

Downey Owner-User/Redevelopment Opportunity

8460 Telegraph Rd, Downey CA 90240



OFFERING MEMORANDUM

Calla
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

ADDRESS	8460 Telegraph Rd Downey CA 90240
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Downey
PRICE	\$2,500,000
PRICE PSF	\$108.71
LAND SF	22,996 SF
LAND ACRES	.528
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C2
# OF PARCELS	1
APN	6367-025-020

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	26,705	209,232	650,208
2025 Median HH Income	\$100,111	\$87,125	\$83,141
2025 Average HH Income	\$131,243	\$112,901	\$107,416

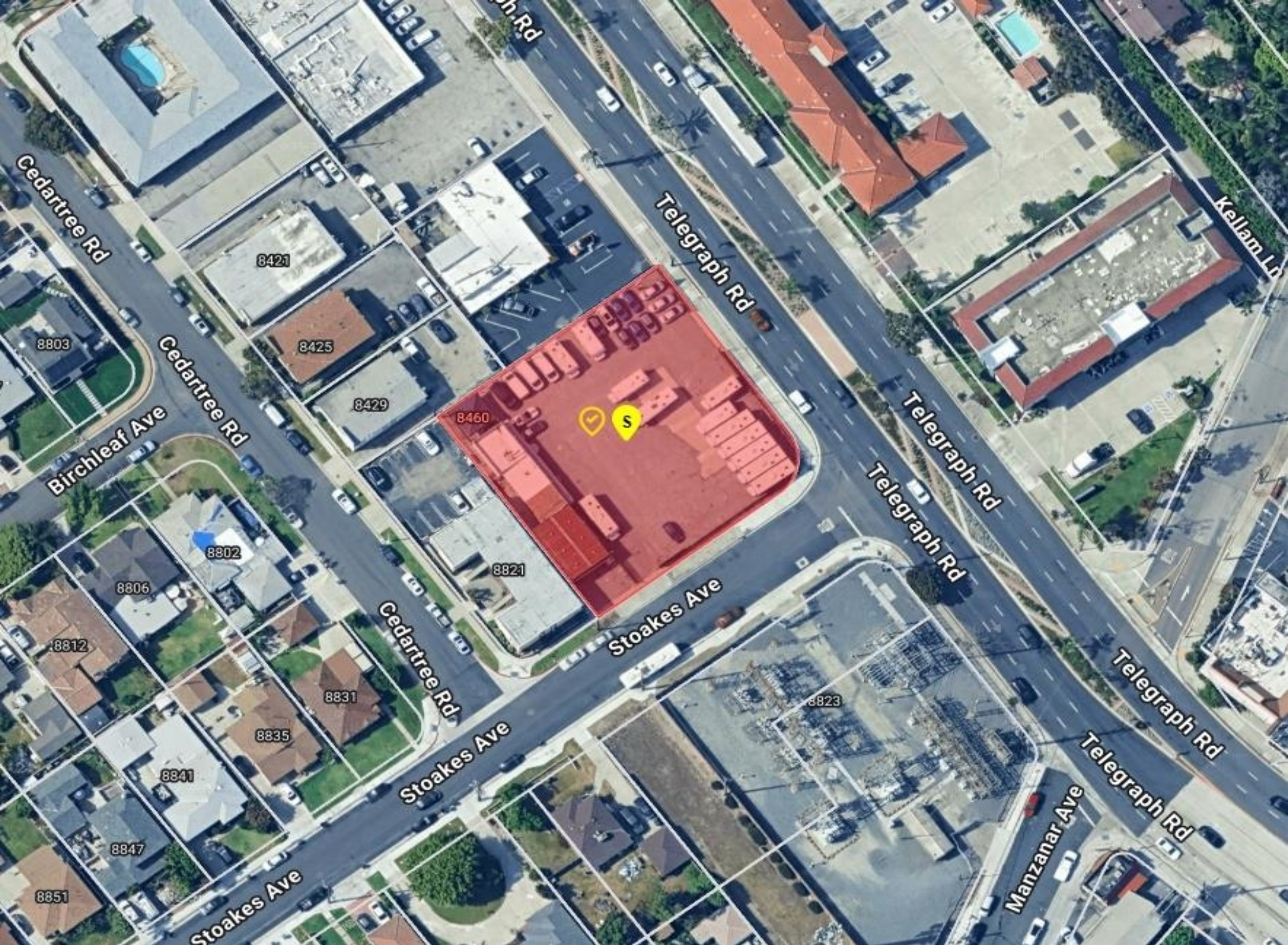
Investment Summary

- Calla Commercial is pleased to present this owner-user redevelopment opportunity in the city of Downey. The owner has owned the property for 20 years and has been operating their Cruise America RV Rental business on-site. The parcel has tremendous value for an owner-user or a developer.
- The subject property is located just west of Lakewood Boulevard (State Route 19) and near the 5, 605, and 105 freeways. City of Downey is centrally located within 30 mins driving distance to Downtown Los Angeles, Long Beach, and Orange County.

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

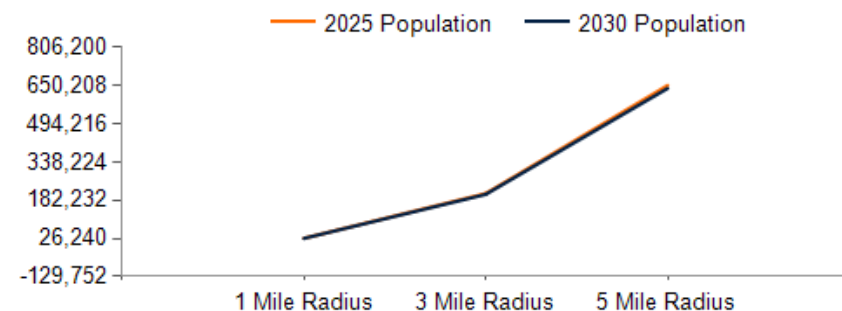


- The subject property is zoned C-2 with a General Plan Land Use Designation of Neighborhood Commercial (NC). The property has also been included in the City's Housing Overlay, specifically HOU-2. Mixed-Use Development is also allowed per city guidelines.
- The required density for HOU-2 is 30 dwelling units per acre, hence this property will allow up to 15 units based on its parcel size.
Important Note: Absolutely Do Not Approach the Tenant. Buyer shall be responsible and must verify all intended use with the city.

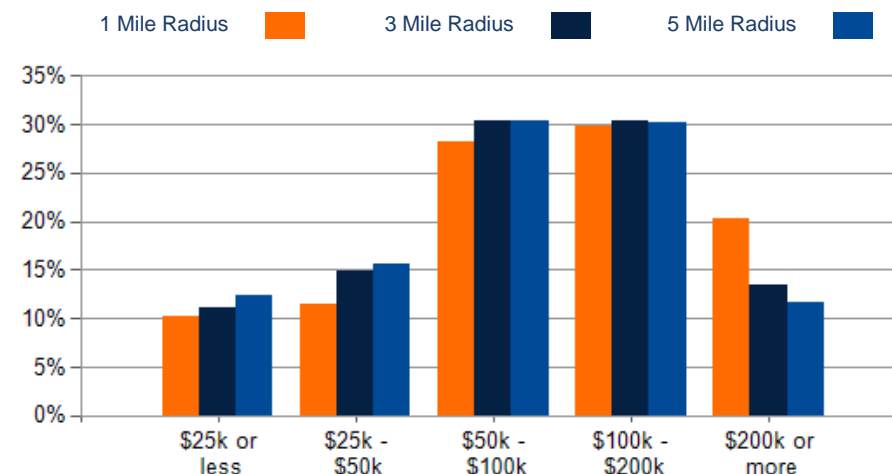


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,904	214,081	676,962
2010 Population	27,806	216,569	681,874
2025 Population	26,705	209,232	650,208
2030 Population	26,240	205,922	638,155
2025 African American	549	4,327	16,305
2025 American Indian	542	5,340	17,404
2025 Asian	1,655	10,310	35,990
2025 Hispanic	21,697	176,572	544,375
2025 Other Race	11,023	95,434	300,526
2025 White	5,894	42,705	129,858
2025 Multiracial	7,005	50,719	148,676
2025-2030: Population: Growth Rate	-1.75%	-1.60%	-1.85%

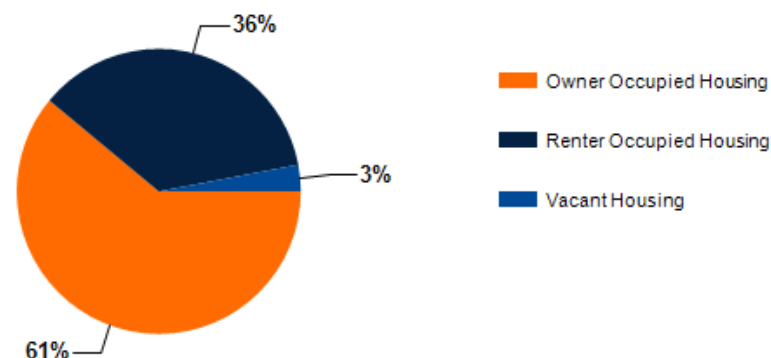
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	549	4,083	13,658
\$15,000-\$24,999	293	2,825	10,358
\$25,000-\$34,999	379	3,437	11,759
\$35,000-\$49,999	567	5,890	18,652
\$50,000-\$74,999	1,150	10,180	32,194
\$75,000-\$99,999	1,175	8,760	26,622
\$100,000-\$149,999	1,405	11,457	36,498
\$150,000-\$199,999	1,048	7,558	21,880
\$200,000 or greater	1,669	8,372	22,457
Median HH Income	\$100,111	\$87,125	\$83,141
Average HH Income	\$131,243	\$112,901	\$107,416



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

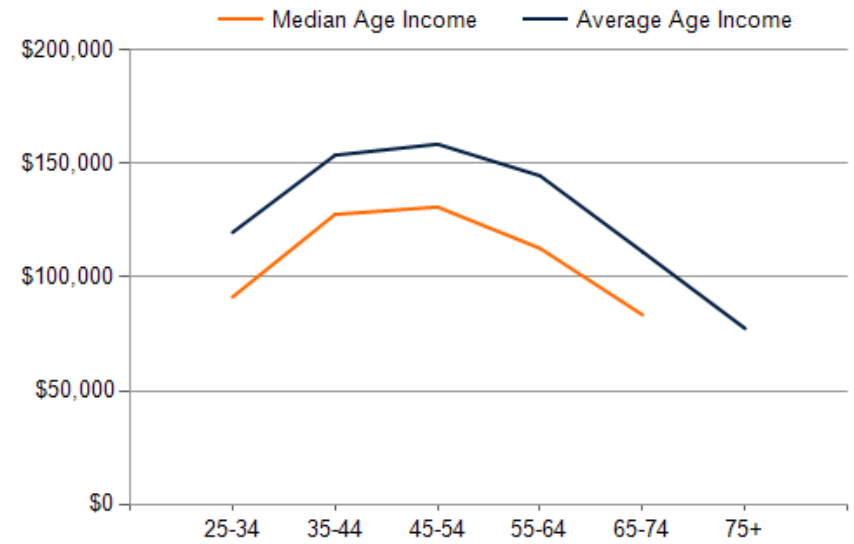
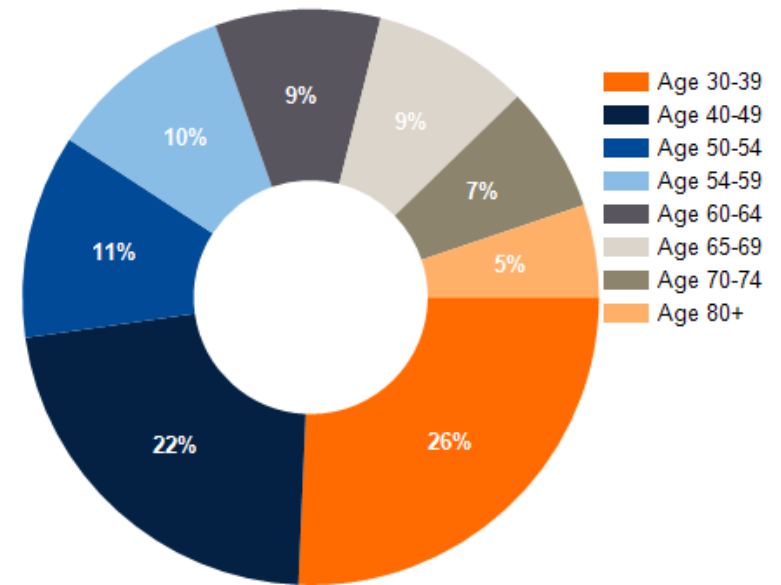


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,182	17,276	54,317
2025 Population Age 35-39	1,911	14,695	46,321
2025 Population Age 40-44	1,774	14,113	43,478
2025 Population Age 45-49	1,743	13,464	41,366
2025 Population Age 50-54	1,827	13,805	42,056
2025 Population Age 55-59	1,660	12,641	38,687
2025 Population Age 60-64	1,478	11,291	35,213
2025 Population Age 65-69	1,407	10,150	30,961
2025 Population Age 70-74	1,128	8,393	24,991
2025 Population Age 75-79	827	5,785	17,565
2025 Population Age 80-84	489	3,561	10,638
2025 Population Age 85+	417	3,421	10,123
2025 Population Age 18+	21,211	165,353	511,896
2025 Median Age	38	37	37
2030 Median Age	40	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,243	\$87,672	\$85,023
Average Household Income 25-34	\$119,697	\$109,916	\$105,970
Median Household Income 35-44	\$127,645	\$104,873	\$99,729
Average Household Income 35-44	\$153,730	\$131,757	\$124,844
Median Household Income 45-54	\$130,911	\$107,397	\$101,533
Average Household Income 45-54	\$158,576	\$132,879	\$125,338
Median Household Income 55-64	\$112,703	\$96,088	\$89,250
Average Household Income 55-64	\$144,657	\$121,282	\$112,868
Median Household Income 65-74	\$83,406	\$68,098	\$65,457
Average Household Income 65-74	\$111,174	\$91,822	\$89,349
Average Household Income 75+	\$77,413	\$68,267	\$66,206

Population By Age



Downey Owner-User/Redevelopment Opportunity



Exclusively Marketed by:

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