



FOR LEASE DOWNEY LANDING

SEC Lakewood Boulevard and Steward and Gray Road – Downey, CA 90242

3,200 SF AVAILABLE (Available 12/1/15)

Description

- Strong national and regional tenant mix including anchors Best Buy, Marshalls, Ross, Bed Bath & Beyond, Staples and many more.
- 370,000 square foot power center with 5 major ingress/egress points off Lakewood Boulevard, Bellflower Boulevard and Steward and Gray Road.
- Tenants in the project benefit from regional draw of anchor tenants in addition to strong daytime and residential population within immediate surroundings.
- Close proximity to Interstates 5, 105 and 605.

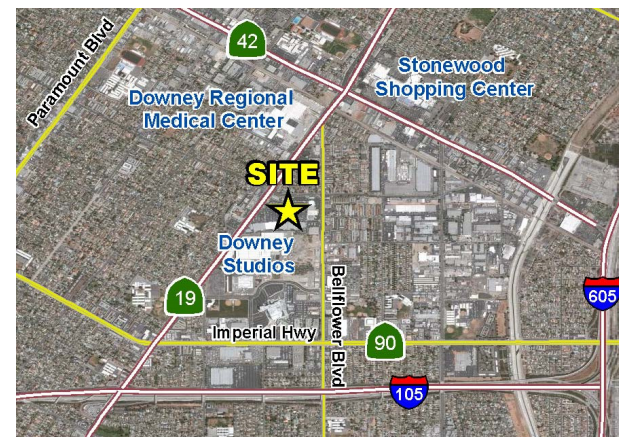
Traffic Count

- 26,000 Average Daily Traffic on Lakewood Boulevard
- 17,000 Average Daily traffic on Steward and Gray Road

Demographic

	1 Mile	3 Miles	5 Miles
Population	29,607	280,839	783,254
Average Income	\$61,824	\$69,733	\$64,097
Daytime Population	13,644	63,599	217,464

2015, Experian Marketing Solutions, Inc.



For more information, please contact:

Chris Walton
Senior Director
949.930.2480
chris.walton@cushwake.com
LIC. #01839264

John Jennings
Senior Director
858.558.5645
john.jennings@cushwake.com
LIC. #01215740

4747 Executive Drive, Suite 900
San Diego, CA 92121
phone: +1 858 452 6500
LIC. #01329963

cushmanwakefield.com

SUITE	TENANT	SQ.FT
12002	Elephant Bar	7,754
12006	Verizon Wireless	2,500
12008	Philly's Best	1,500
12010	Rubio's Baja Grill	2,350
12016	Starbucks	1,500
12018	Quiznos	1,200
12020	Jamba Juice	1,500
12022	Zen Chinese Chicken	1,800
12024	Cold Stone Creamery	1,250
12028	Aloha Hawaiian Grill	2,030
12030	Chili's Bar & Grill	6,163
12036	Johnny Carino's	6,500
12050	Massage Envy	5,000
12056	Harbor Freight Tools	15,789
12058	DSW	20,826
12060	Bed Bath & Beyond	30,394
12070	Staples	20,608
12074	LA Fitness	35,000
12076	Party America	10,000
12080	Pier 1 Imports	10,791
12090	Old Navy	19,068
12100	Michaels	23,768
12106	Marshalls	33,004
12110	G-Stage Apparel	5,574
12118	Best Buy	45,800
12126	PetSmart	19,035
12130	Ross	30,138
12136	Vitamin Shoppe	3,500
12140	Edible Arrangements	1,119
12142	West Coast Auto Insurance	1,119
12144	GameStop	1,200
12146	Menchie's Frozen Yogurt	1,500
12148	OneWest Bank (Available 12/1//15)	3,200
12154	Nail Spa	1,405
12156	Dental Pro	2,760

