

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

 **MS** Properties, Inc. Presented By:
MS Properties



Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Details

Downey Gateway is a 27,088 square foot, newly revitalized restaurant and entertainment center located in the heart of Downey. The busy intersection of Firestone Boulevard and Downey Avenue is Downtown's exciting new point of destination for local residents and visitors alike. The center is situated on 1.16 acres and comprises 4 separate buildings ranging in size from nearly 3,000 square feet to over 13,000 square feet. Convenient parking for Gateway customers is assured with a large parking lot shared by the adjacent building and the city. The ideal tenant mix consisting of 72% restaurant use draws in customers for an evening of food and entertainment. The buildings are artfully connected by a vibrant and inviting courtyard that features artwork and a stage for performers. Past and future performances include live blues & rock night, beatboxing, hip hop, comedy improv, high school band showcases and other local and regional performers. A popular Facebook account allows customers to stay in tune with upcoming performances as well as allowing local talent to book time to reserve the stage. The common area also features free Wi-Fi and a large television viewing screen complete with surround sound for the entire property that can broadcast the live performances from the stage, music videos, or even stream national televised events such as Monday Night Football and World Series.

Price: \$39.00 /SF/YR

- Heavy Vehicle & Foot Traffic
- Located in the Heart of Downtown Downey
- Excellent Restaurant Tenant Mix

View the full listing here: <https://www.loopnet.com/Listing/8236-8274-Firestone-Blvd-Downey-CA/38280822/>

Rental Rate:	\$39.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	14
Center Properties:	4
Frontage:	244' on Downey Ave
Gross Leasable Area:	25,304 SF
Walk Score ®:	91 (Walker's Paradise)
Rental Rate Mo:	\$3.25 /SF/MO

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Listing space

1st Floor Ste 8236	Space Available:	3,212 SF
	Rental Rate:	\$39.00 /SF/YR
	Date Available:	September 01, 2026
	Service Type:	Triple Net (NNN)
	Space Type:	Relet Retail
	Space Use:	5 Years
	Lease Term:	

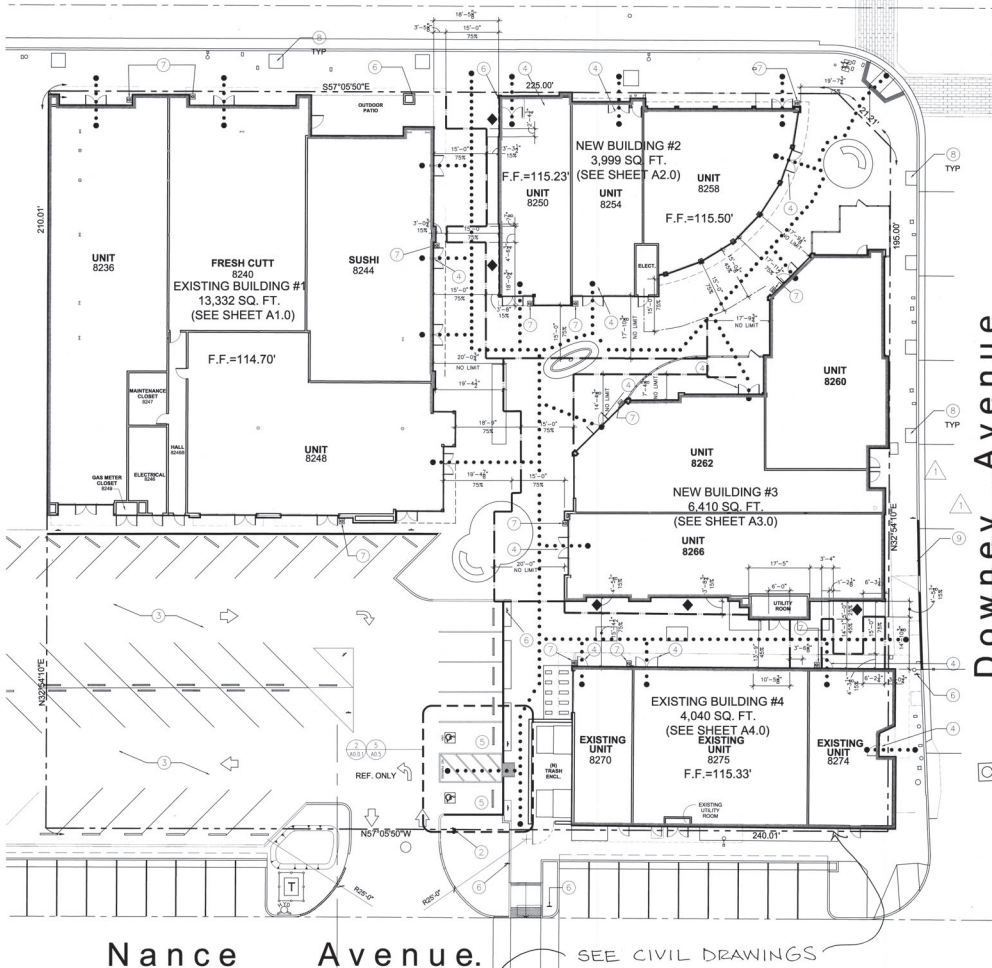
3,212 SF retail space will be available for lease starting September 1, 2026. The space can be use as retail without additional build out. The space is ideal for restaurant use which requires additional build out and tenant improvements. Landlord is open to negotiation for restaurant use and build out subject to restaurant use which will not conflict with current tenant mixed and exclusivity. Please contact leasing broker for more information.



- [illegible]

SA.0

Firestone Boulevard



Nance Avenue.

SEE CIVIL DRAWINGS

- LEGENDS**
- PROPERTY LINE
 - PATH OF TRAVEL
 - ASSUMED IMAGINARY PROPERTY LINE PER CBC 705.3
 - FIRE RATED EXTERIOR WALLS
 - PER CBC SEC 705.8.2 PROTECTED EXTERIOR OPENINGS BY A WATER CURTAIN IN ACCORDANCE WITH SEC. 903.3.1.1 NFPA 13 SYSTEM
 - FIRE KNOS-BOX MOUNTED 8'-0" TO 10'-0" ABOVE FINISH FLOOR, APPROVED BY DOWNEY FIRE DEPT. SEE DETAIL AND SPECIFICATIONS

- KEY NOTES**
- (1) NO CONCRETE STAMP PATTERN (N)
 - (2) HANDCAP SITE ENTRANCE STORAGE, SEE DETAIL (S)
 - (3) NO TYPICAL SURFACE MARKINGS, SEE DETAIL (S)
 - (4) NO EXTERIOR & EXIT DOOR TACTILE CROSS SIGNS SEE DETAIL (S)
 - (5) NO ACCESSIBLE PARKING STALLS TO MEET ADA REQUIREMENTS
 - (6) NO ADA PATH ACCESS PATH SIGNS SEE DETAIL (S)
 - (7) NO KNOS-BOX
 - (8) EXISTING TREE WELLS (TYP)
 - (9) NEW CURB AT 0' GRADE (SEE CIVIL DRAWINGS)
- NOTE: REFER TO CIVIL DRAWINGS FOR OFF-SITE IMPROVEMENTS (SEPARATE PERMIT REQUIRED)

STRUCTURAL OBSERVATION PROGRAM AND OBSERVATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 15151 APR. NO.
Description of Work: **NEW FRAMES & NEW STRUCTURES**
Owner: **AMUSEMENT INDUSTRY PARTNERSHIP #2**
Architect: **DAVID NELSON**
Civil Engineer: **DAVID NELSON**

Foundation	Wall	Frame	Diaphragm
☐ Footing, Stem Walls, Piers ☐ Mat Foundation ☐ Cantilever, Pier, Grade Beam ☐ Slab on Grade Foundation ☐ Other: FLAT SLAB	☐ Concrete ☐ Masonry ☐ Wood ☐ Other: FLAT SLAB	☐ Steel Moment Frame ☐ Steel Braced Frame ☐ Concrete Moment Frame ☐ Masonry Wall Frame ☐ Other: FLAT SLAB	☐ Concrete ☐ Steel Deck ☐ Wood ☐ Other: FLAT SLAB

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed form or individual is listed by me to be the Structural Observer.

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD
I, the Architect or Engineer of record for the project, declare that the above listed form or individual is designated by me to be responsible for the Structural Observation.

Signature: **DAVID NELSON** Date: **8-5-11**
Signature: **DAVID NELSON** Date: **8-5-11**

APPROVED
AUG 13 2011

REVIEWED
AUG 11 2011
INTERVIEW CONSULTING GROUP

NOT TO SCALE

Westland Real Estate Group
Architectural Division
15151 APR. NO. 15151
(310) 634-1357 Fax (310) 634-7698



SIGNATURE DATE:

DOWNEY GATEWAY
8200+ 15151 APR. NO. 15151
DOWNEY, CA 90241

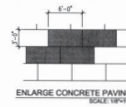
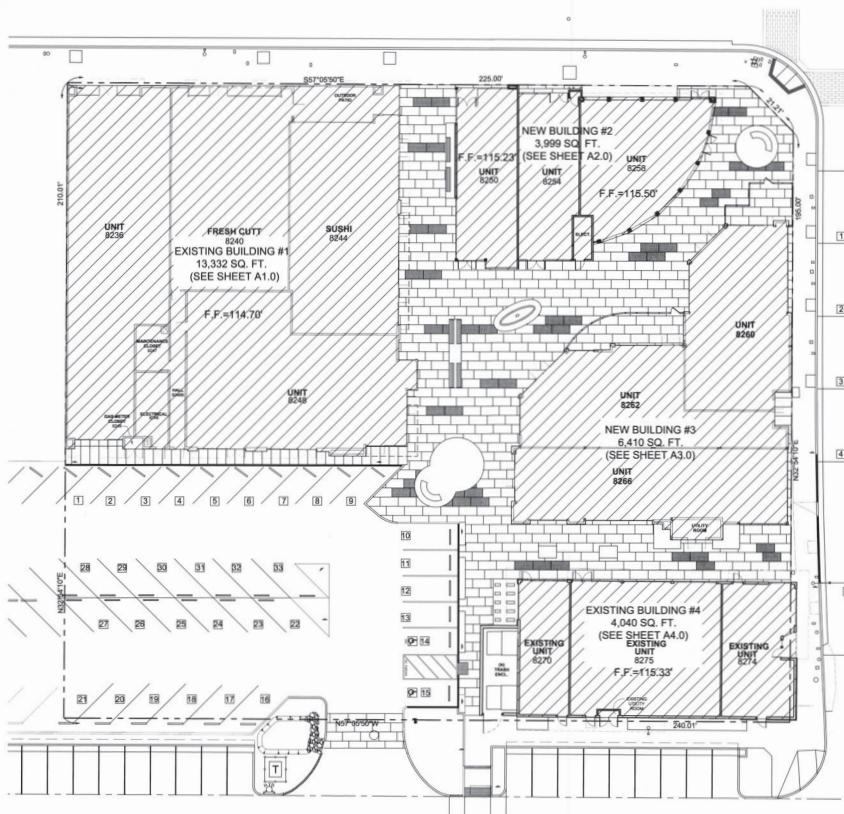
AMUSEMENT INDUSTRY PARTNERSHIP #2
15151 APR. NO. 15151
DOWNEY, CA 90241

Revisions:
1. Big Dept Corrections 04-09-11
2. Big Dept Corrections 07-09-11

No. Description
Project No.: 2507
Drawn By: MM, BC & TT
Reviewed By: GAT
Scale: 1/8"=1'-0"
Date: 4-09-11
Filename:
Sheet No.:
A0.0

ADA PATH OF TRAVEL PLAN

Not for construction and related, signed, and dated.



PAVING KEY NOTES	
PROPERTY LINE	
NEW CONCRETE PAVING	
EXISTING PAVING	
NEW CONCRETE PAVING	

GENERAL NOTES	
1.	ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CITY OF DOWNEY PLANNING DIVISION
APPROVED
M2
AUG 13 2011

scale: 1" = 15'-0"

REVIEWED
AUG 11 2011
INTEREST CONSULTING GROUP

Westland Real Estate Group
Architectural Division
10001 E. 15th Ave., Suite 100
Denver, CO 80231
(303) 850-1100 Fax (303) 850-7008



SIGNATURE DATE:

DOWNNEY GATEWAY
8226 S. DOWNNEY BLVD.
DOWNNEY, CA 90241

AMUSEMENT INDUSTRY COMMERCIAL PROPERTIES PARTNERSHIP #2
10001 E. 15th Ave., Suite 100
Denver, CO 80231
(303) 850-1100 Fax (303) 850-7008

Revisions:
1. Submittal 04-08-11
2. City Dept Corrections 06-29-11
3. City Dept Corrections 07-29-11

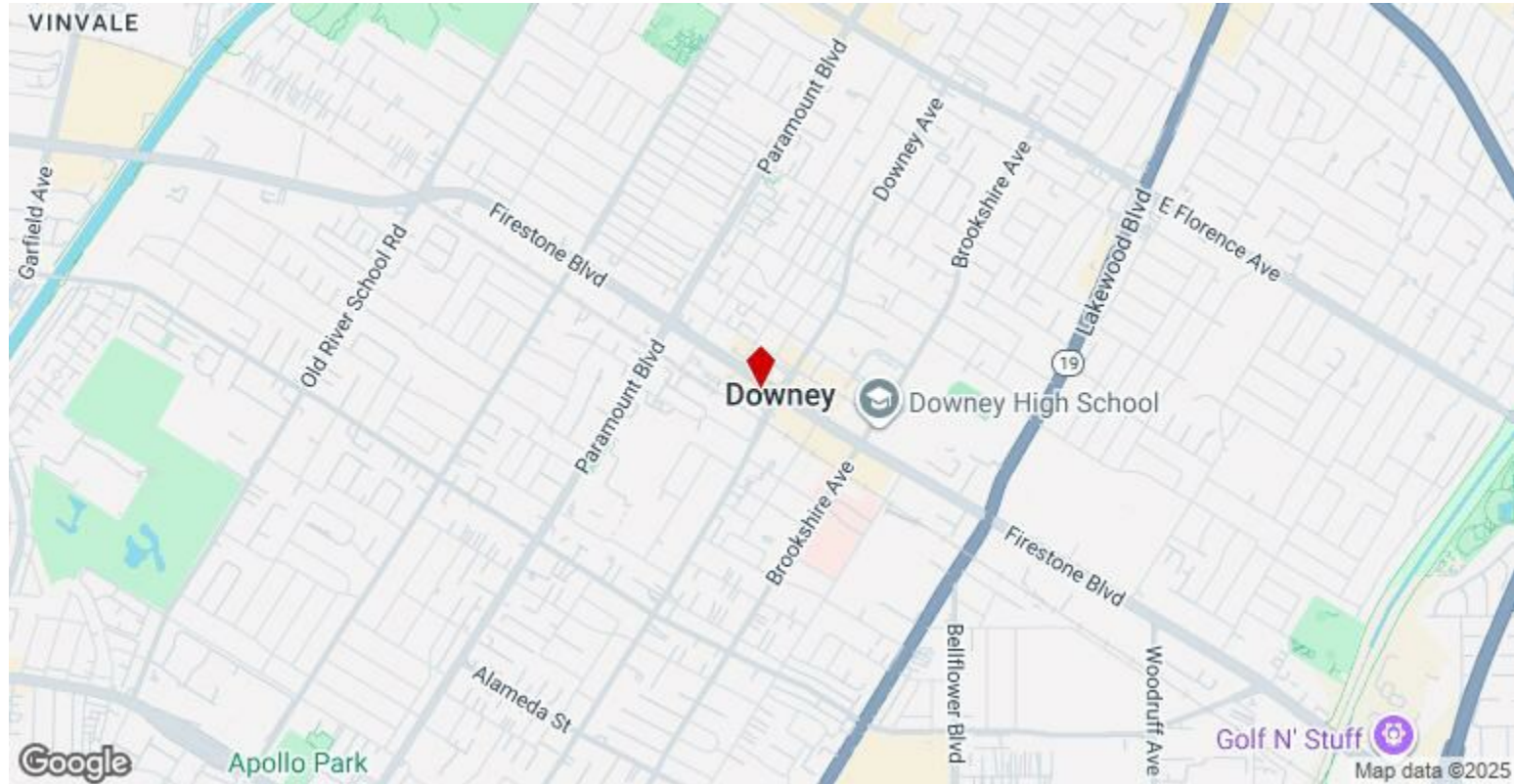
No. Description
Project No.: 2007
Drawn By: M.W. & T.T.
Reviewed By: G.M.
Scale: NTS
Date: 4-28-11
Filename:
Sheet Title: PAVING PLAN

Sheet #
SA.0.1

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Location



Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



099_Firestone_0098



100_Firestone_0099

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



098_Firestone_0097



067_Firestone_0066

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



066_Firestone_0065



065_Firestone_0064

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



062_Firestone_0061



061_Firestone_0060

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



060_Firestone_0059



059_Firestone_0058

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



058_Firestone_0057



056_Firestone_0055

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



055_Firestone_0054



054_Firestone_0053

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



044_Firestone_0043



045_Firestone_0044

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

Property Photos



047_Firestone_0046



048_Firestone_0047

Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241



Tom Theung

realestate@tomtheung.com

(626) 482-0652

MS Properties

9650 Telstar Ave, Suite A118
El Monte, CA 91731

