

DOWNEY MARKET AND REAL ESTATE

RETAIL PROPERTY + OPERATING BUSINESS OFFERING

BUSINESS + REAL ESTATE OFFERING



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13240 WOODRUFF AVE, DOWNEY, CA 90242 | HIGH-VISIBILITY WOODRUFF AVE LOCATION

CONFIDENTIALITY & DISCLAIMER



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Executive Summary

13240 Woodruff Ave | Downey, CA 90242

Realty Investment Advisors is pleased to present Downey Market and Real Estate, a rare opportunity to acquire a retail property together with an established operating market business at 13240 Woodruff Ave in Downey, California. The offering includes the underlying real estate, an operating neighborhood market, liquor / beer and wine licensing, on-site parking, and strong Woodruff Ave frontage within a dense daily-needs trade area.

The positioning is real estate-forward: a Buyer is acquiring control of the retail property while also receiving the benefit of the existing operating market business. This creates flexibility for an owner-operator, local investor, shopping center buyer, or 1031 buyer seeking a cash-flowing retail asset with future repositioning optionality, subject to buyer due diligence.



PROPERTY SUMMARY



13240 WOODRUFF AVE

List Price	\$3,200,000
Offering Type	Retail Property + Operating Business
Building Size	7,296 SF
Lot Size	20,591 SF (0.47 AC)
Year Built	1949
Zoning	DOC1
APN	6280-012-014
Licenses	Liquor / Beer & Wine (Type 21)



INVESTMENT HIGHLIGHTS

Retail Property + Business Sale

Acquire the real estate and the operating market business, creating control over the property, operations, occupancy, and future strategy.

High-Traffic Signalized Location

Prominent Woodruff Ave exposure near a signalized intersection with strong daily vehicle visibility.

Established Operating Market

Operating neighborhood market with grocery, produce, meat / carniceria, prepared food, and liquor / beer & wine revenue components.

Dense Downey Trade Area

Surrounded by residential neighborhoods, apartments, retail users, and daily-needs traffic in Downey.

Ample On-Site Parking

20,591 SF parcel with dedicated surface parking supporting customer convenience and turnover.

Value-Add / Owner-User Upside

Potential to continue operations, improve merchandising, lease portions, or reposition the shell over time, subject to buyer diligence.

FINANCIAL SUMMARY

2025 Seller-Adjusted Financial Overview

Total Sales	\$2,100,270
Cost of Goods Sold	\$1,252,476
Gross Profit	\$847,794
Total Operating Expenses	\$663,846
Operating Income	\$183,948
Other Income	\$7,691
Seller-Adjusted Net Income	\$191,640

LIST PRICE

\$3,200,000

Real Estate + Operating Market Business



Seller-adjusted expenses remove automobile expense, rent, and interest expense, and include an additional \$18,000 property tax expense. Buyer to verify.

EXTERIOR / SITE PHOTOS



AERIAL SITE CONTEXT



WOODRUFF AVE FRONTAGE



STOREFRONT AND PARKING



SIGNALIZED LOCATION

INTERIOR / OPERATIONS PHOTOS



MEAT / CARNICERIA DEPARTMENT



PRODUCE AND FRESH FOOD DISPLAY



GROCERY AISLES AND CHECKOUT



COOLERS / OPERATIONS AREA



All information is summary in nature and subject to buyer verification. Broker makes no representation or warranty as to accuracy or completeness.

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NDA required. Please do not disturb employees, ownership, customers, or on-site operators. Tours by appointment only.



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