

ENDCAP SPACE ON BUSY DOWNEY SIGNALIZED INTERSECTION FOR LEASE



9400 FIRESTONE BLVD
DOWNEY, CA 90241



COMMERCIAL
ASSET GROUP

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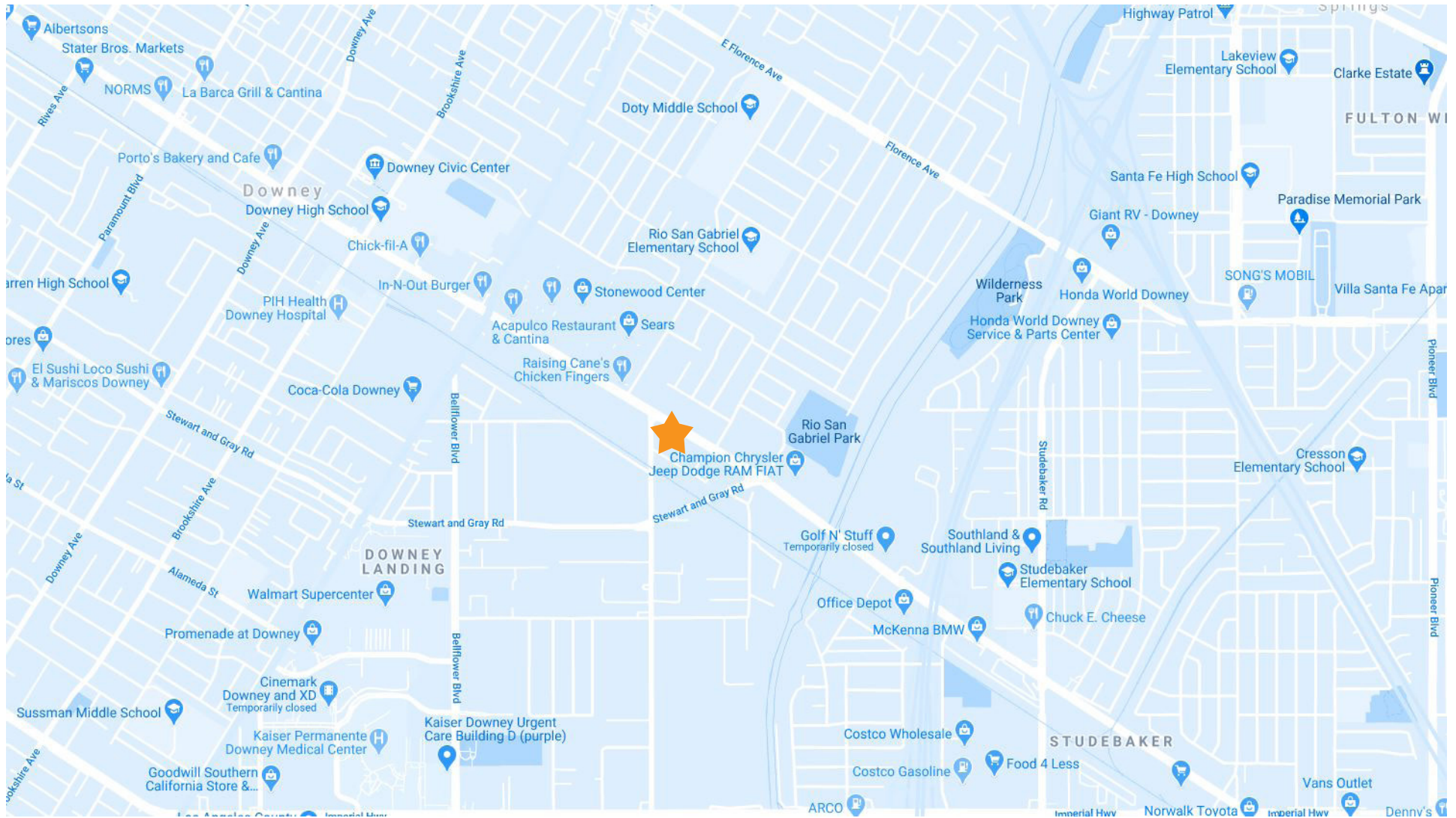
SPACE SIZE

±2,600 SF

CPD

48,000

- ENDCAP UNIT ON CORNER OF FIRESTONE AND WOODRUFF
- SHOPPING CENTER CO-TENANTS INCLUDE ONE MAIN FINANCIAL & DIRTDOG
- IDEAL FOR BANK, TAKEOUT FOOD, TUTORING CLASSES, MEDICAL
- SITUATED ADJACENT TO MAJOR RETAILERS: MACY'S, JC PENNEY & SEARS
- EXCELLENT VISIBILITY AND SIGNAGE
- AMPLE PARKING
- HEAVY CAR TRAFFIC
- CENTRAL LOCATION/EASILY ACCESSIBLE
- MAJOR SHOPPING/TRADE AREA
- DENSE HISPANIC DEMOGRAPHICS



MAP

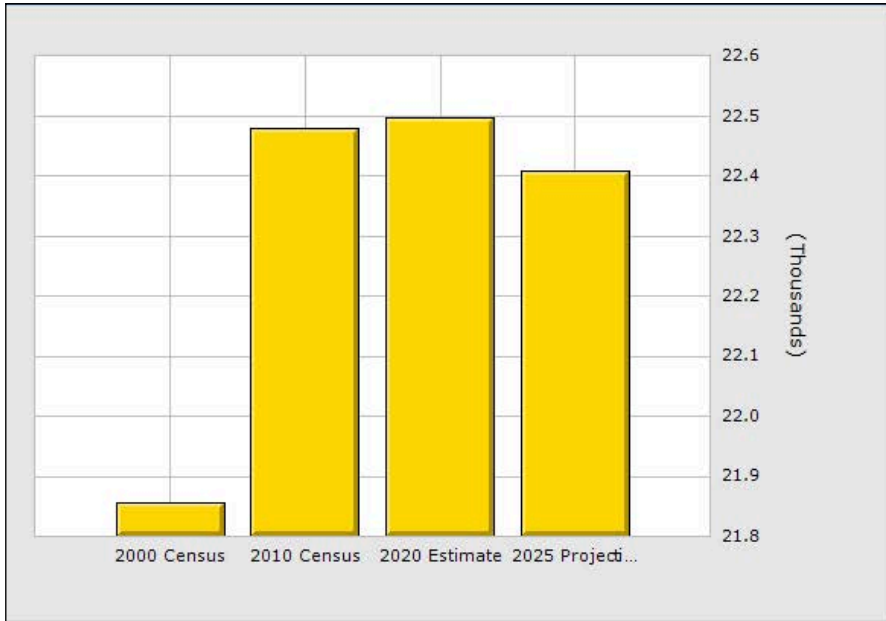


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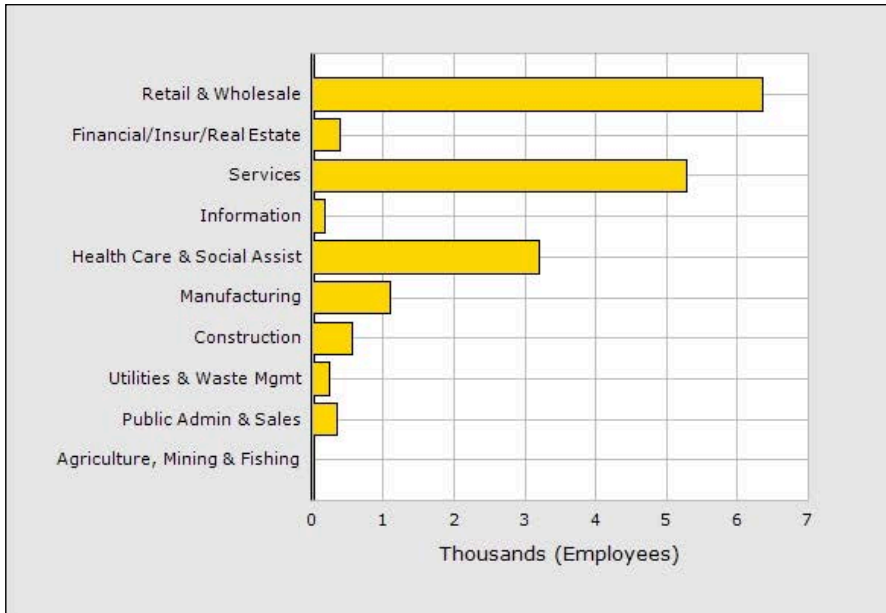
AERIAL



ADDITIONAL PHOTOS

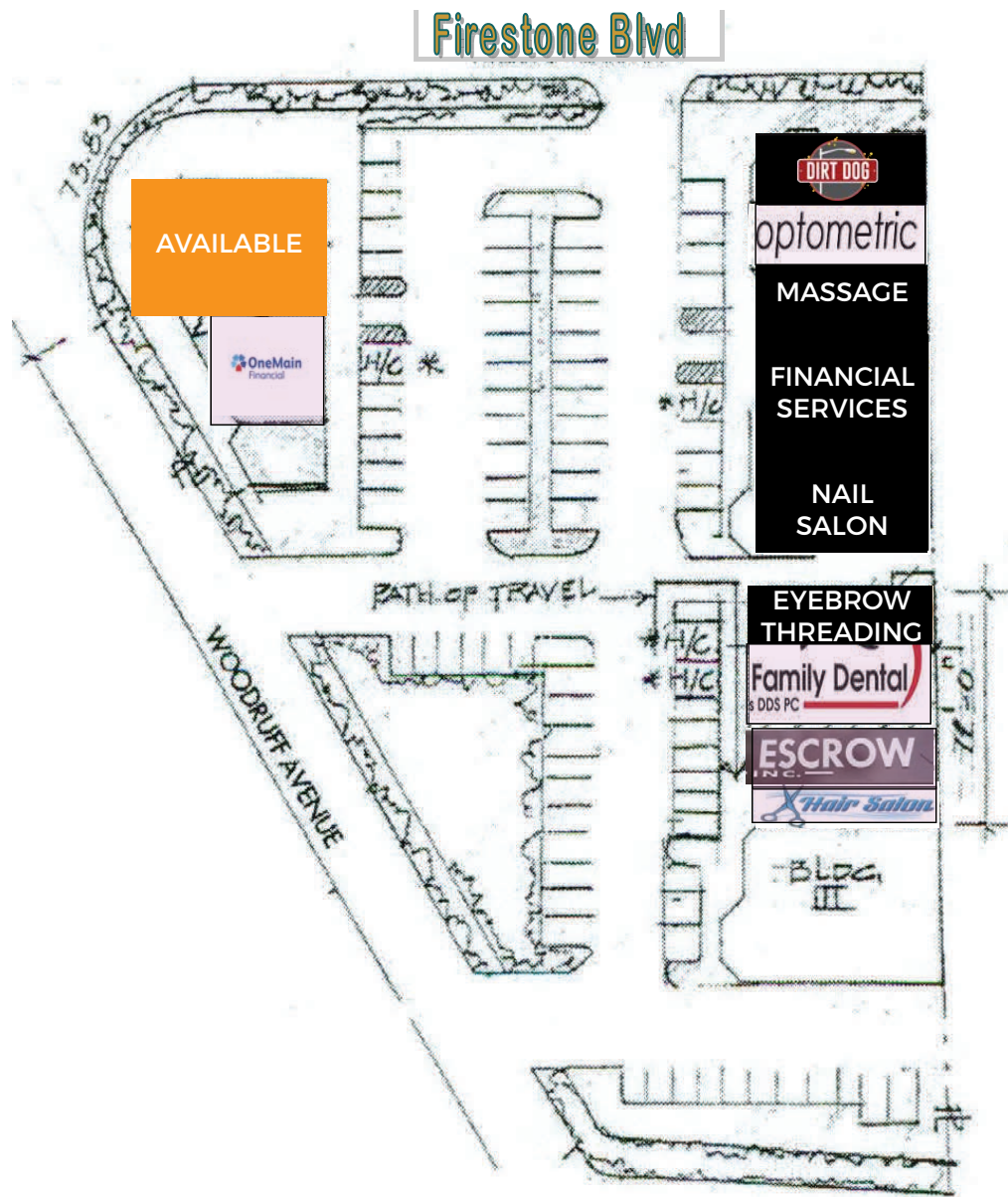


Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	22,498	112,801	261,947
2025 Population:	22,408	112,397	261,584
Pop Growth 2020-2025:	(0.40%)	(0.36%)	(0.14%)
Average Age:	35.40	36.80	36.60
Households			
2020 Total Households:	6,766	33,389	74,971
HH Growth 2020-2025:	(0.37%)	(0.37%)	(0.12%)
Median Household Inc:	\$71,067	\$73,855	\$70,231
Avg Household Size:	3.30	3.30	3.40
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$633,659	\$547,781	\$489,810
Median Year Built:	1959	1957	1958



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Median Year Built:	1959	1957	1958

DEMOGRAPHICS



SITE PLAN



ALEX SHABANI

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