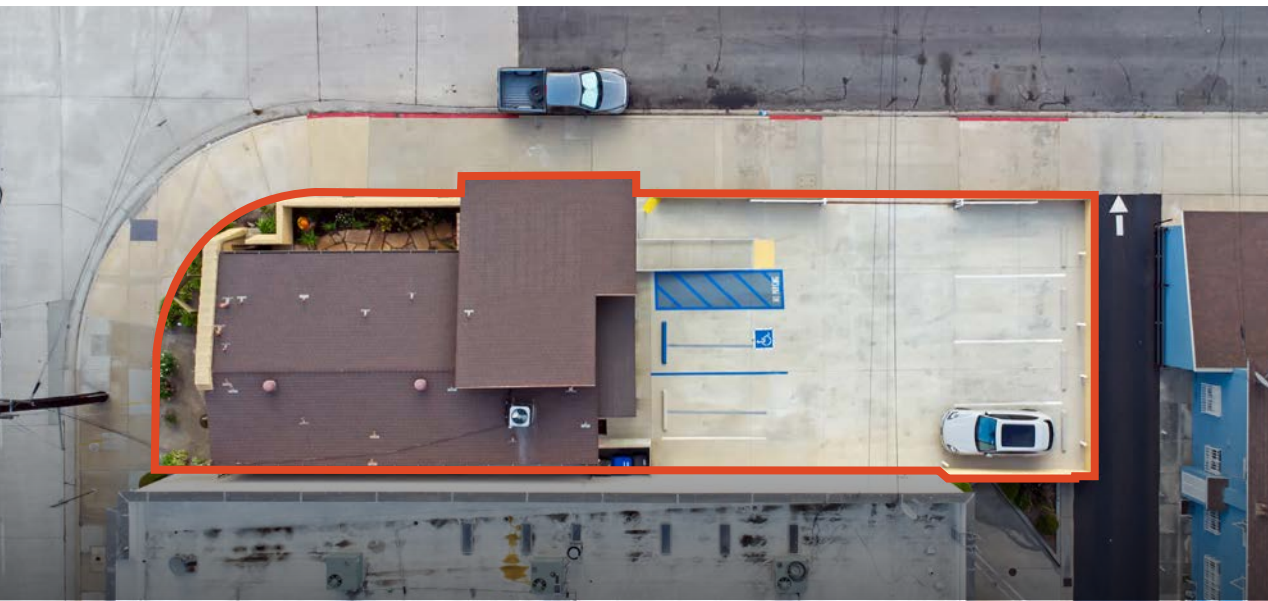




**FOR SALE**

*Turn Key Dental Medical Office Building on Florence Ave*

**PHILLIP TAGGART**  
Associate Vice President  
213.225.7237  
phil.taggart@kidder.com  
LIC N° 02149291



*Turn Key ±1,507 SF Dental Building on Florence Avenue*

ADDRESS	10207 Vultee Ave Downey, CA 90241
PRICE	\$1,200,000
PRICE/SF	\$796/SF
TOTAL BUILDING SF	1,507 SF
LOT SIZE	5,670 SF
PARKING	6 single stall spaces
ZONING	C-2
ALSO AVAILABLE FOR SALE	Dental Business, Furniture, Fixtures, and Equipment
BUSINESS & FF&E PRICE	\$200,000

10207 VULTEE AVE

# BEAUTIFULLY MAINTAINED DENTAL OFFICE FOR SALE LOCATED ON *FLORENCE AVE* IN DOWNEY, CA

## EXECUTIVE SUMMARY

The Property is a single-story medical office building that has been well maintained by Ownership throughout ownership. For Sale for the first time in 30 years, The Property has 4 existing dental chairs with plumbing ready for another room. The Property has two doctor's offices, two bathrooms, a space for a Dental Lab and a waiting room, with an additional outdoor courtyard space.

The Property has been well maintained on a regular basis, providing a turnkey opportunity for the Buyer to start operating smoothly from Day 1.

The Property has 6 private parking stalls and there is additional street parking. The Property benefits from the 90241 zip code as well as the location and frontage on Florence Avenue, the main business centric street in the City of Downey.



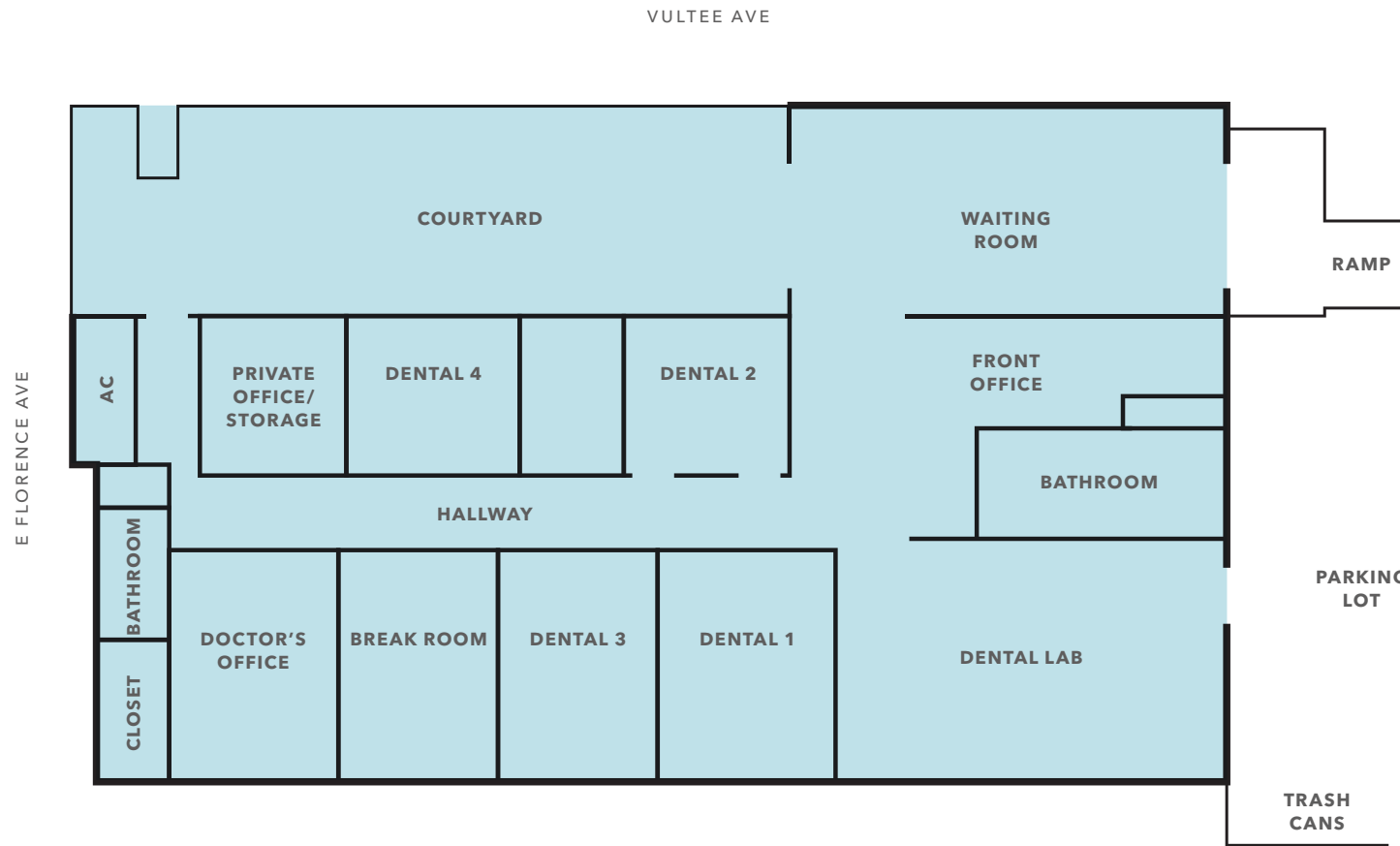
AVAILABLE FOR SALE





10207 VULTEE AVE

# FLOOR PLAN



*±1,507 SF*

TOTAL BUILDING SF

*0.11 AC*

LOT SIZE

*NOW*

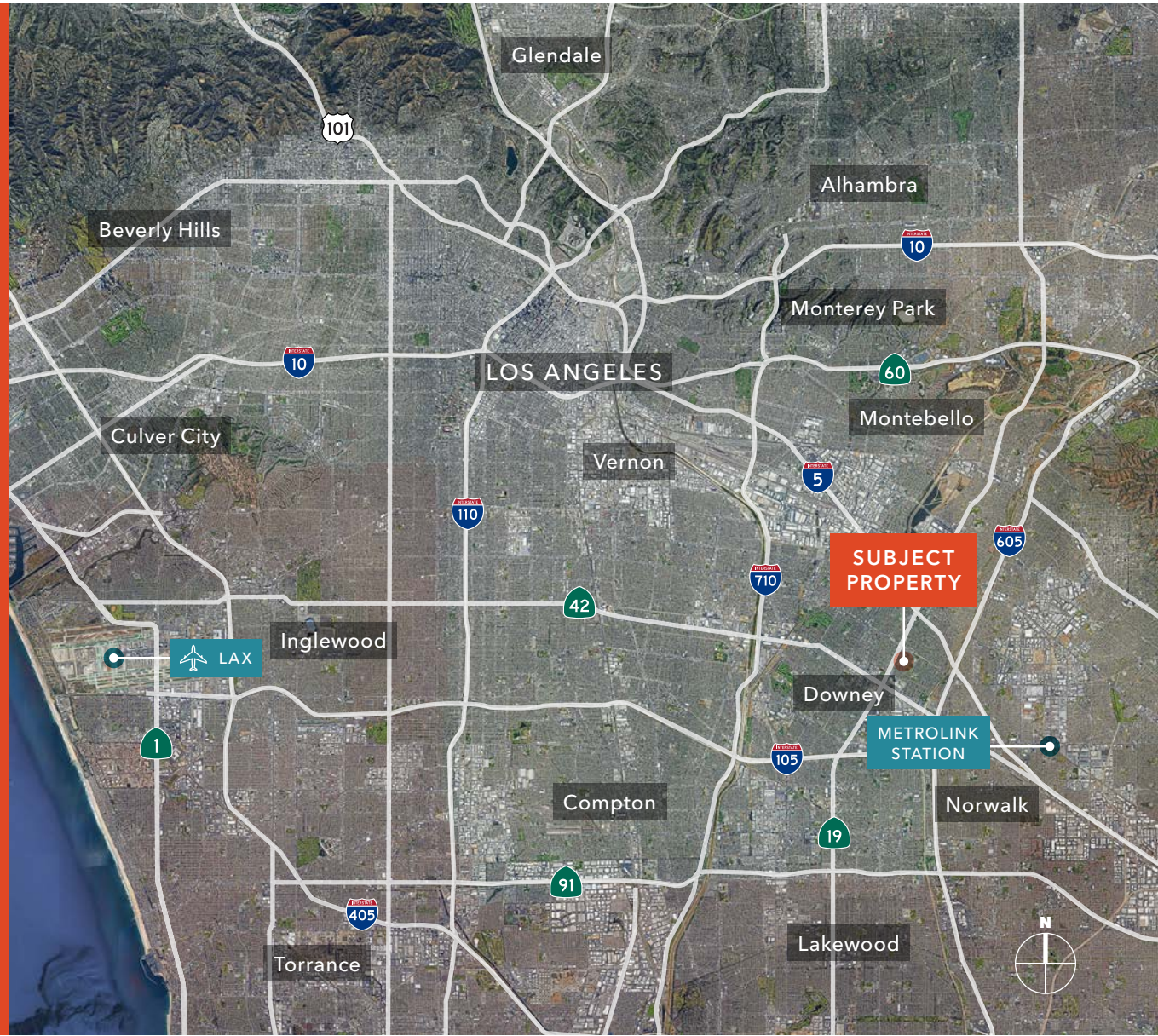
AVAILABLE

# CENTRAL DOWNEY LOCATION

Immediate access to I-5, I-105, I-710, & I-605

Conveniently accessible to Long Beach, DTLA, Anaheim, Irvine, and the Westside

Located just off major signalized intersection of Lakewood Blvd and Florence Avenue





SUBJECT  
PROPERTY

 **33,513+** VEHICLES  
Average Daily Traffic

VULTEE AVE

LAKWOOD BLVD

FLORENCE AVE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	27,429	229,297	674,375
2029 PROJECTION	26,077	218,737	646,081
2020 CENSUS	28,447	241,053	710,403
PROJECTED GROWTH 2024 - 2029	-1.0%	-0.9%	-0.8%

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.6	36.0	35.1
% FEMALE	51.5%	50.7%	50.6%
% MALE	48.5%	49.3%	49.4%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,851	67,373	193,260
2029 PROJECTED	8,538	65,165	187,755
2020 CENSUS	9,108	69,839	199,105
GROWTH 2024 - 2029	-0.7%	-0.7%	-0.6%
2024 EST. OWNER-OCCUPIED	50.4%	49.8%	46.6%
2024 EST. RENTER-OCCUPIED	42.8%	43.7%	47.0%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$160,097	\$115,100	\$105,801
2024 EST. MEDIAN HH INCOME	\$116,201	\$90,454	\$83,153
2024 EST. PER CAPITA INCOME	\$51,720	\$33,982	\$30,447

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,484	8,320	23,808
TOTAL EMPLOYEES	9,934	88,192	242,970
WHITE COLLAR WORKERS	64.5%	56.0%	52.2%
BLUE COLLAR WORKERS	35.5%	44.0%	47.8%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	7.1%	9.1%	10.5%
HIGH SCHOOL DIPLOMA	22.6%	27.3%	27.6%
SOME COLLEGE	23.3%	19.6%	19.2%
ASSOCIATE	8.6%	7.2%	6.9%
BACHELOR'S	18.6%	15.4%	13.5%
GRADUATE	11.2%	6.6%	5.5%

Data Source: ©2024, Sites USA



## 10207 VULTEE AVE

*For more information on  
this property, please contact*

**PHILLIP TAGGART**  
Associate Vice President  
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LIC N° 02149291

KIDDER.COM

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