



9018 FIRESTONE BLVD
DOWNEY, CA 90241

±10,000 SF OF RETAIL SHOPS
±2,025 SF QSR AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



Full property renovation scheduled for completion in early 2026.



Over 115 feet of high-visibility storefronts along Lakewood Blvd.



Expansive surface parking field encircling the building for convenience and accessibility.



Pylon signage available on both Firestone Blvd ($\pm 41,470$ VPD) and Lakewood Blvd ($\pm 36,000$ VPD).



CONTACT BROKER ASKING RENT

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 PROJECTION	25,911	242,335	643,979
2025 POPULATION	26,787	251,635	671,248
2020 CENSUS	27,947	267,946	727,313
DAYTIME POPULATION	33,328	224,868	631,484
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 PROJECTION	8,079	69,233	176,855
2025 HOUSEHOLDS	8,371	72,068	184,774
2020 CENSUS	8,807	77,405	201,786
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$93,833	\$98,654	\$90,359



Foot Locker

**SPRINGHILL
SUITES[®]
BY MARRIOTT**

**±30,000 SF ANCHOR
LEASE PENDING**

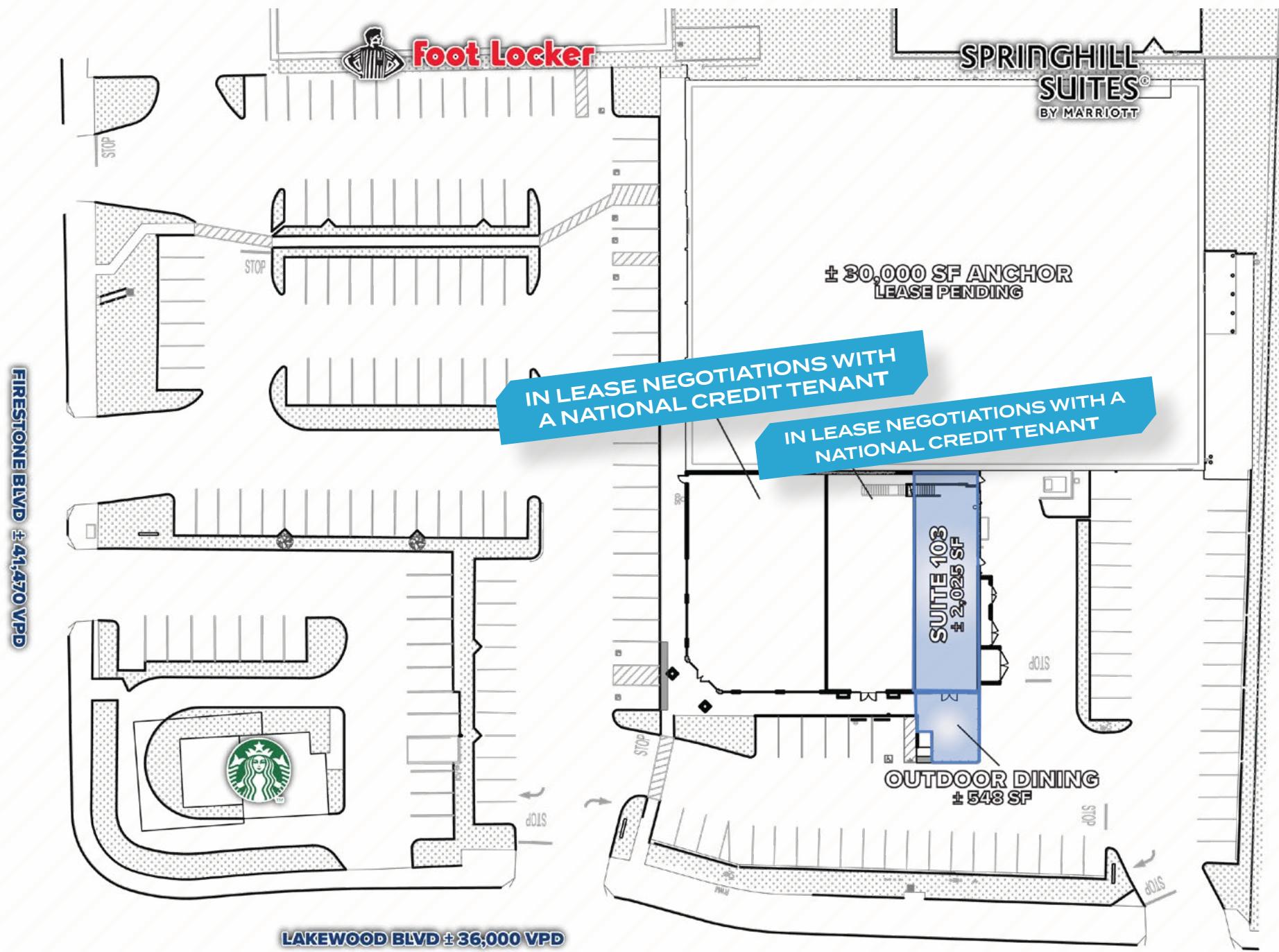
**AVAILABLE
±10,000 SF**

FIRESTONE BLVD ± 41,470 VPD

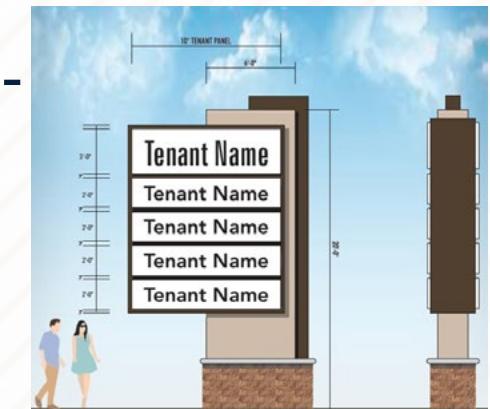


LAKWOOD BLVD ± 36,000 VPD

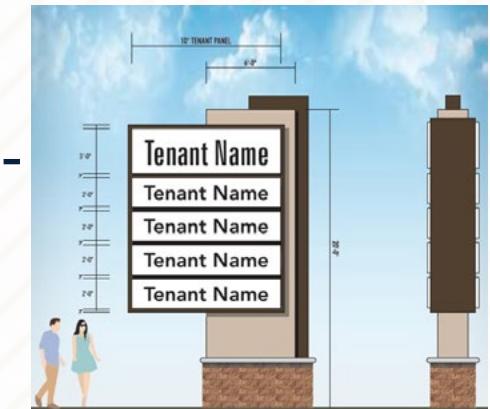
PROPOSED FLOOR PLAN



PYLON SIGN EXHIBIT



P.1 SIGN TO REPLACE
EXISTING BIG LOTS SIGN



P.2 SIGN TO REPLACE
EXISTING BIG LOTS SIGN



DOWNEY HIGH SCHOOL
4,063 STUDENTS



WARREN HIGH SCHOOL
3,437 STUDENTS



STONEWOOD CENTER



FIRESTONE BLVD ± 41,470 VPD

SUBJECT PROPERTY



DOWNEY LANDING



LAKWOOD BLVD ± 36,000 VPD



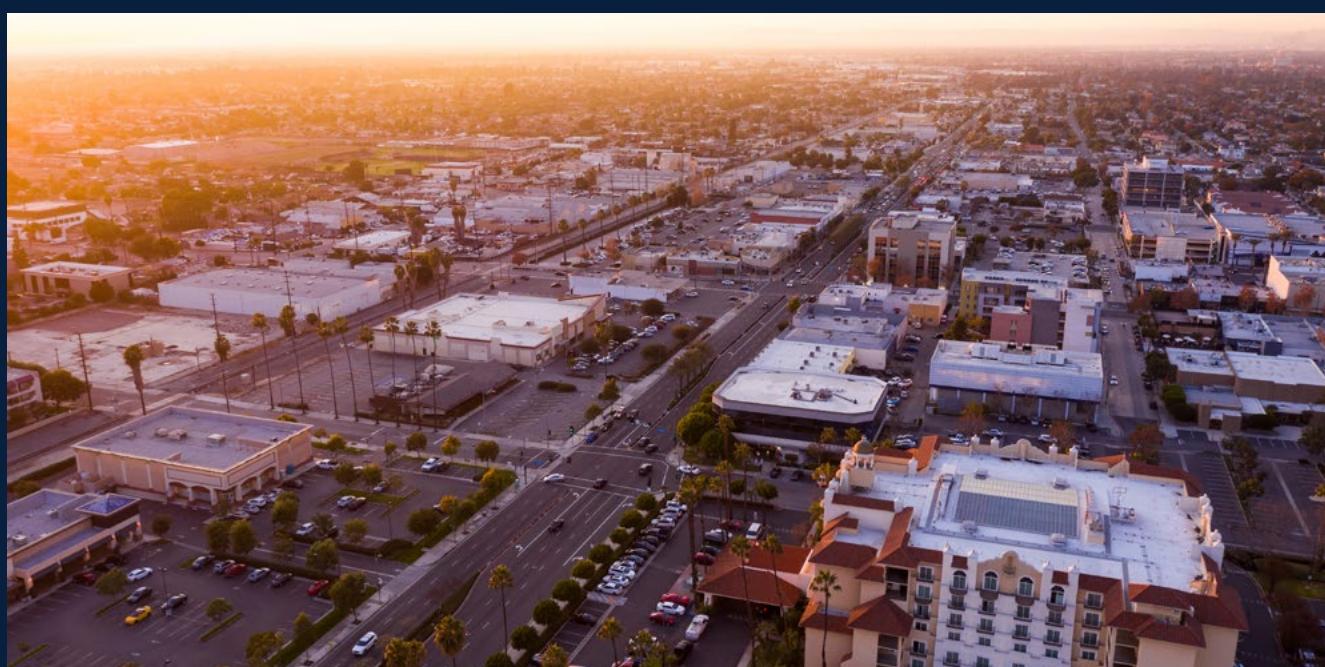
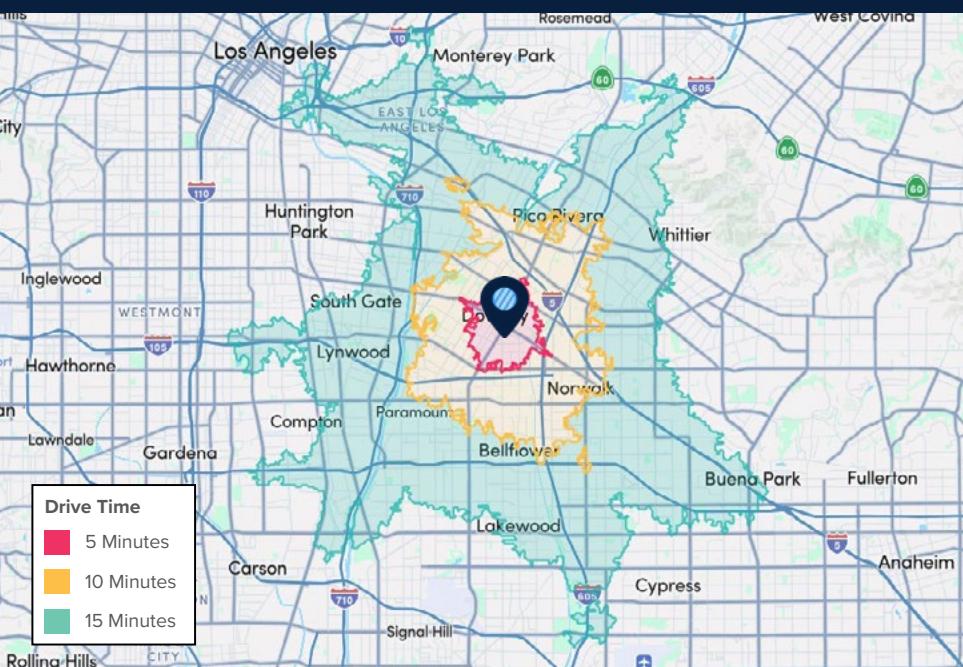
PROMENADE AT DOWNEY



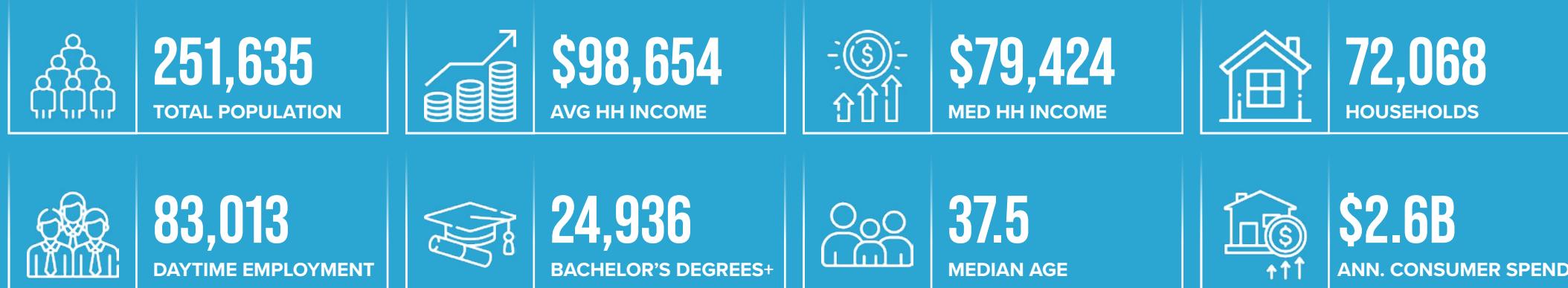
MARKET OVERVIEW

DOWNEY, CA

Downey is a city in southeastern Los Angeles County, located approximately 13 miles southeast of downtown Los Angeles. It is primarily residential, featuring a mix of single-family homes, apartment complexes, and commercial areas. The city has historical ties to the aerospace industry, particularly as the former location of a NASA facility involved in the Apollo space program. Downey is accessible via major freeways such as Interstate 5 and Interstate 105, making it well connected to the Greater Los Angeles region. It is served by the Downey Unified School District and offers a range of public amenities including parks, shopping centers, and medical services. In recent years, the city has also seen new development projects aimed at revitalizing commercial corridors and enhancing local infrastructure.



MARKET DEMOGRAPHICS WITHIN 3 MILES OF THE SUBJECT PROPERTY



9018 FIRESTONE BLVD

DOWNEY, CA 90241

AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT

CAMERON CROWNER
Senior Vice President

Direct: (310) 694-9455
Email: cameron.crowner@matthews.com
License No. 00924460 (CA)

BROKER OF RECORD
David Harrington
License No. 02168060 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of **9018 Firestone Blvd, Downey, CA 90241** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

