

Medical Office Center **FOR LEASE**



Medical Office Building Totalling $\pm 12,933.67$ on 1.10 Acres Of Land w/4.4/1000 Parking Ratio
8630 FLORENCE AVE, DOWNEY, CALIFORNIA 90240

**AVISON
YOUNG**

EXCLUSIVE
ADVISOR:

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8630 FLORENCE AVE DOWNEY, CA 90240

AVAILABLE FOR LEASE

OVERVIEW

The ground floor is improved for medical use and was used a dialysis center. In addition to the dialysis center, the ground floor includes a reception area, a lunchroom and four restrooms. The second floor is accessed via two stairways (no elevator) and is used as general offices. It includes several private offices, a conference room, kitchen area and two restrooms. The basement area is used for storage space and electrical room. electrical room. The building is in average to good condition and includes a functional design and layout.

PROPERTY HIGHLIGHTS

- Abundance of parking
- Located on busy Florence Avenue (±31,000 CPD)
- With 2.5 Miles from Major Hospitals (Kaiser Permanente Downey and PHI Health Downey Hospital
- Located within an established commercial corridor
- Three street access
- 111 Metro Bus stop steps away

BUILDING HIGHLIGHTS

- Possible multi-tenant building
- Building signage with excellent visibility
- Visibale office building on a soft corner (Florence and Bellman)

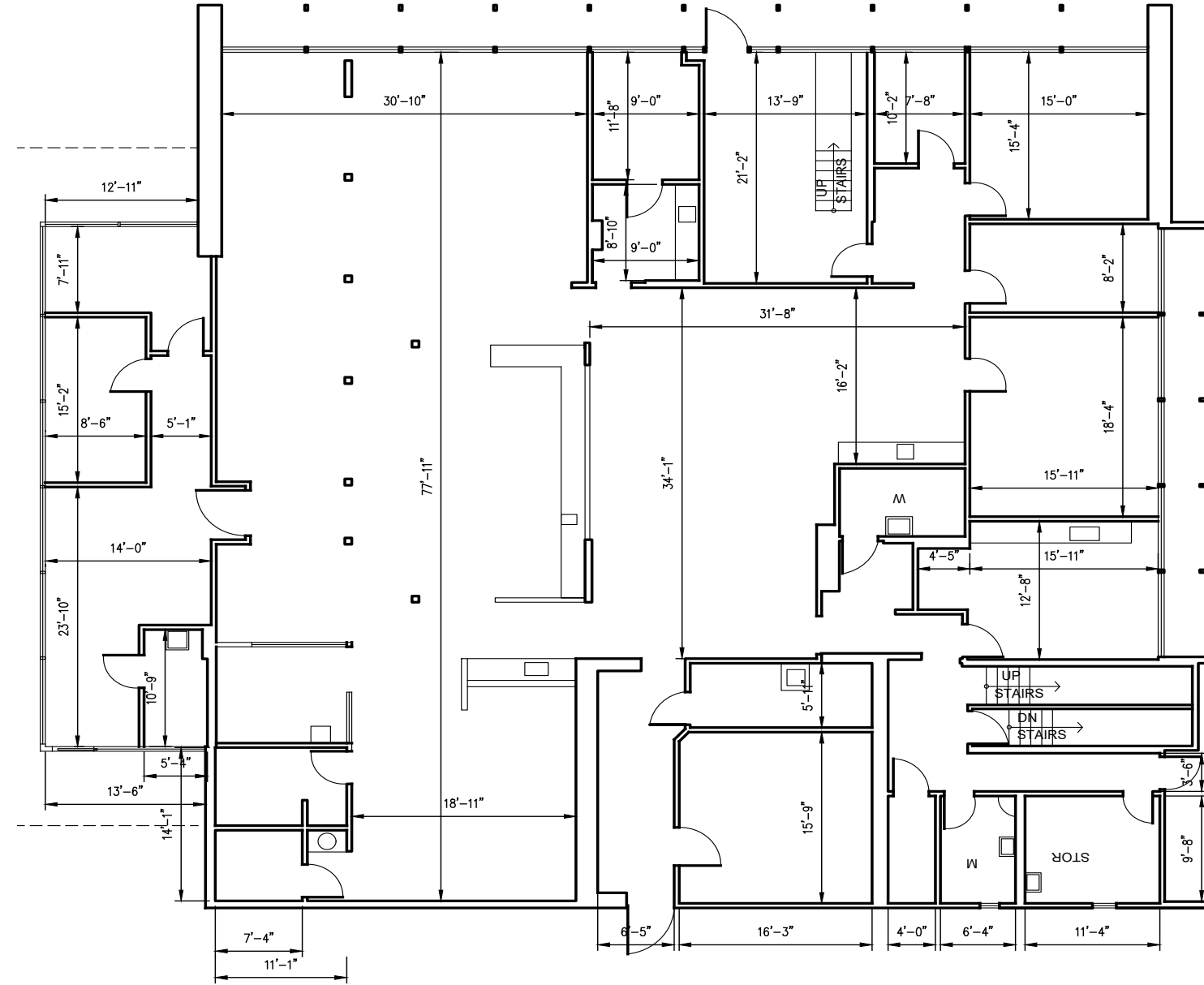
8630 FLORENCE AVE,DOWNEY, CA	
Land Size (AC/ SF)	±1.1 AC/ 47,408 SF
8630 Building SF	Ground Floor ±7,138 SF
	2nd Floor ±3,900 SF
	Basement ±1,895 SF
	Total ±12,933.67
Building Type	Medical & General Office
Year Built	1969
Zoning	Downey C-P Professional Office
Construction	Steel & Wood frame
Parking	64 Free Surface Spaces (4.47/1,000)
Electric Service	600 AMPS Power
Lease Rate & Term	\$2.30/FS
Heating and Air	Central Roof Mounted HVAC Units



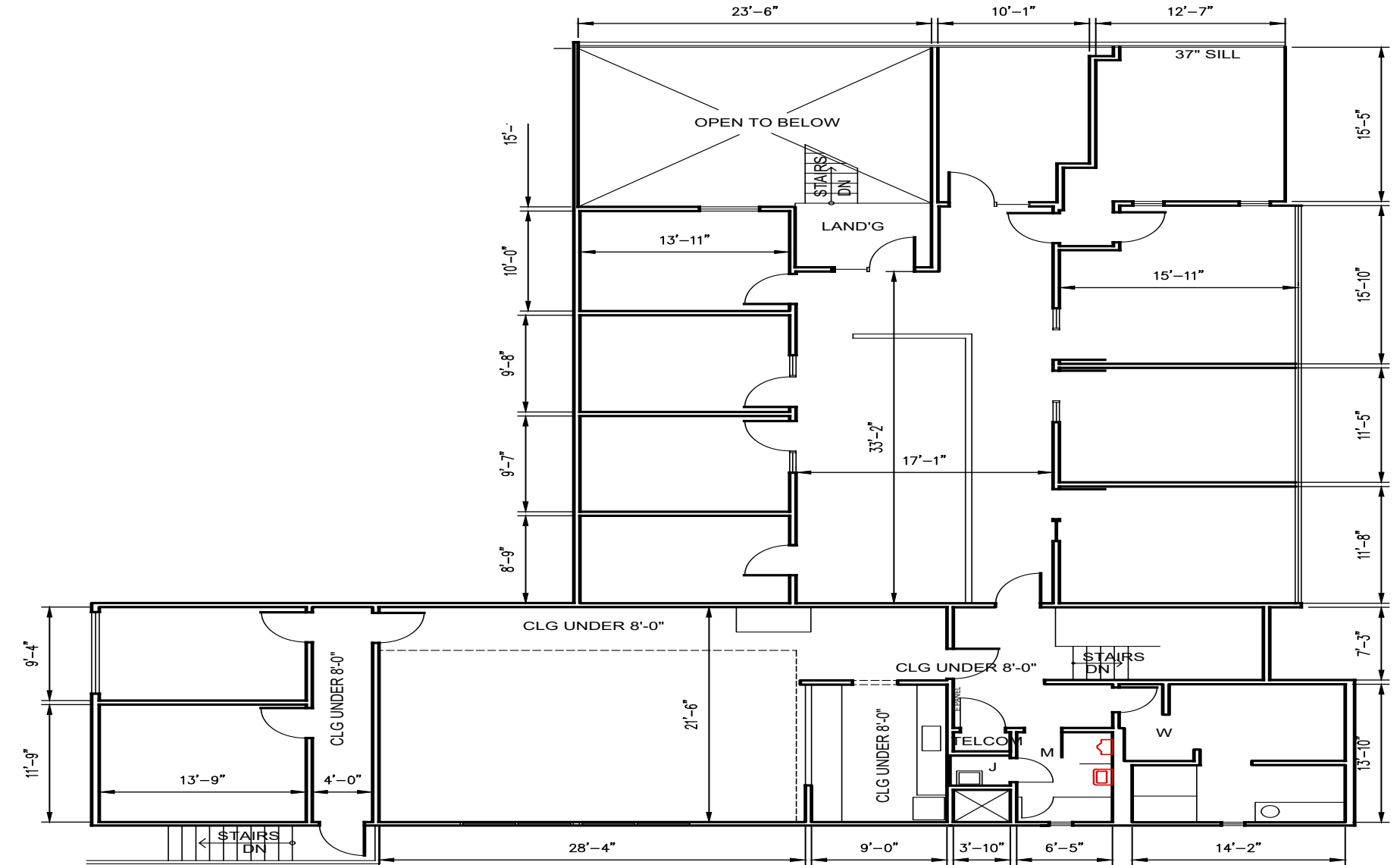
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MEDICAL/OFFICE FOR LEASE



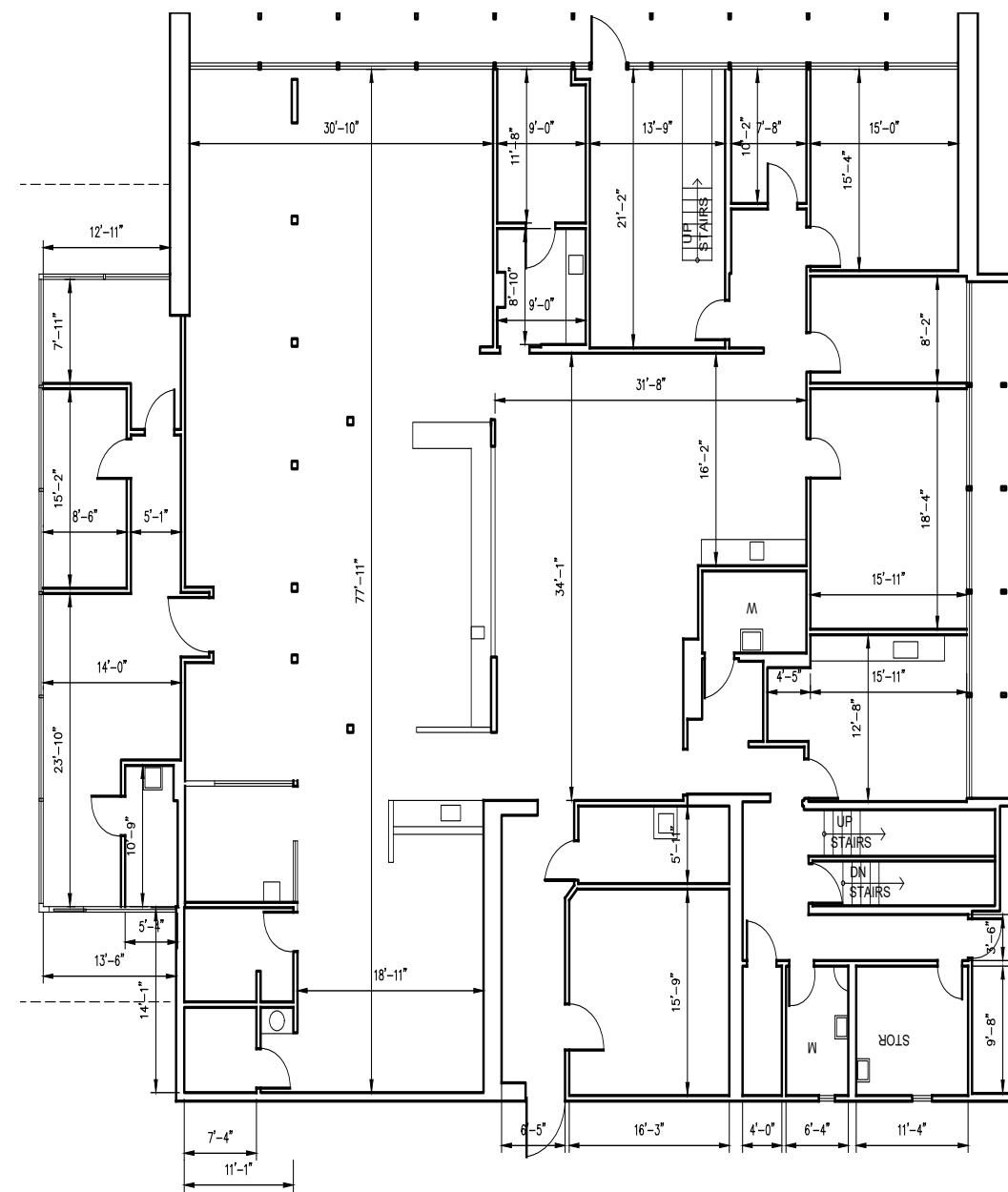


GROUND FLOOR
7,138.18 SF



SECOND FLOOR
3,899.98 SF

8630 FLORENCE AVE. DOWNEY, CA 90240
MEDICAL/OFFICE FOR LEASE



BASEMENT
1,895.51 SF





Downey CA, 90214

Located in the heart of the business-friendly City of Downey, this asset is surrounded by expansive retail, entertainment, hotel, and service amenities. With great access to Southern California’s Freeway System, including Interstate-5, Interstate-105, Interstate-604, and Highway 19-- the surrounding five-mile radius is home to over 739,400 residents.

POPULATION

	1 Mile	3 Mile	5 Mile
2018 Estimated Population	28,046	250,503	750,942
2010 Census Population	27,568	246,567	739,482
2023 Projected Population	26,659	240,246	722,340
Growth 2010-2018	1.73%	1.60%	1.55%
Growth 2018-2023	3.41%	2.63%	2.37%

HOUSING

	1 Mile	3 Mile	5 Mile
2018 Estimated Households	8,963	70,227	201,361
2010 Census Households	8,809	69,071	198,146
2023 Projected Households	8,510	67,025	192,847
Owner Occupied	53.52%	52.64%	49.67%
Renter Occupied	46.48%	47.36%	50.33%

EMPLOYMENT

	1 Mile	3 Mile	5 Mile
Civilian % Employed	63.24%	61.24%	59.84%
Civilian % Unemployed	2.44%	2.81%	3.04%
Civilian % Non-Labor Force	34.30%	35.89%	37.09%
Armed Forces	0.01%	0.06%	0.03%
Average Household Income	\$102,456	\$77,837	\$69,836





BELLMAN AVENUE

BIRCHDALE AVENUE

8600 FLORENCE AVE

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