

# IN-LINE SPACE ON BUSY DOWNEY INTERSECTION FOR LEASE



9414-9434 FIRESTONE BLVD  
DOWNEY, CA 90241



COMMERCIAL  
ASSET GROUP

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**Available**

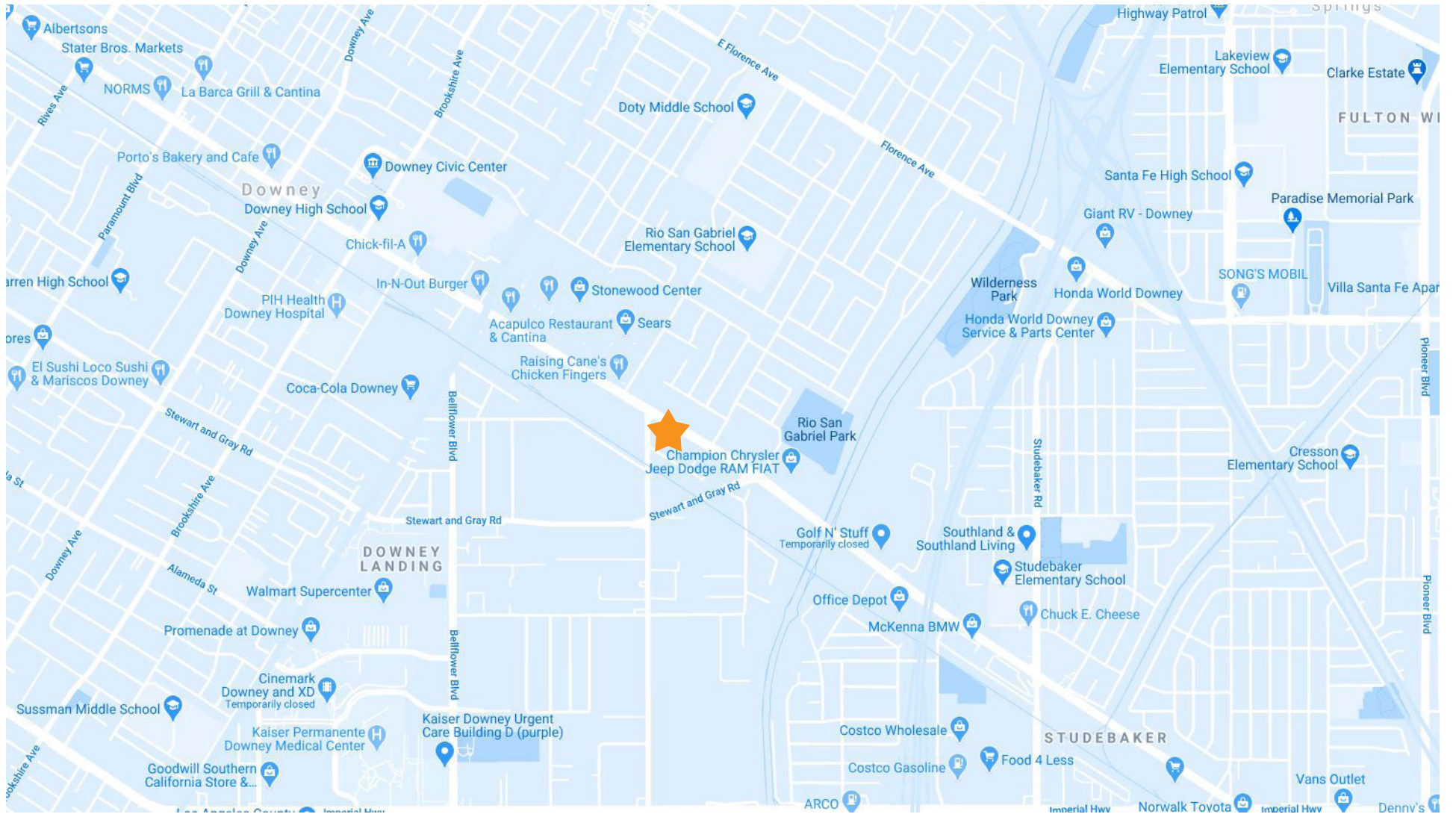
**SPACE SIZE**

±1,130 SF

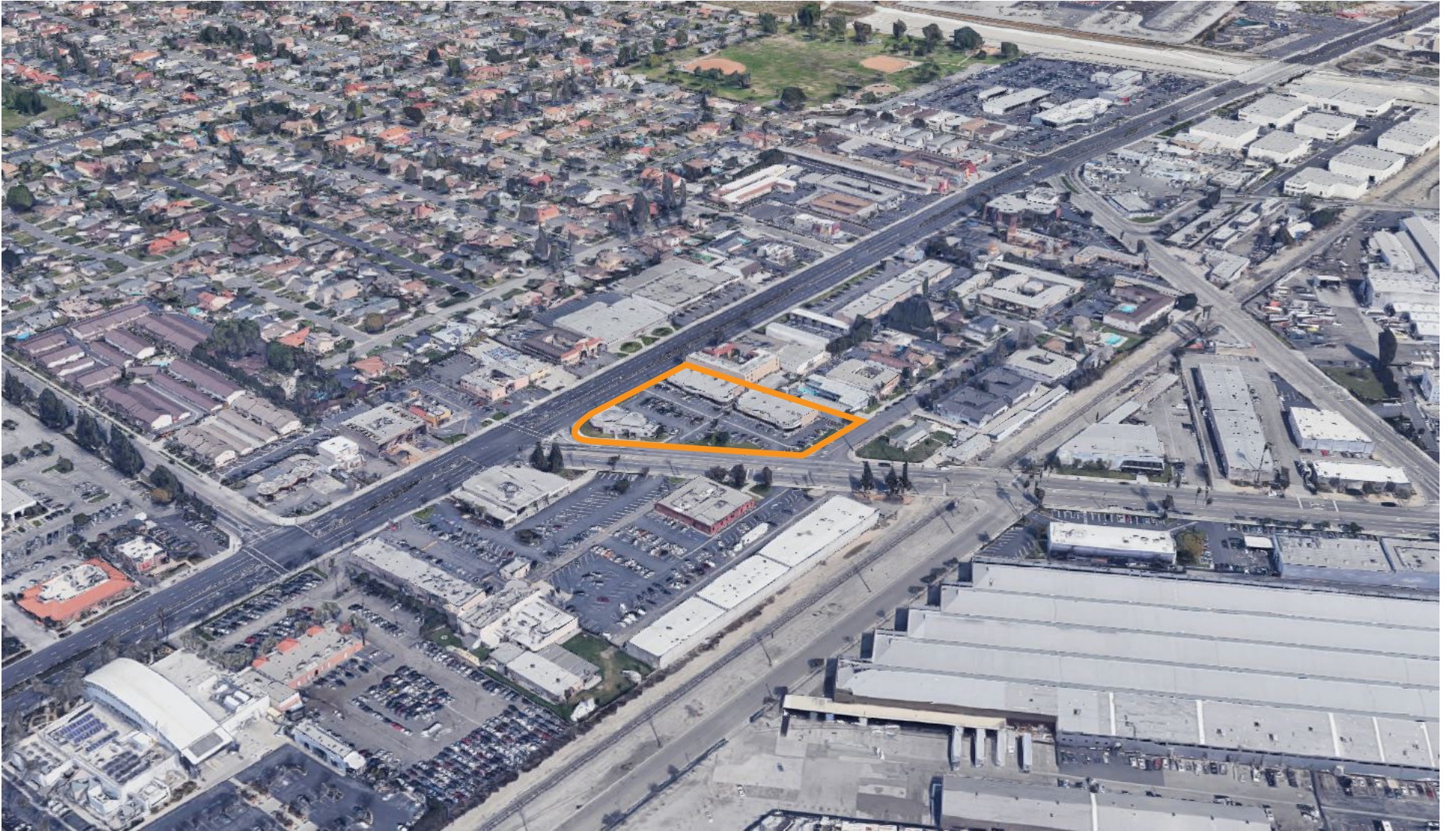
**CPD**

48,000

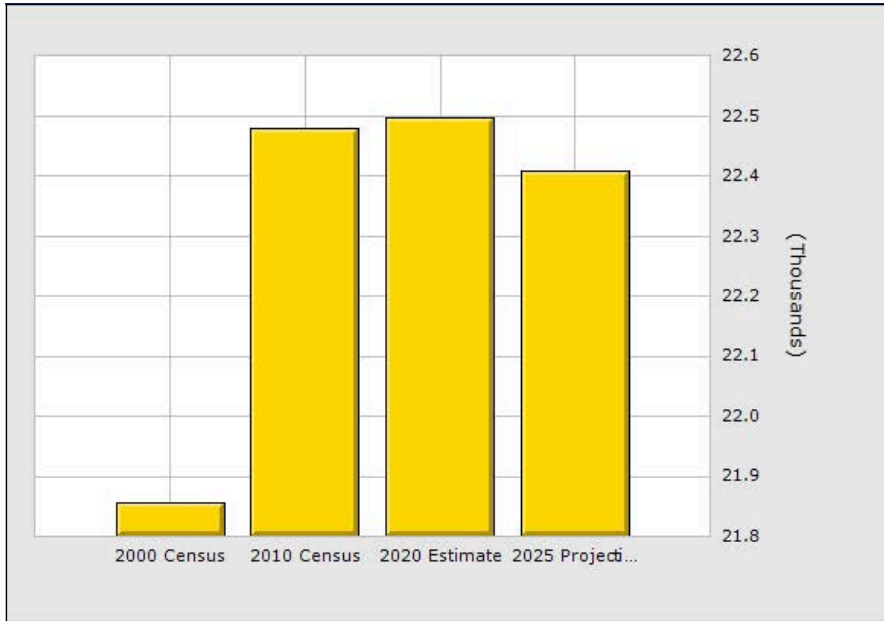
- **INLINE SPACE AVAILABLE IN A BUSY CENTER**
- **SHOPPING CENTER CO-TENANTS INCLUDE ONE MAIN FINANCIAL & T-MOBILE**
- **IDEAL FOR TAX & INSURANCE, REAL ESTATE OFFICE, EYEBROW THREADING, FITNESS STUDIO, TUTORING CLASSES**
- **SITUATED ADJACENT TO MAJOR RETAILERS: MACY'S, JC PENNEY & SEARS**
- **EXCELLENT CURB APPEAL**
- **AMPLE PARKING**
- **HEAVY CAR TRAFFIC**
- **CENTRAL LOCATION/EASILY ACCESSIBLE**
- **MAJOR SHOPPING/TRADE AREA**
- **DENSE HISPANIC DEMOGRAPHICS**



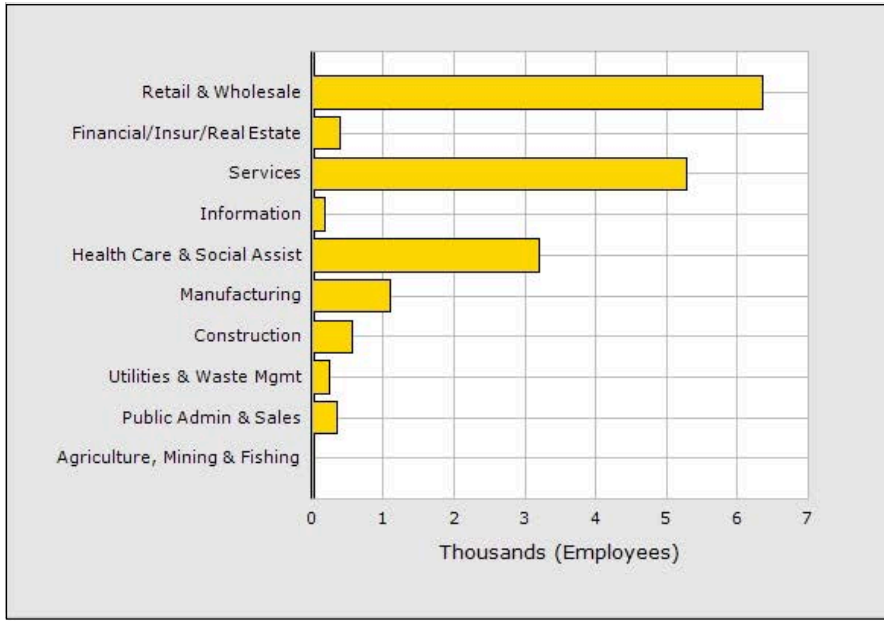
MAP



AERIAL



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

Firestone Blvd



SITE PLAN



**ALEX SHABANI**

SENIOR MANAGING DIRECTOR  
P 310.272.7397  
E ALEX@CAG-RE.COM  
LIC. 01352902

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 818.385.1470  
WWW.CAG-RE.COM LIC. 01876070