



Downey Gateway

8236 - 8276 Firestone, Downey, CA 90241



Tom Theung

MS Properties

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Downey Gateway

\$17,500,000

93% Leased - Prime NNN Investment Opportunity located in the heart of Downtown Downey. Downey Gateway is a 14 -Tenant, 27,088* square foot, newly revitalized restaurant and entertainment center located in the heart of Downtown Downey. The center is located on a busy intersection of Firestone Boulevard and Downey Avenue in the heart of Downtown's Downey. Downey Gateway is an exciting and iconic point of destination for local residents and visitors alike. The center is situated on 1.16 acres and comprises 4 separate buildings featuring an entertainment courtyard with a large screen TV for outdoor music. Convenient parking for Downey...

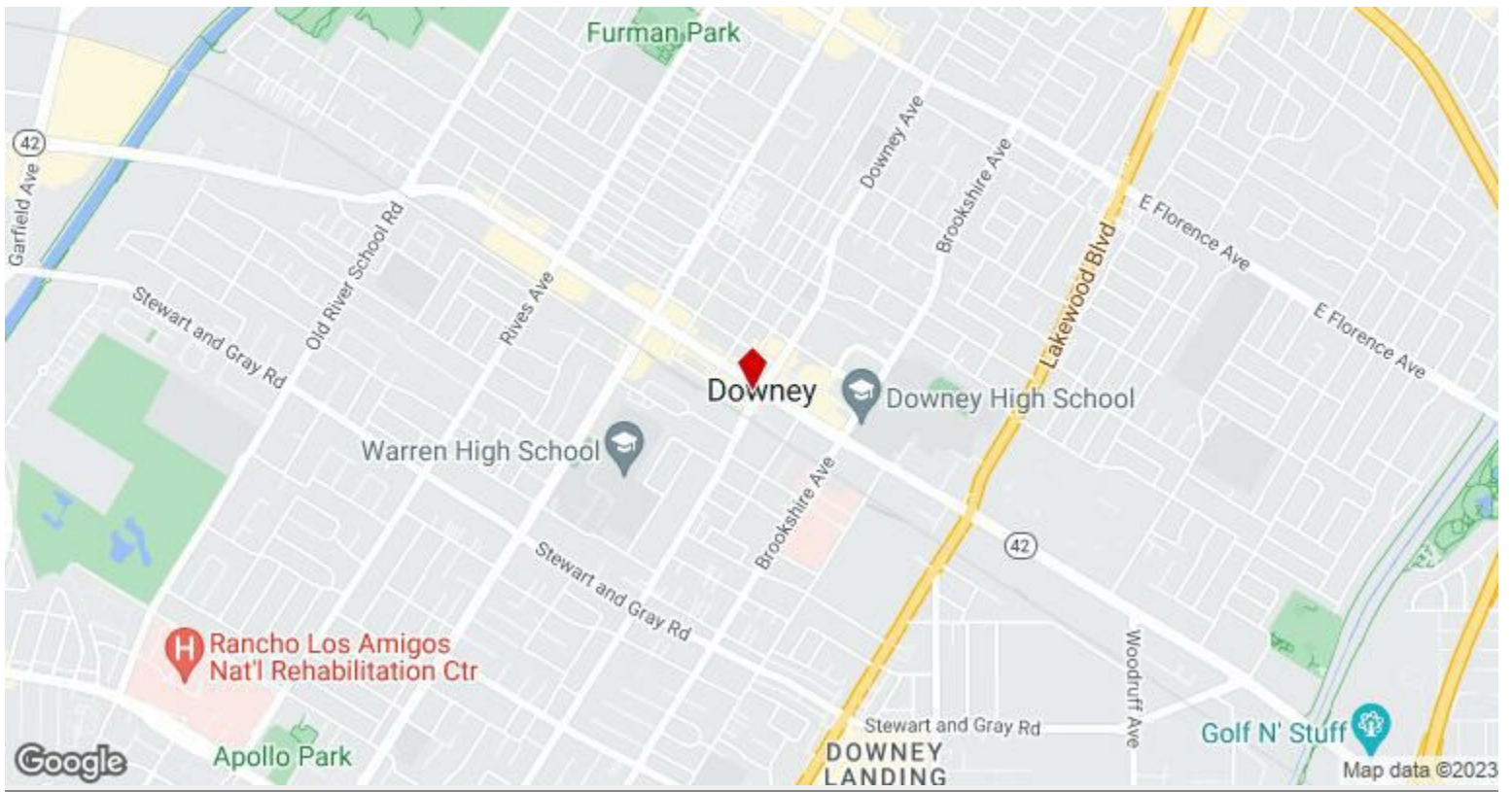
- Heavy Traffic Corner Intersection
- Dense, Infill Urban Demographics
- Mixed of Internet Resistant Restaurant & Service Tenants
- Heavy Foot Traffic
- National & Local Tenant Mix
- Excellent Exposure & Visibility



Price:	\$17,500,000
Property Type:	Retail
Sale Type:	Investment
Cap Rate:	5.56%
Lot Size:	1.16 AC
Gross Leasable Area:	27,088 SF
No. Stories:	1
Year Built:	2013
Tenancy:	Multiple
Zoning Description:	DOM2
APN / Parcel ID:	6255-003-018
Walk Score @:	91 (Walker's Paradise)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chop'd Downey	-	
Evolution Hair Salon	-	
Financial Partner Credit Union	-	
La Chula Restaurant	-	
Legends Boardshop	-	
Pelicana Chicken	-	
Starfish Sushi	-	
Stinkin Crawfish	-	
Sugar & Glow	-	
Taquero Mucho	-	
Tea Leaf Boba	-	
The Hummus Factory	-	
Waba Grill	-	
Yogurtland	-	

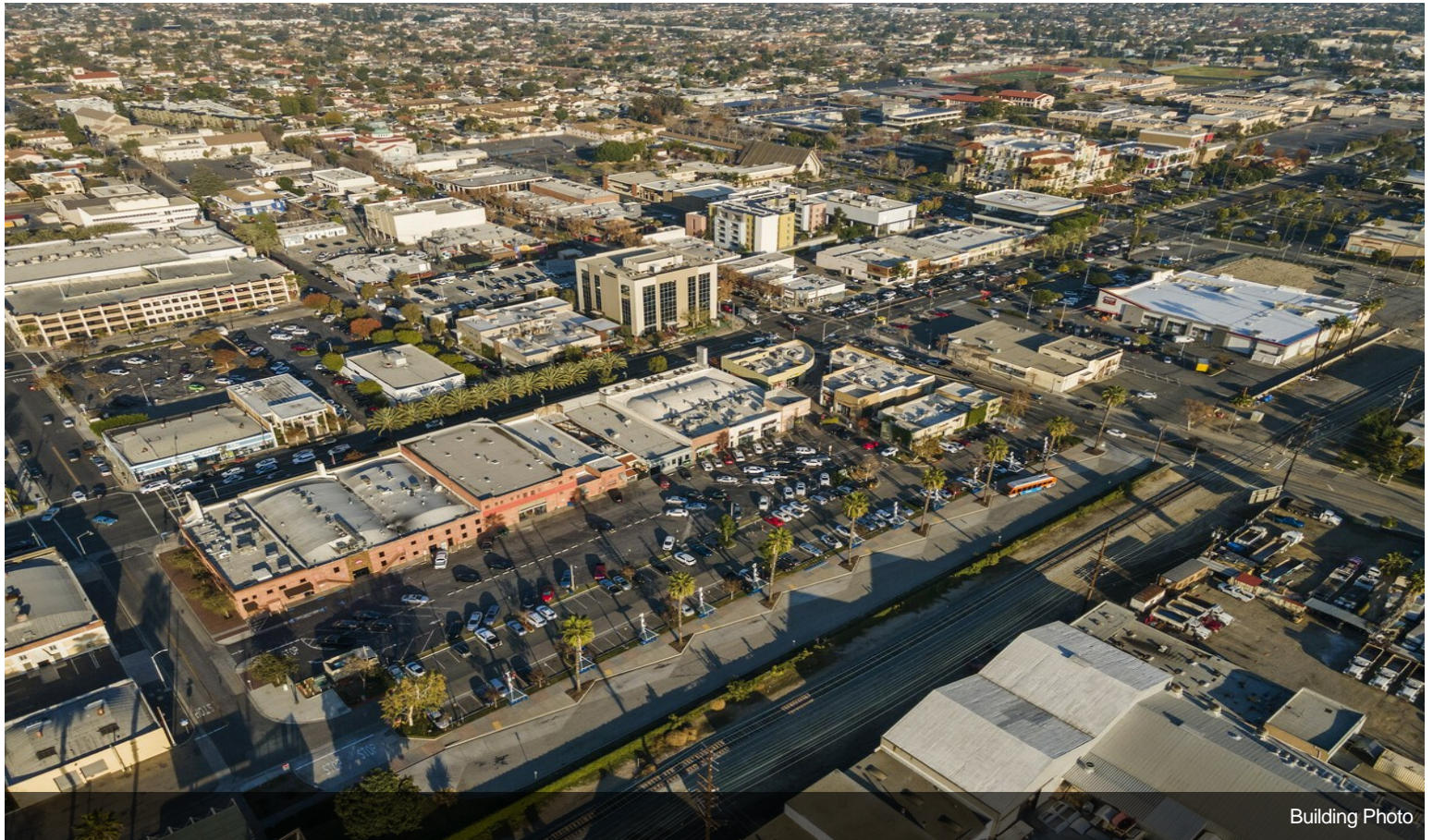


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Property Photos



Building Photo



Building Photo

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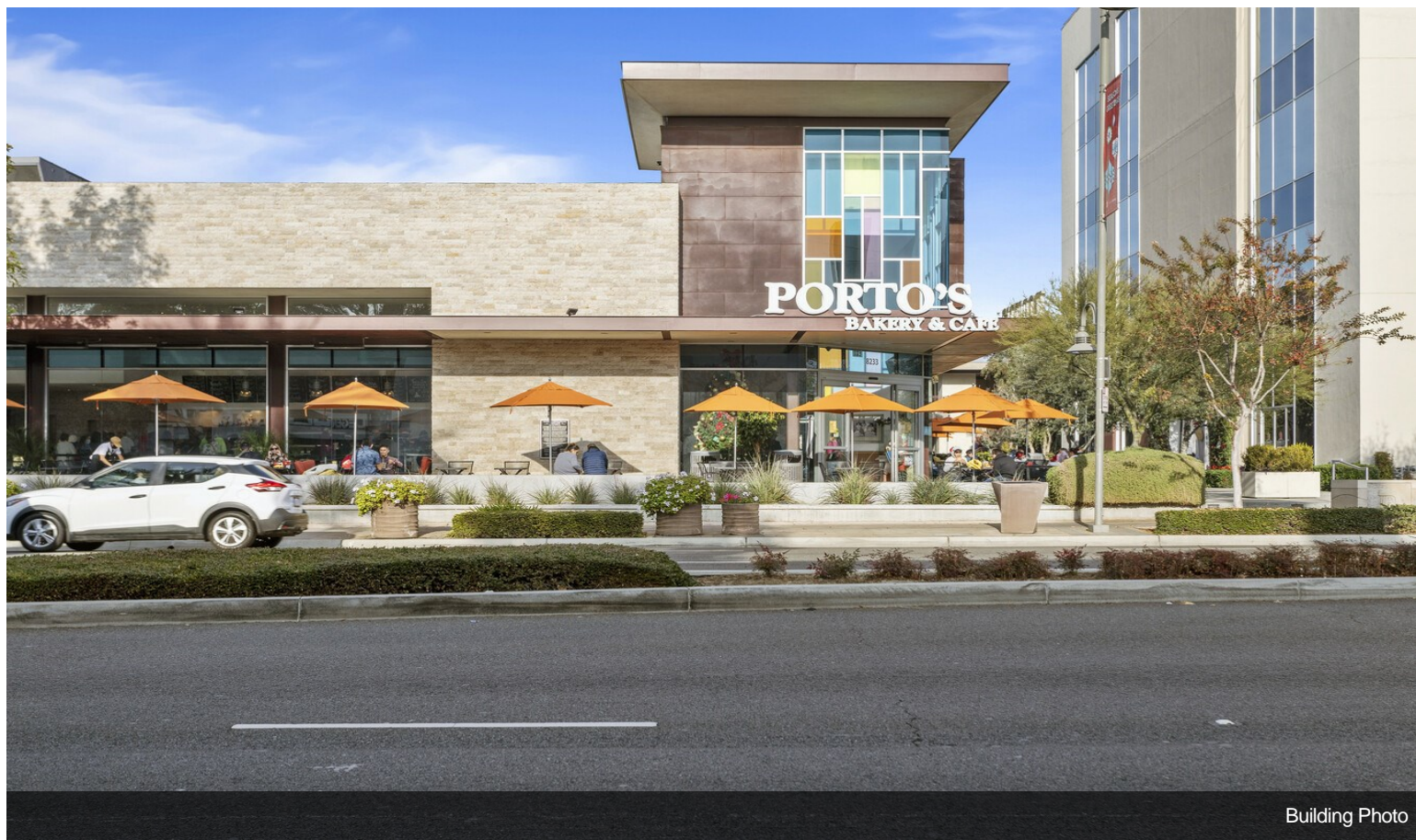


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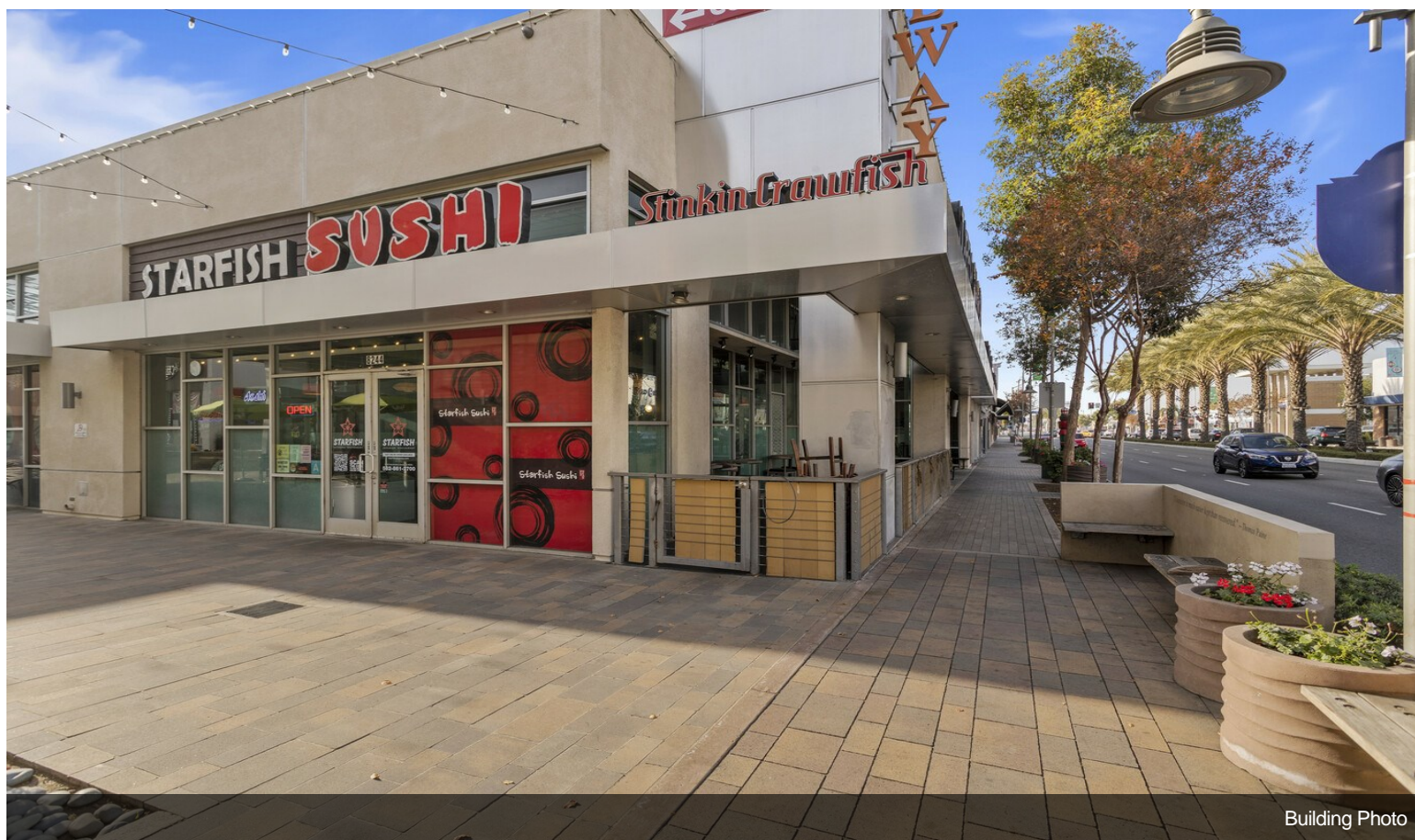


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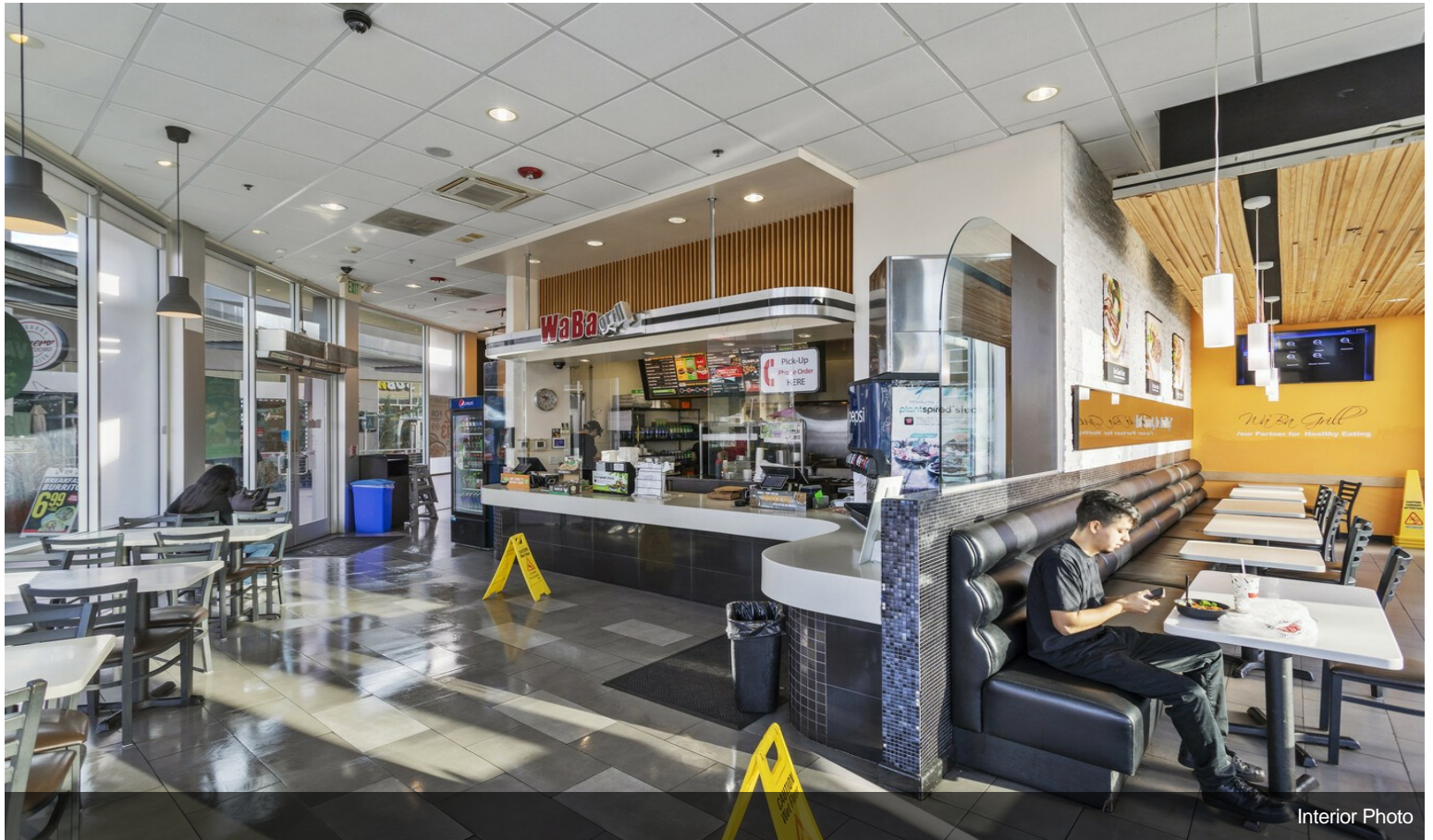


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Interior Photo



Interior Photo

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Interior Photo



Interior Photo

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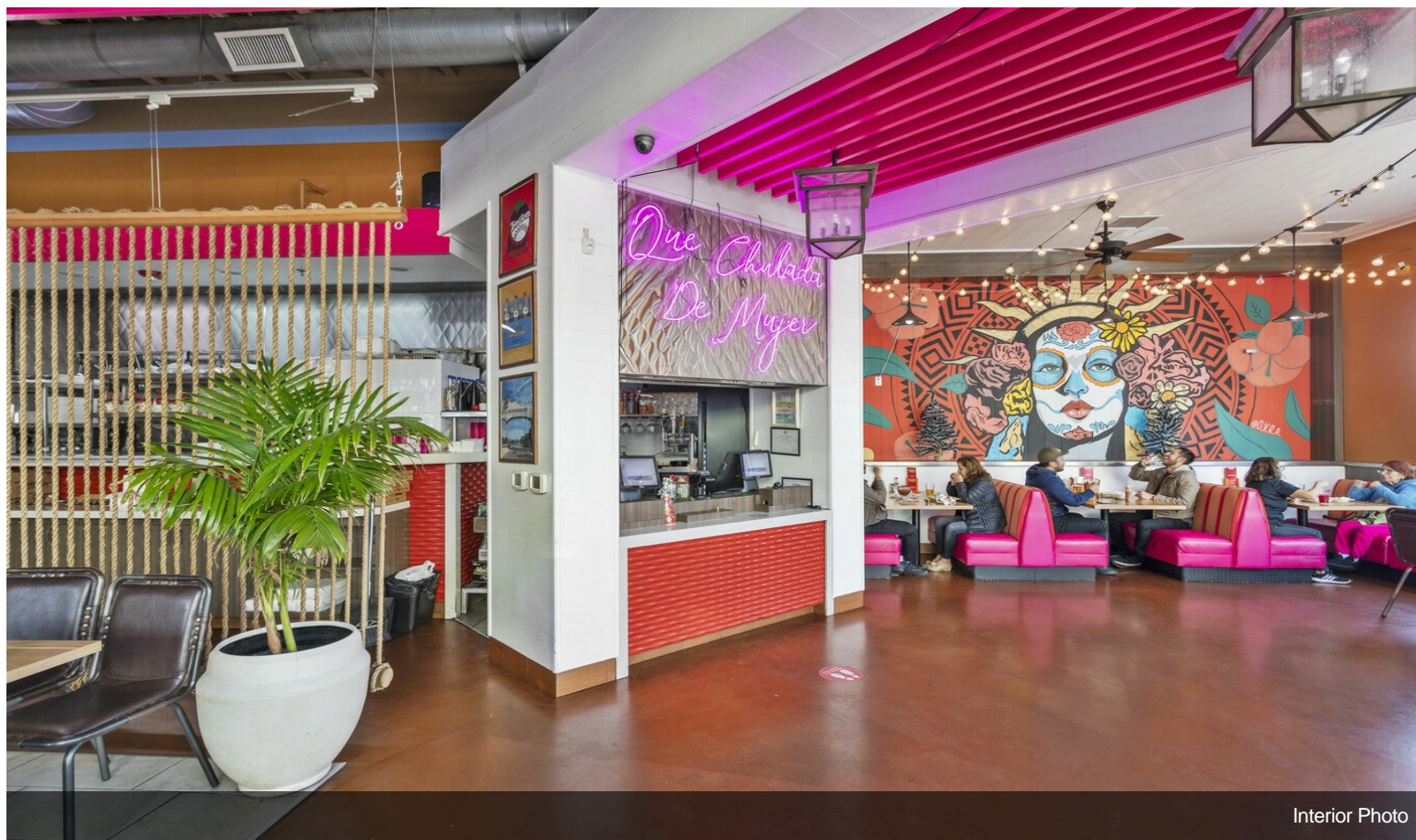


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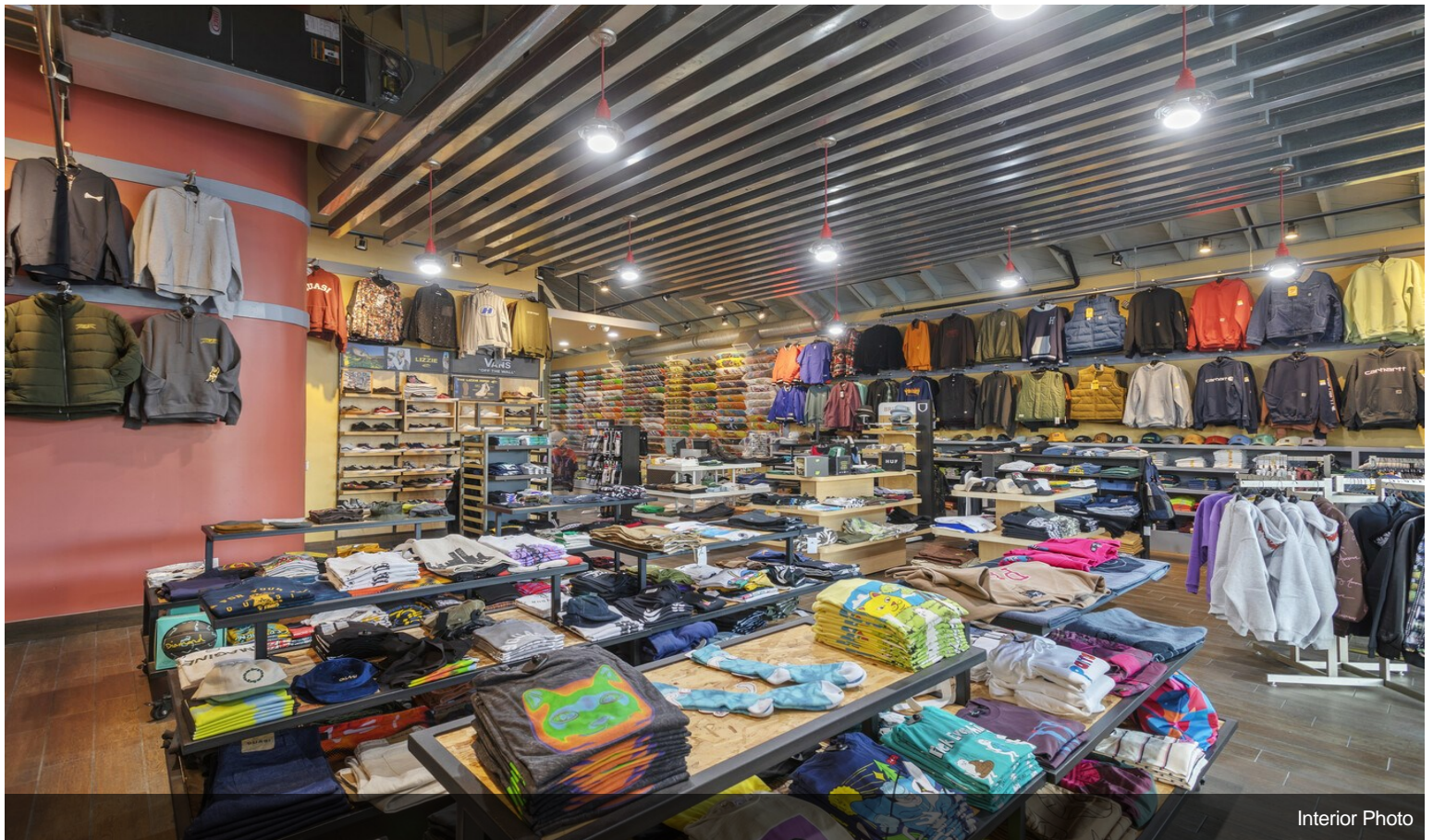


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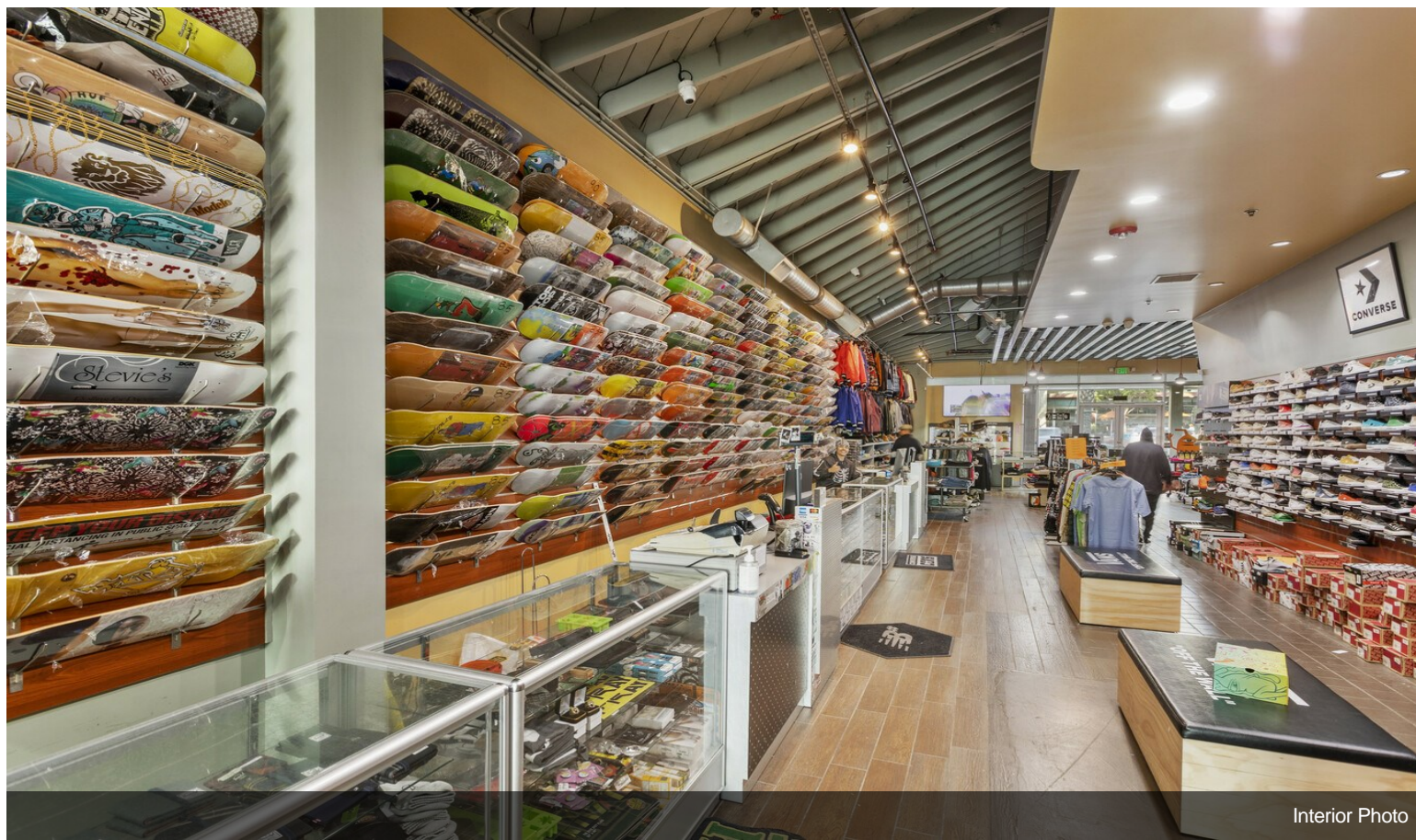


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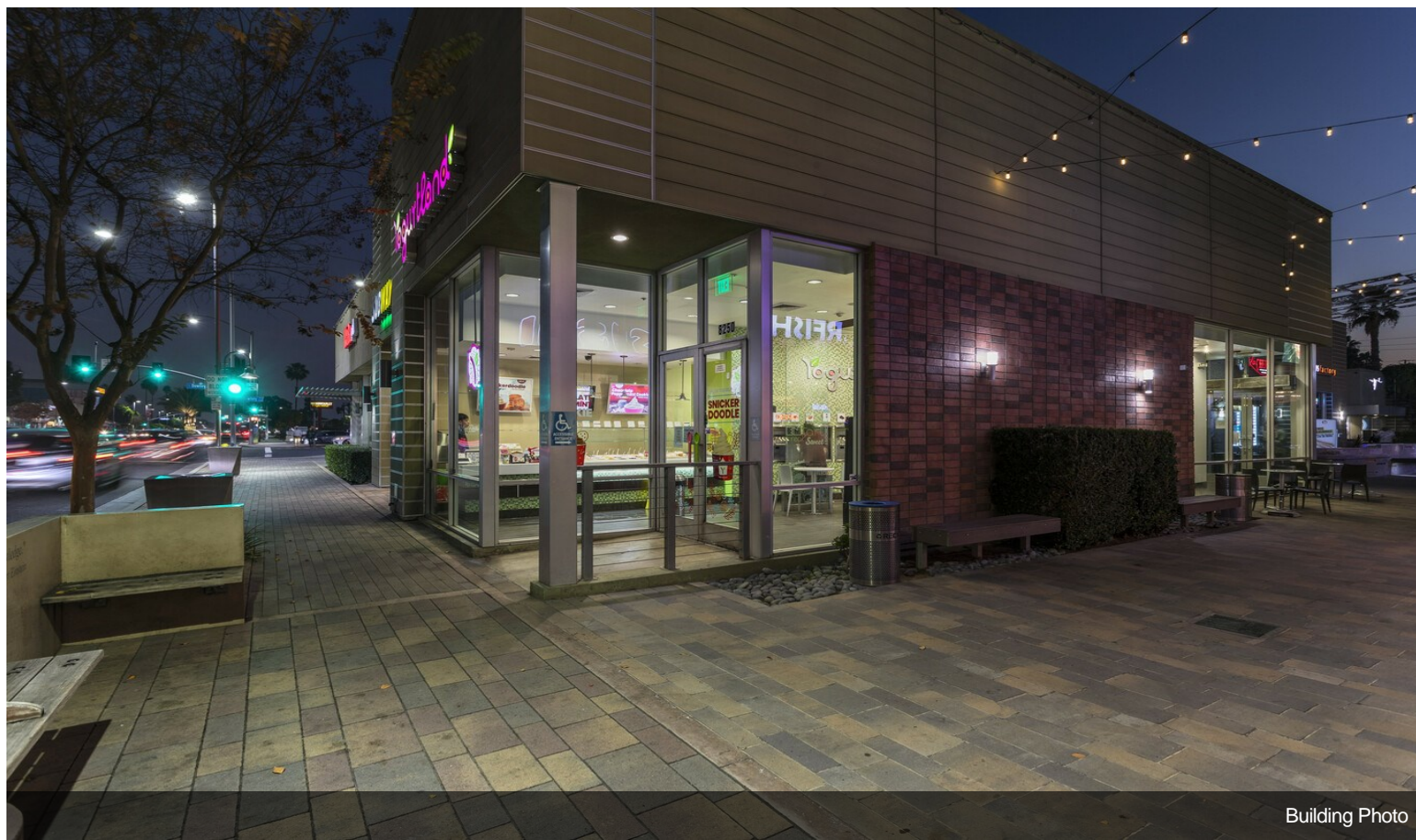


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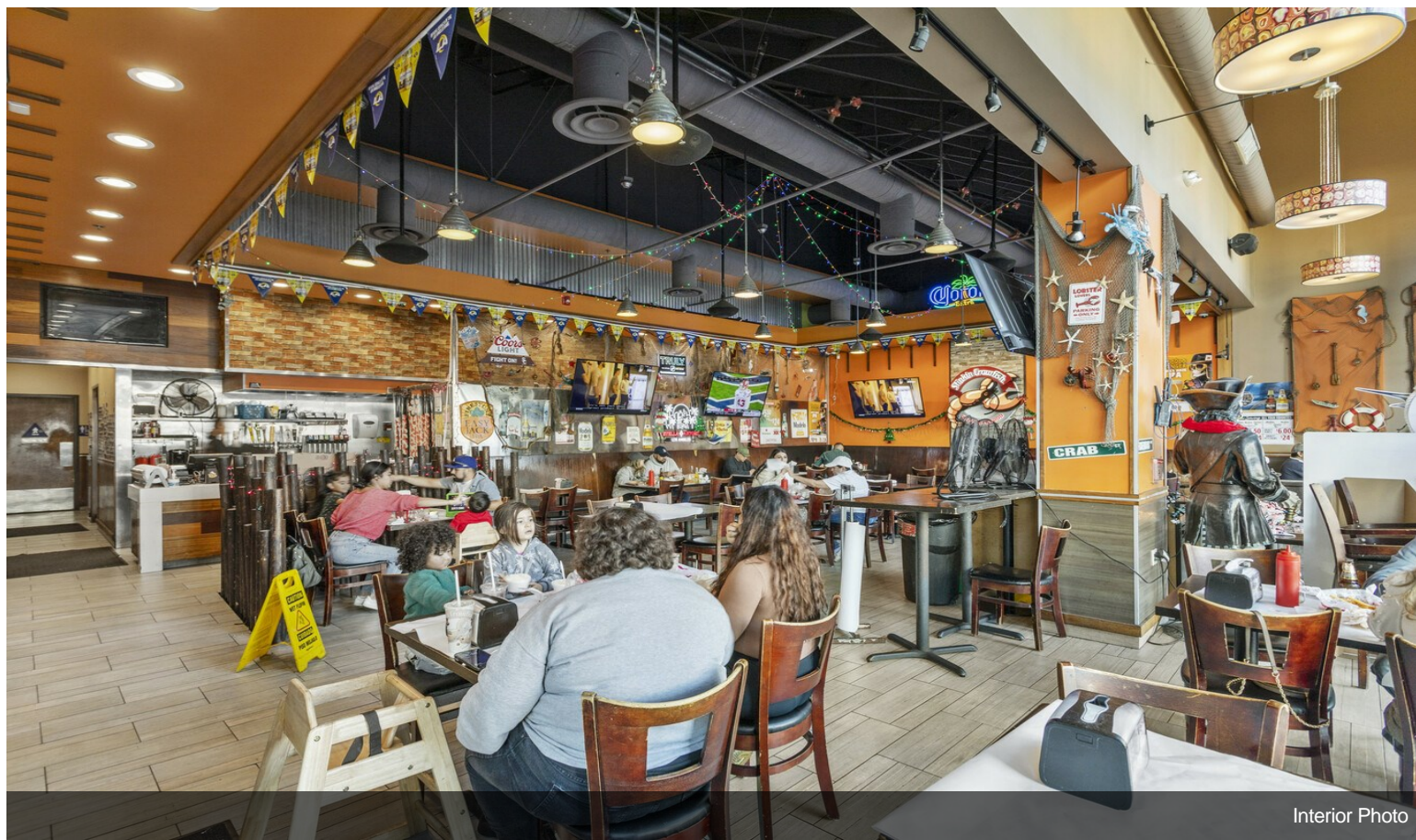


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