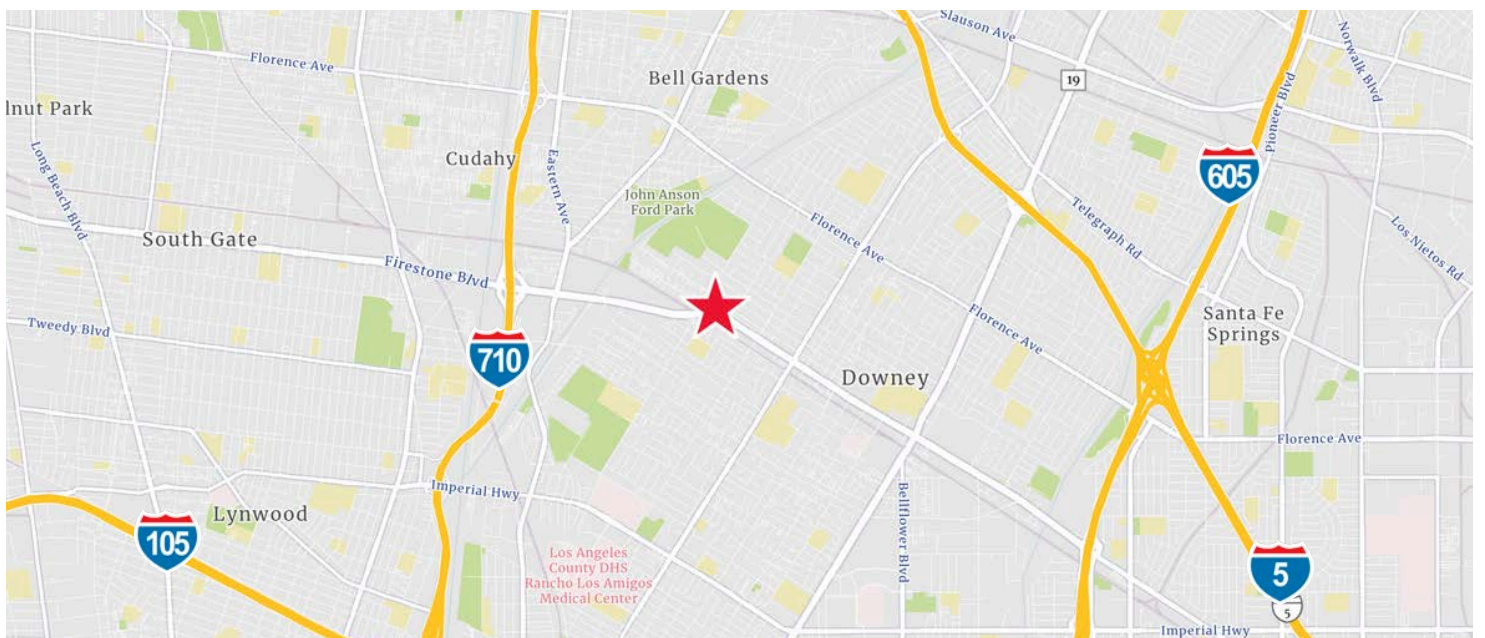
865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

# Aerial View



# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	27,687	259,059	765,921
Total Households	8,782	75,706	217,685
Total Family Households	6,726	60,523	174,650
Average Household Size	3.13	3.39	3.48
Median Age	37.2	35.7	35.1
Population Age 25+	19,110	175,008	513,049
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.33%	-0.08%	-0.15%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.71%	-0.80%	-0.87%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.44%	-0.27%	-0.43%
Households	-0.03%	0.19%	0.04%
Families	0.00%	0.19%	0.05%
Median Household Income	3.00%	2.77%	2.66%
<b>Current Year Population by Sex</b>			
Male Population	13,752	128,874	380,046
% Male	49.7%	49.8%	49.6%
Female Population	13,935	130,185	385,875
% Female	50.3%	50.3%	50.4%
<b>Current Year Race and Ethnicity</b>			
Total	27,687	259,059	765,921
White Alone	21.7%	18.2%	16.7%
Black Alone	2.5%	2.8%	4.3%
American Indian Alone	2.4%	2.8%	2.7%
Asian Alone	5.9%	3.7%	3.9%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	44.2%	49.9%	50.8%
Two or More Races	23.3%	22.5%	21.4%
Hispanic Origin	79.3%	85.8%	85.8%
Diversity Index	79.8	74.6	74.6
<b>Current Year Educational Attainment</b>			
Total	19,111	175,007	513,050
Less than 9th Grade	10.7%	17.2%	18.7%
9th - 12th Grade, No Diploma	8.0%	9.9%	11.8%
High School Graduate	24.9%	25.9%	25.9%
GED/Alternative Credential	3.1%	3.0%	2.9%
Some College, No Degree	19.3%	17.0%	16.6%
Associate Degree	8.0%	7.4%	7.1%
Bachelor's Degree	18.7%	14.3%	12.7%
Graduate/Professional Degree	7.4%	5.2%	4.3%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$87,698	\$78,691	\$77,078
Average Household Income	\$107,747	\$102,984	\$99,019
Per Capita Income	\$34,357	\$30,130	\$28,242
<b>Current Year Summary Business Data</b>			
Total Businesses	1,213	8,023	22,618
Total Daytime Population	24,886	246,373	693,570
Daytime Population: Workers	10,767	110,334	286,976
Daytime Population: Residents	14,119	136,039	406,594

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