



LEASED

PRIME RETAIL SPACE IN DOWNEY - FOR LEASE

9426 AND 9430 FIRESTONE BOULEVARD, DOWNEY, CA 90241

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ASSET GROUP



AT INTERSECTION OF FIRESTONE BLVD & WOODRUFF AVE

9426 AND 9430 FIRESTONE BOULEVARD, DOWNEY, CA 90241

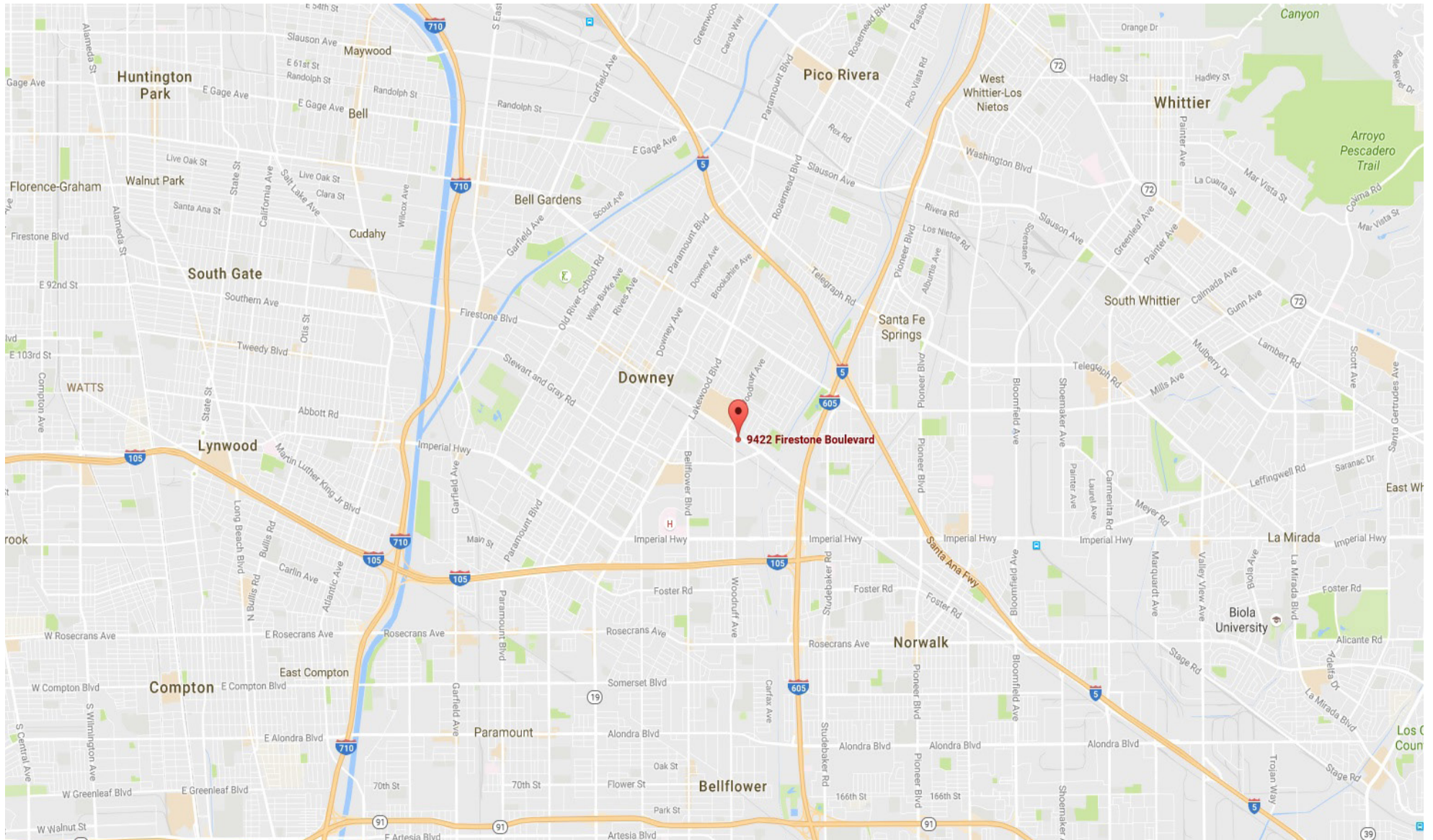
Highlights

- In-line Space Available in a Busy Center Approximately 1,500 Sq Ft and 1,800 Sq Ft
- Shopping Center Co-Tenants Include One Main Financial & T-Mobile
- Ideal for Check Cashing, Food User, Tax and Insurance, Nail Salon, Real Estate Office, Bank, Mortgage, Medical
- Situated Adjacent to Major Retailers: Macy's, JC Penny & Sears
- 1,500 SF Space is Fully Built Out Office Space

- Excellent Curb Appeal
- Ample Parking
- Heavy Car Traffic 48,000
- Central Location/Easily Accessible
- Major Shopping/Trade Area
- Dense Hispanic Demographics

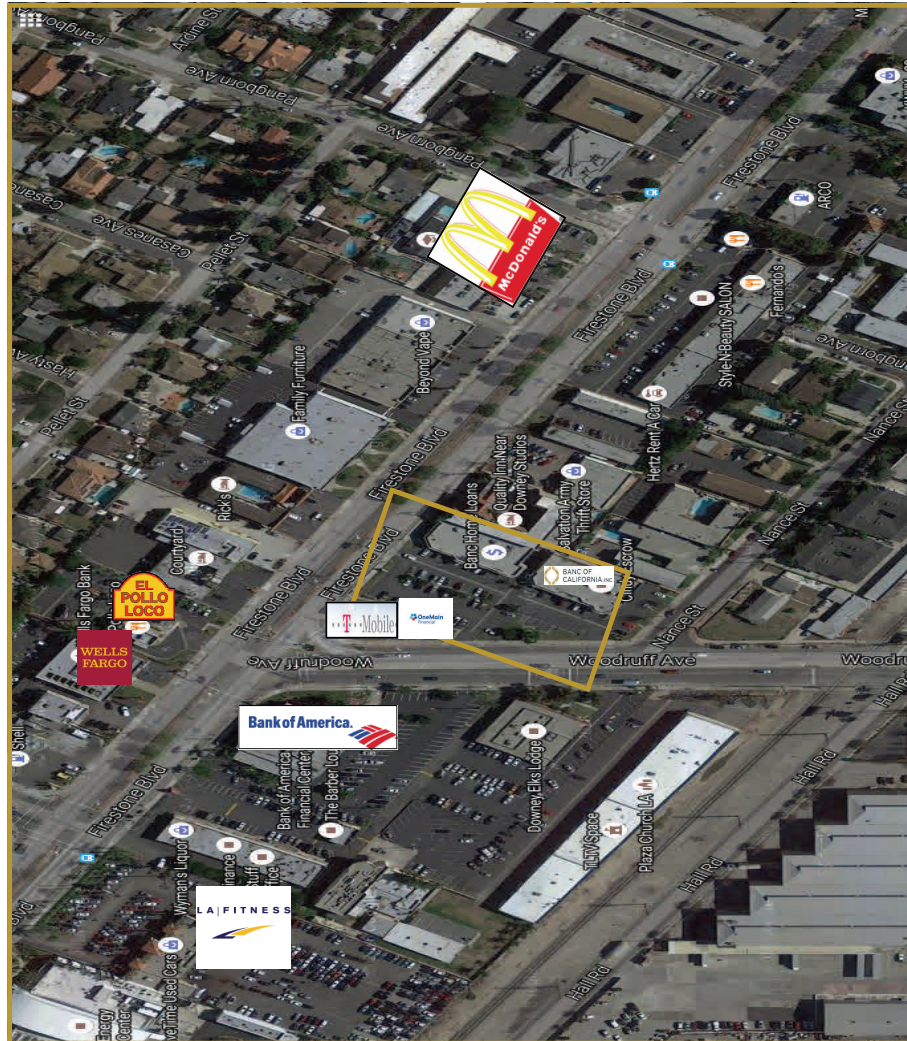
MAP

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AERIAL

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	24,660	265,506	716,650
Female Population	51.08%	51.19%	50.80%
Male Population	48.92%	48.81%	49.20%
Population Density	7,848	9,389	9,124
Population Median Age	32.2	33.8	32.4
Employed Civilian Population 16+	10,356	113,417	290,697
% White Collar	56.5%	55.6%	50.3%
% Blue Collar	43.5%	44.4%	49.7%
Total Employees	11,663	79,867	224,437
Total Establishments*	1,011	7,145	19,923
Population Growth 2000-2010	4.19%	1.94%	1.08%
Population Growth 2015B-2020	0.91%	0.72%	0.82%
Income: 2015B			
Average Household Income	\$76,892	\$73,736	\$68,275
Median Household Income	\$58,338	\$58,957	\$53,790
Per Capita Income	\$23,692	\$21,443	\$18,648
Avg Income Growth 2000-2010	40.17%	33.89%	32.91%
Avg Income Growth 2015B-2020	16.53%	15.77%	15.96%
Households: 2015B			
Households	7,592	76,585	193,987
Average Household Size	3.24	3.42	3.63
Hhld Growth 2000-2010	1.41%	-0.35%	0.87%
Hhld Growth 2015B-2020	1.21%	0.85%	0.96%
Housing Units: 2015B			
Occupied Units	7,592	76,585	193,987
% Occupied Units	97.90%	98.27%	98.44%
% Vacant Housing Units	2.10%	1.73%	1.56%
Owner Occ Housing Growth 2000-2010	-1.70%	-2.01%	-0.92%
Owner Occ Housing Growth 2000-2020	3.70%	0.74%	0.54%
Owner Occ Housing Growth 2015B-2020	1.93%	0.62%	0.58%
Occ Housing Growth 2000-2010	1.41%	-0.35%	0.87%
Occ Housing Growth 2010-2020	4.50%	4.74%	4.24%
Occ Housing Growth 2015B-2020	1.21%	0.85%	0.96%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.87%	0.97%	1.02%
% Asian Population	7.51%	7.91%	7.50%
% Black Population	4.54%	4.78%	5.41%
% Hawaiian or Pacific Islander Population	0.28%	0.29%	0.40%
% Multirace Population	3.82%	4.17%	4.13%
% Other Race Population	28.13%	29.33%	32.42%
% White Population	54.85%	52.54%	49.13%
% Hispanic Population	73.42%	73.33%	76.05%
% Non Hispanic Population	26.58%	26.67%	23.95%

SITE PLAN

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For more information, please call.



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