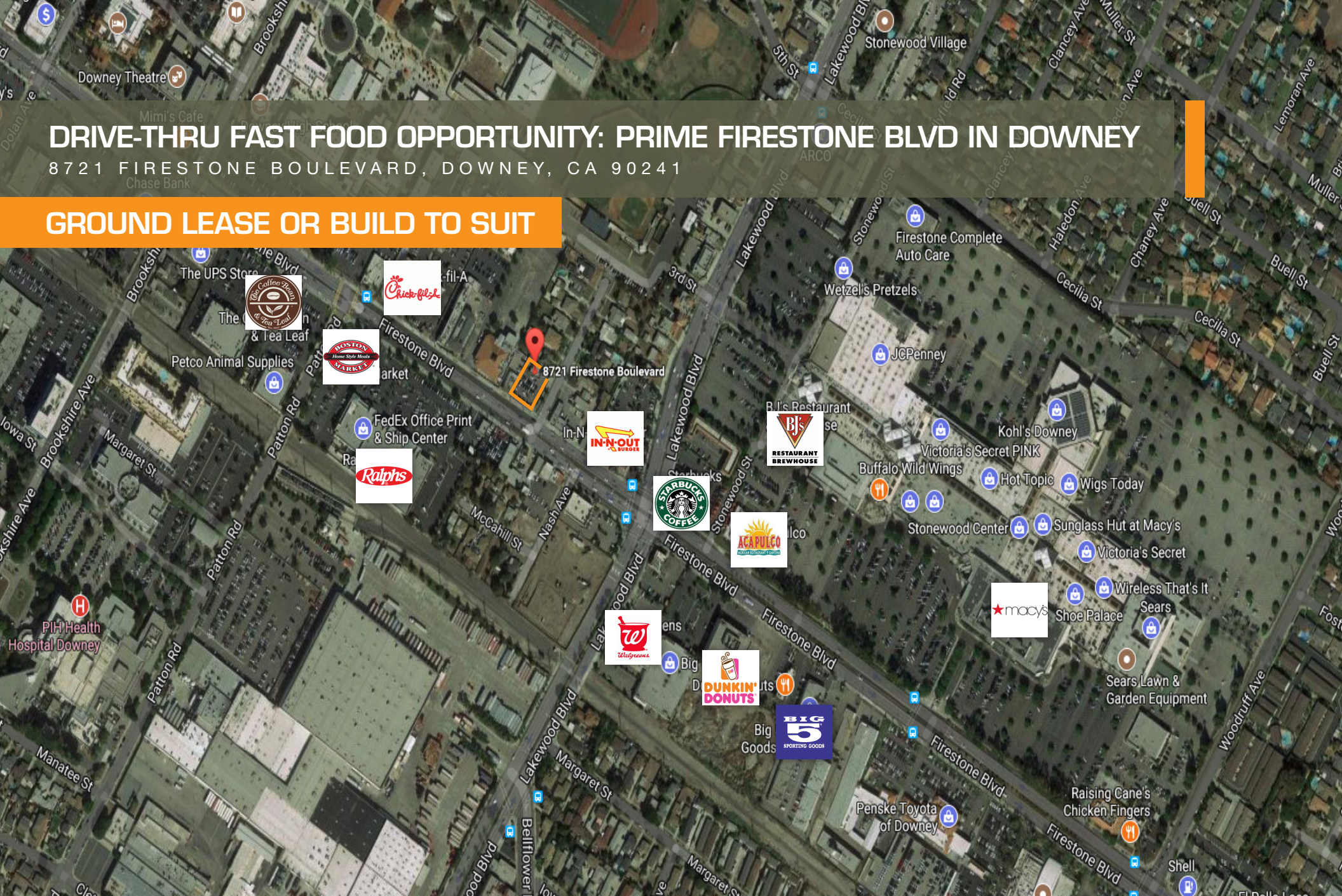


DRIVE-THRU FAST FOOD OPPORTUNITY: PRIME FIRESTONE BLVD IN DOWNEY

8721 FIRESTONE BOULEVARD, DOWNEY, CA 90241

GROUND LEASE OR BUILD TO SUIT

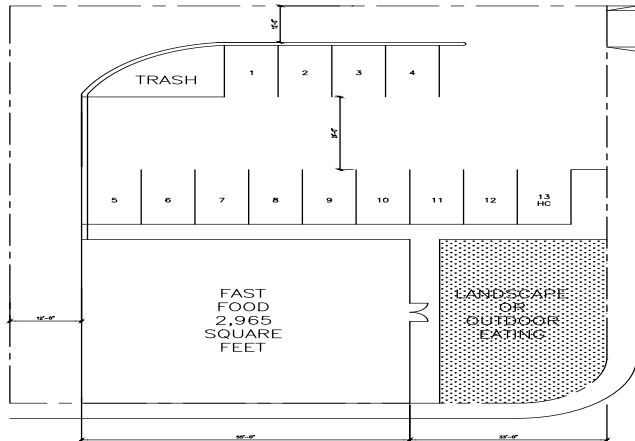


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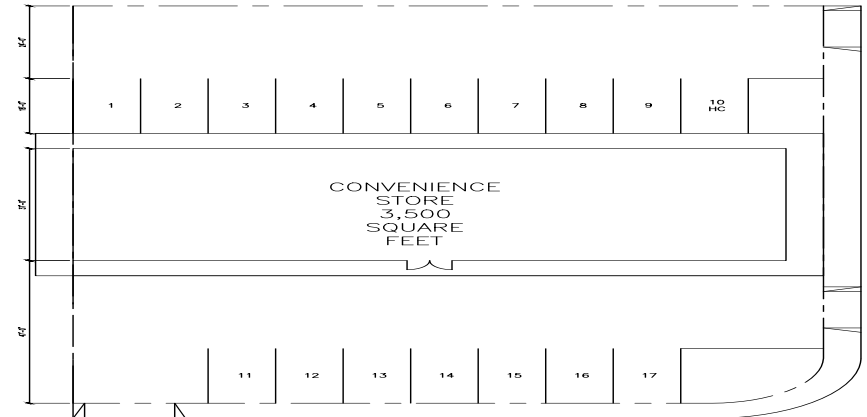
Alex Shabani
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ASSET GROUP

Fast Food Design



Freestanding Design



GROUND LEASE OR BUILD TO SUIT DRIVE-THRU OR FREESTANDING BUILDING OPPORTUNITY

8721 FIRESTONE BOULEVARD, DOWNEY, CA 90241

Highlights

- Commercial Land
- Located Alongside Other National Food Establishments
- Ralphs, FedEx, Chick-Fil-A, In-N-Out, Habit Burger, Citi Bank and More
- An Affluent Los Angeles Submarket
- Right Off Lakewood Blvd
- Seeking: Drive-Thru, Bank, Car Rental, Medical, Convenience Store

Drive-Thru Space SF: +/-2,965 RSF

Freestanding Space SF: +/-3,500 RSF

Land SF: +/-13,000 RSF

Rate: Negotiable

CPD: Approximately 30,155

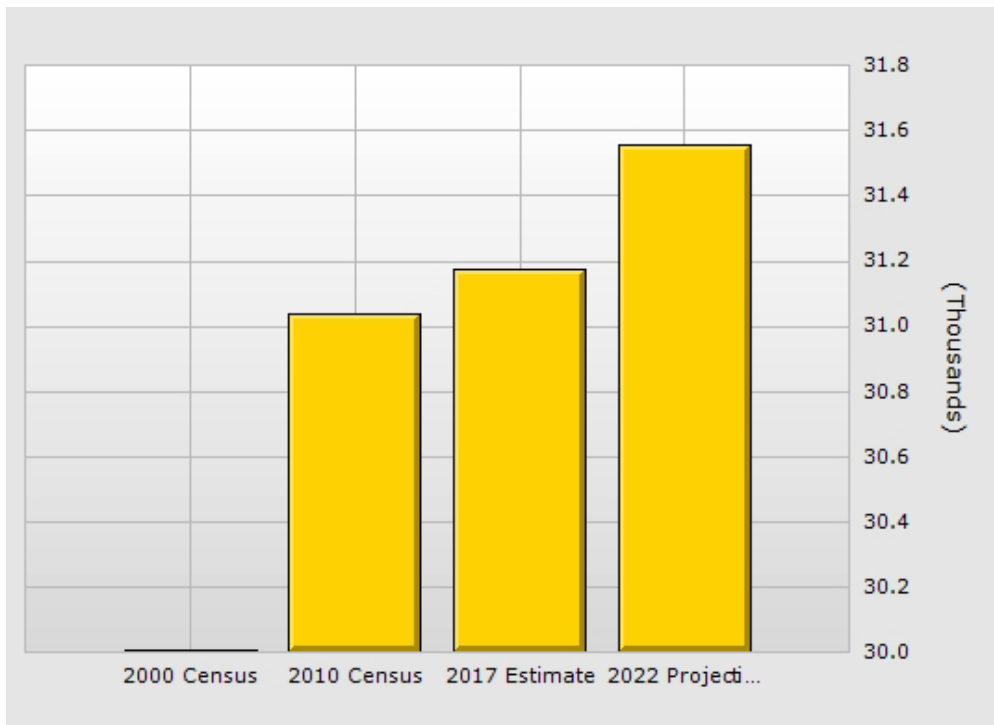
MAP

8721 FIRESTONE BOULEVARD, DOWNEY, CA 90241

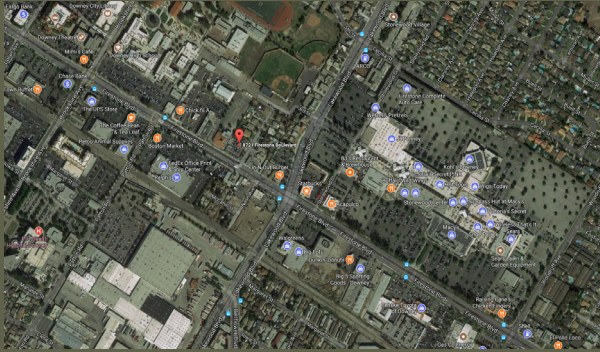


DEMOGRAPHICS

8721 FIRESTONE BOULEVARD, DOWNEY, CA 90241



Population	1 Mile	2 Mile	3 Mile
2017 Total Population:	31,177	113,472	267,333
2022 Population:	31,558	115,059	271,556
Pop Growth 2017-2022:	1.22%	1.40%	1.58%
Average Age:	36.00	36.40	35.90
Households			
2017 Total Households:	10,158	34,388	75,187
HH Growth 2017-2022:	1.26%	1.42%	1.62%
Median Household Inc:	\$57,782	\$66,953	\$61,927
Avg Household Size:	3.10	3.30	3.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$528,081	\$473,742	\$409,463
Median Year Built:	1961	1958	1958



For more information, please call.



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