

DOWNEY LANDING

±1,119 SF AVAILABLE

Retail For Lease

SEC Lakewood Blvd. & Stewart and Gray Rd., Downey, CA 90242

LAST SPACE AVAILABLE FOR LEASE

±1,119 SF SHOP OPPORTUNITY

Description:

- Strong national and regional tenant mix, including anchors LA Fitness, 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 Stewart and Gray Road.
- Tenants in the project benefit from close proximity to Interstate 5, 105 and 605 as well as regional draw of anchor tenants.
- Downey Landing is adjacent to the recently completed 58-acre Promenade at Downey Shopping Center anchored by Walmart, Cinemark, TJ Maxx, Ulta, 24 Hour Fitness in addition to office and residential.

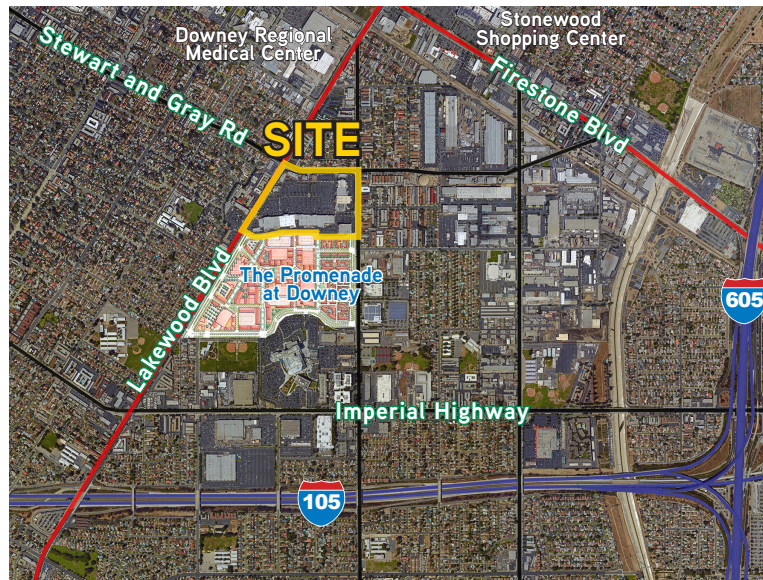
Traffic Count:

- 31,500 Average Daily Traffic on Lakewood Boulevard
- 23,551 Average Daily Traffic on Stewart and Gray Road
- 18,175 Average Daily Traffic on Bellflower Boulevard

Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	30,291	281,215	786,642
Average Income	\$68,651	\$75,504	\$69,743
Daytime Population	23,554	77,155	254,949

Source: ESRI



For further information, please contact our exclusive agents:

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DOWNEY LANDING | Retail For Lease

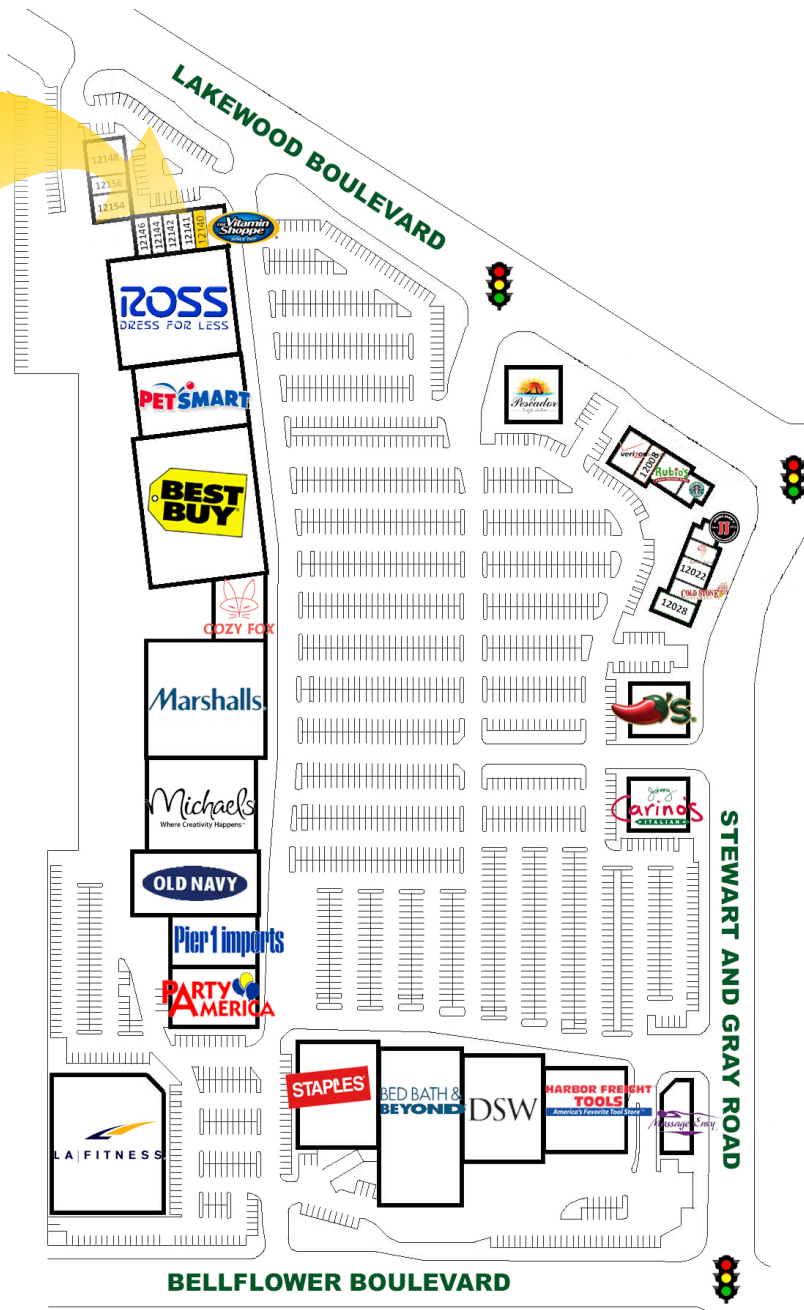
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SITE PLAN



Suite 12140
1,119 SF Shop Opportunity



Tenant Roster

SUITE	TENANT	SF
12002	El Pescador	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	Jimmy John's	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	L.A. 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	Cozy Fox	5,574
12118	Best Buy	45,800
12126	PetSmart	19,035
12130	Ross	30,138
12136	Vitamin Shoppe	3,500
12140	Available	1,119
12142	West Coast Auto Insurance	1,119
12144	GameStop	1,200
12146	Menchie's Frozen Yogurt	1,500
12148	America's Best Contacts & Eyeglasses	3,200
12154	Nail Spa	3,200
12156	Dental Pro	1,405

CONTACT:

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Downey, CA 90242



Executive Summary

12002 Lakewood Blvd, Downey, California, 90241
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.92801
Longitude: -118.12951

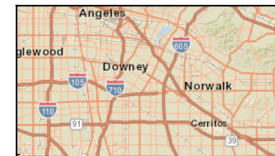
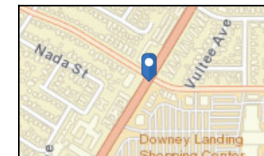
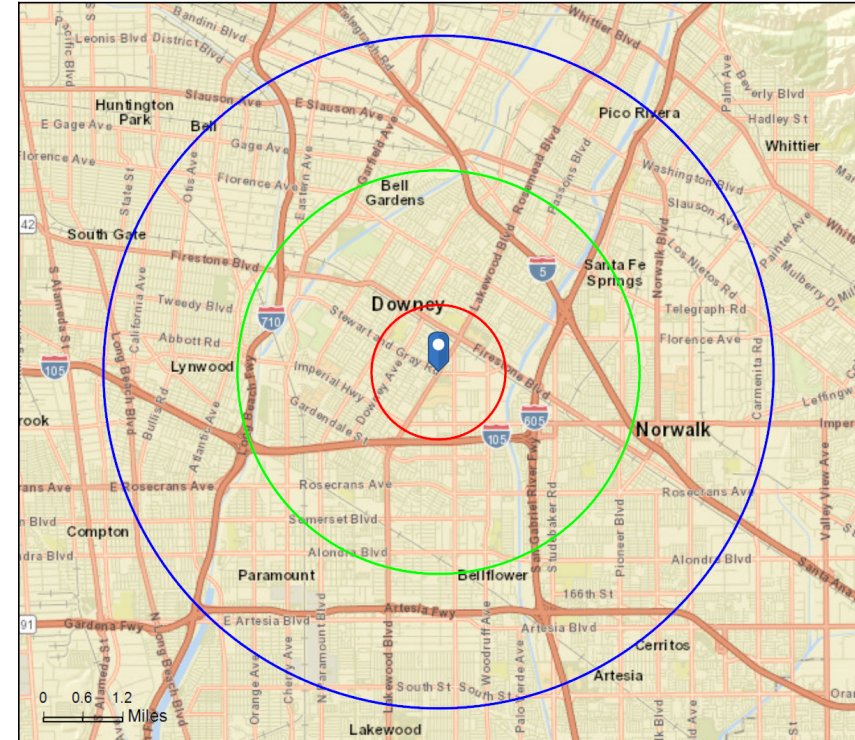
	1 mile	3 miles	5 miles
Population			
2000 Population	28,422	265,798	750,950
2010 Population	29,091	271,673	759,070
2018 Population	30,291	281,215	786,642
2023 Population	30,894	286,339	801,191
2000-2010 Annual Rate	0.23%	0.22%	0.11%
2010-2018 Annual Rate	0.49%	0.42%	0.43%
2018-2023 Annual Rate	0.40%	0.36%	0.37%
2018 Male Population	48.9%	48.9%	49.3%
2018 Female Population	51.1%	51.1%	50.7%
2018 Median Age	32.2	33.1	31.8
Households			
2000 Households	9,078	76,153	198,133
2010 Households	9,017	76,239	200,205
2018 Total Households	9,242	77,819	205,311
2023 Total Households	9,359	78,739	207,922
2000-2010 Annual Rate	-0.07%	0.01%	0.10%
2010-2018 Annual Rate	0.30%	0.25%	0.31%
2018-2023 Annual Rate	0.25%	0.24%	0.25%
2018 Average Household Size	3.25	3.59	3.80
Median Household Income			
2018 Median Household Income	\$54,075	\$59,313	\$54,728
2023 Median Household Income	\$62,664	\$68,789	\$61,889
2018-2023 Annual Rate	2.99%	3.01%	2.49%
Average Household Income			
2018 Average Household Income	\$68,651	\$75,504	\$69,743
2023 Average Household Income	\$81,406	\$89,114	\$81,587
2018-2023 Annual Rate	3.47%	3.37%	3.19%
Per Capita Income			
2018 Per Capita Income	\$21,099	\$21,228	\$18,578
2023 Per Capita Income	\$24,767	\$24,840	\$21,540
2018-2023 Annual Rate	3.26%	3.19%	3.00%



Site Map

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