



12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE

DOWNEY, CA 90242

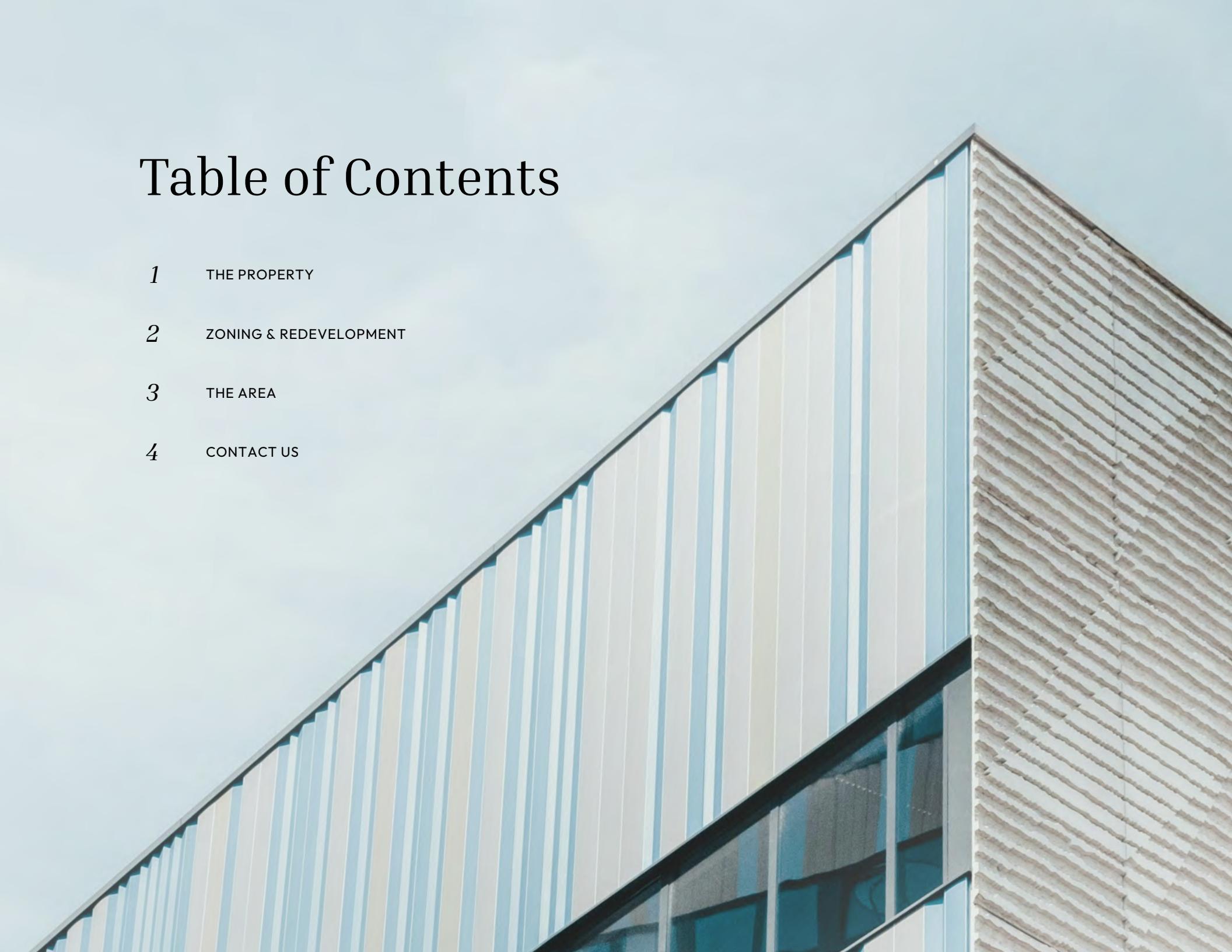
(Properties must be purchased together)

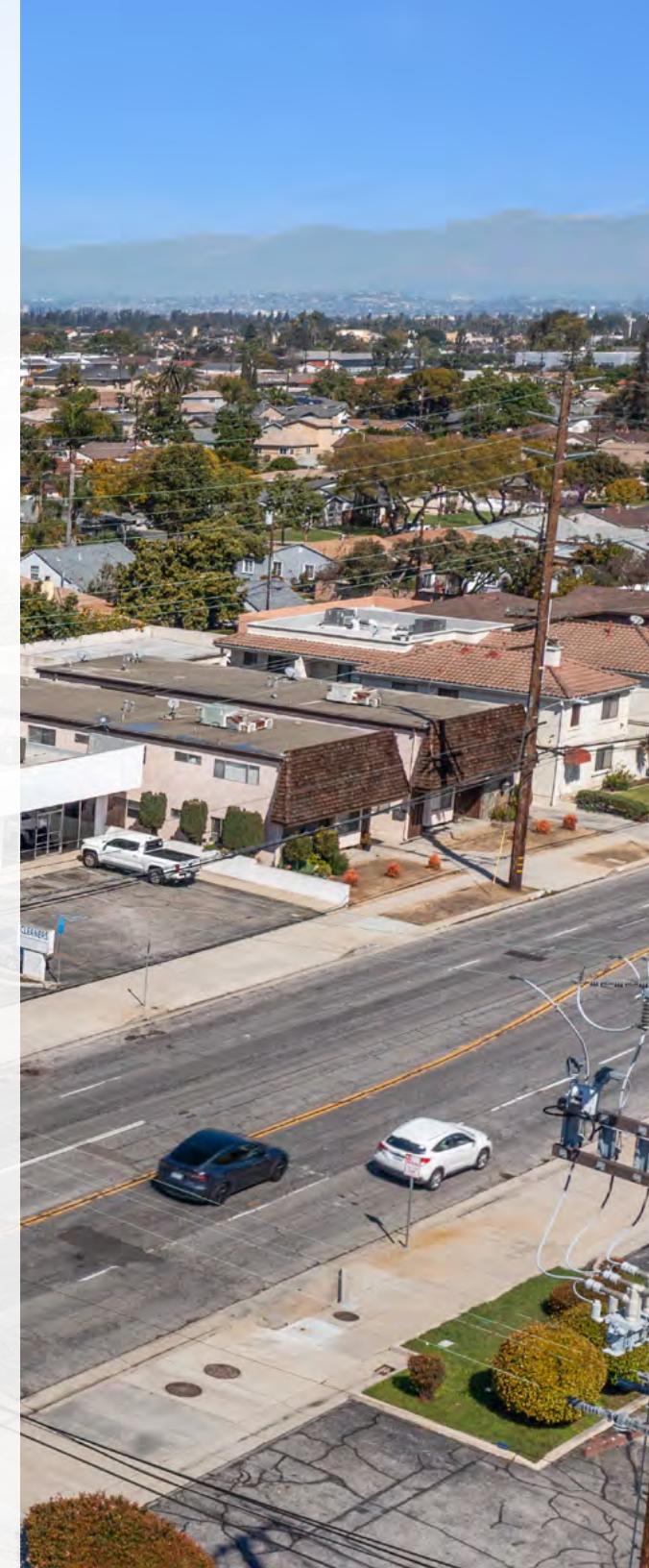
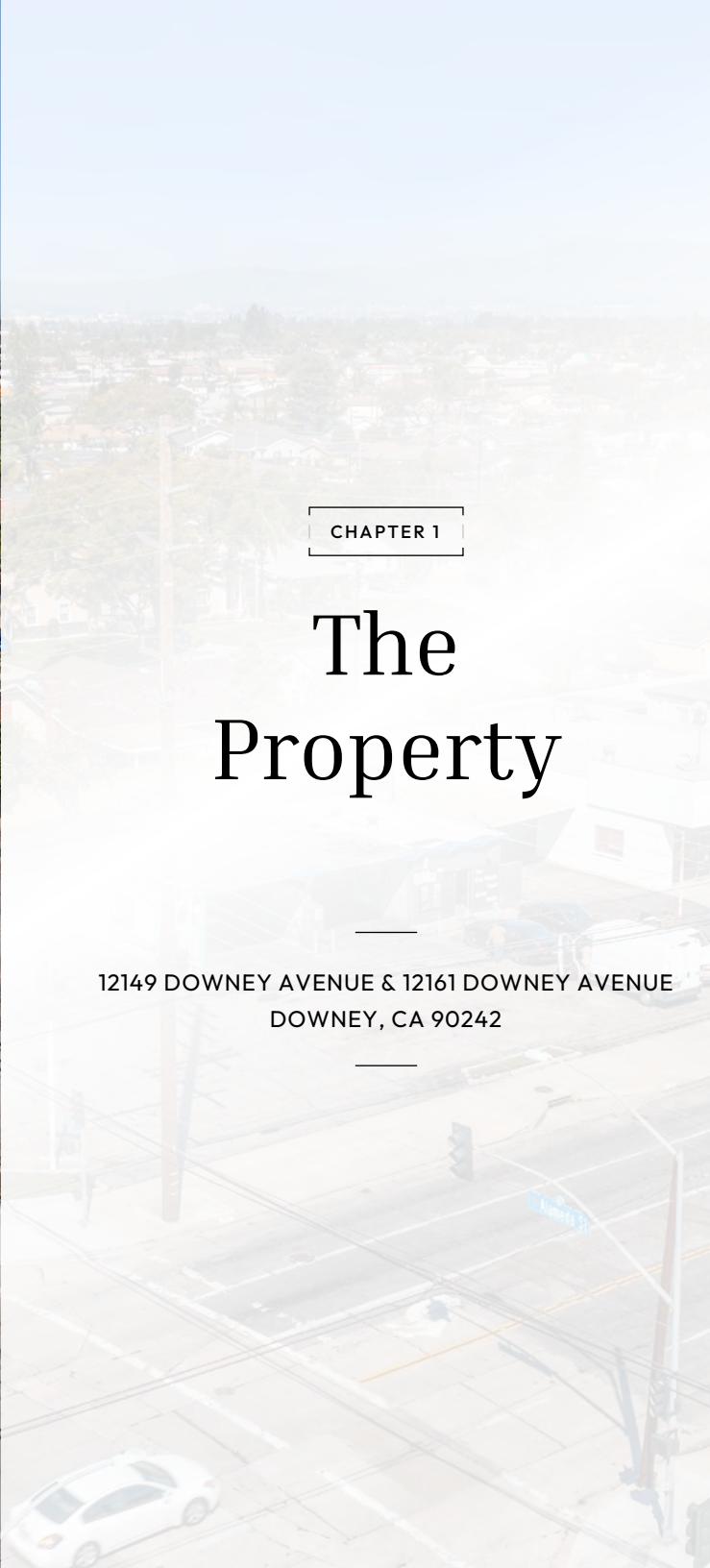
FOR SALE

Residential Redevelopment Opportunity | ±24,769 SF Signalized Corner Lot
(EXISTING OPERATING 24/7 SELF CAR WASH + FREESTANDING 2-TENANT STOREFRONT RETAIL)

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CHAPTER 1

The Property

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE
DOWNEY, CA 90242

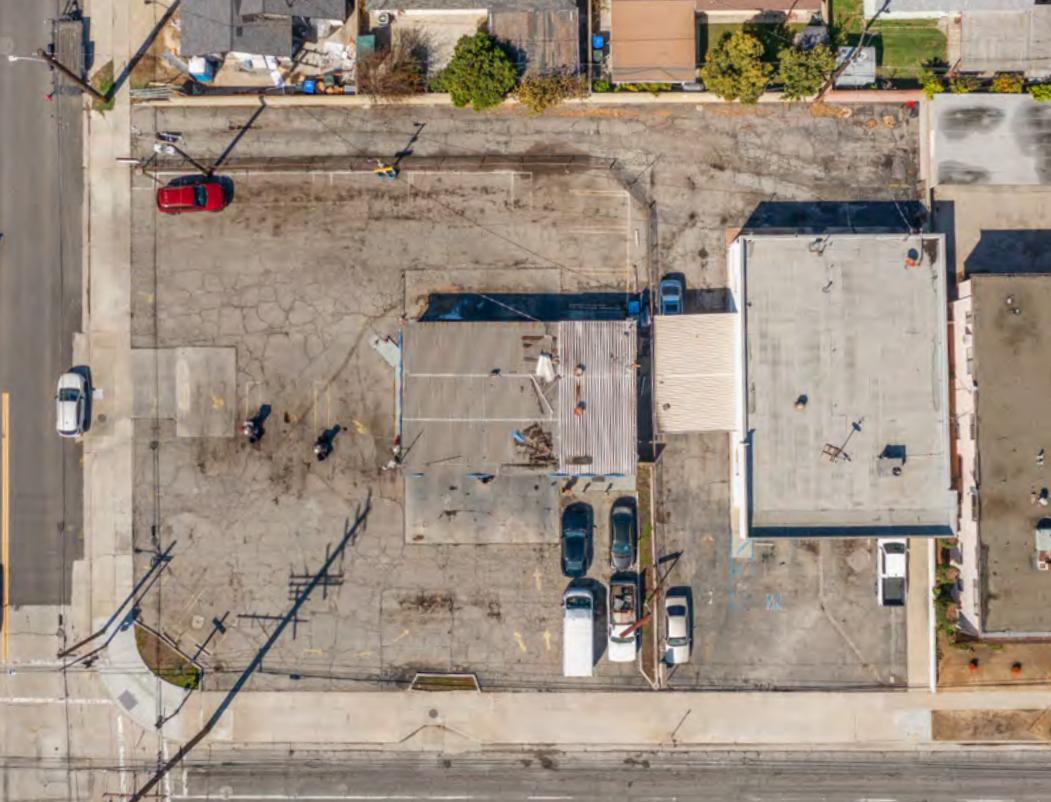


Executive Summary

12149 & 12161 DOWNEY AVENUE, DOWNEY, CA 90242

The CREM Group is pleased to exclusively present for sale 12149 and 12161 Downey Avenue, a combined $\pm 24,769$ square foot corner parcel located at the signalized intersection of Downey Avenue and Alameda Street in Downey, California.

The property is designated Medium Density Residential (MDR) under the City of Downey General Plan, positioning the site as a future residential redevelopment opportunity in an established infill neighborhood with strong housing demand. The combined land area of approximately 0.57 acres allows for potential development of townhomes or multifamily housing, subject to City approvals.



While the underlying zoning remains C-2 (General Commercial), the City's General Plan guidance prioritizes residential use at this location. As a result, new commercial uses are expected to face significant entitlement challenges, whereas residential redevelopment aligns with the City's long-term planning vision.

The site is currently improved with a freestanding retail building and a self-service car wash, providing interim income and flexibility while a buyer evaluates entitlement strategy, rezoning requirements, and development feasibility.

The property benefits from dual street frontage, strong visibility, and proximity to established residential neighborhoods, retail corridors, and regional freeway access. 12149 and 12161 Downey Avenue must be purchased together and offer a rare opportunity to acquire a corner infill redevelopment site in a supply-constrained residential market.

Property Overview

PRICE: **\$1,450,000**

COMBINED BLDG SF: **4,344**

BLDG \$/SF: **\$334**

COMBINED LAND SF: **24,679**

LAND \$/SF: **\$59**

ADDRESS: **12149 DOWNEY AVE, DOWNEY, CA 90242**

BLDG. SF: **2,700**

LAND SF: **10,424**

TYPE: **COMMERCIAL; RETAIL (2 UNITS)**

YEAR BUILT: **1961**

ZONING: **C-2 (MDR UNDER GENERAL PLAN)**

APN: **6259-012-051**

OCCUPANCY: **56% (M2M)**

ADDRESS: **12161 DOWNEY AVE, DOWNEY, CA 90242**

BLDG. SF: **1,644**

LAND SF: **14,255**

TYPE: **COMMERCIAL; CAR WASH**

YEAR BUILT: **1970**

ZONING: **C-2 (MDR UNDER GENERAL PLAN)**

APN: **6259-012-052**

OCCUPANCY: **100% (M2M)**



Rent Roll

12149 DOWNEY AVENUE

Tenant	Unit Type	~Total Square Feet	Current Rent	\$/SF	Expires
12149 (Dark Realm)	Retail	1,500	\$ 1,200.00	\$ 0.80	12/31/2025
12151 (Vacant)	Retail	1,200			
Total		2,700	\$ 1,200.00	\$ 0.80	

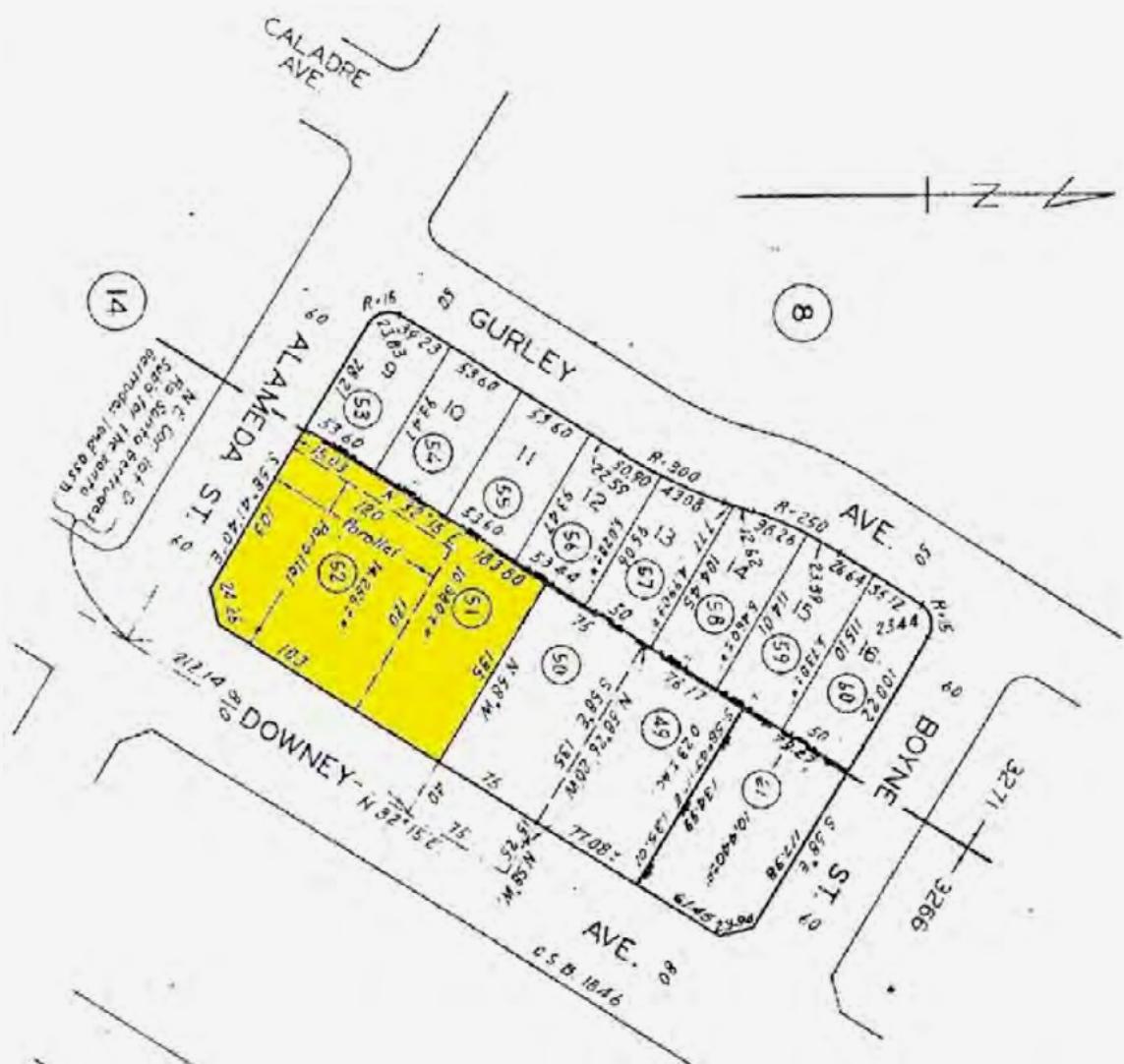
12161 DOWNEY AVENUE

Tenant	Unit Type	~Total Square Feet	Current Rent	\$/SF	Expires
Car Wash Spot	Self Wash	1,644	\$ 2,500.00	\$ 1.52	12/31/2025
Total		1,644	\$ 2,500.00	\$ 1.52	

Plat Map

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE, DOWNEY, CA 90242

6259	12
CALE 1"	100'



Investment Highlights and Rent Roll

12149 & 12161 DOWNEY AVENUE, DOWNEY, CA 90242

- ✓ Downey is a built-out, infill community with limited new housing supply
- ✓ Strong demand for townhomes and small-scale multifamily due to proximity to employment centers, access to I-5, I-105, I-605, and I-710, and established school districts and neighborhood services
- ✓ Southeast Los Angeles County continues to experience upward pressure on rents due to limited new construction
- ✓ Area characterized by low- to mid-density residential neighborhoods
- ✓ Subject site benefits from corner configuration and scale that supports efficient site planning
- ✓ Existing retail and car wash improvements provide holding income (short term leases allow flexibility and existing uses may continue while entitlements are pursued)
- ✓ Strong surrounding demographics, including average household income of approx. \$95,000 within 1-mile radius and a median age in the mid-30s
- ✓ Walkable neighborhood services and retail corridors along Downey Avenue, Firestone Boulevard, and nearby shopping centers, supporting day-to-day livability for future residents
- ✓ 12149 & 1216 Downey Avenue **MUST BE PURCHASED TOGETHER**



Exterior Photos

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE, DOWNEY, CA 90242



Aerial Photos

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE, DOWNEY, CA 90242



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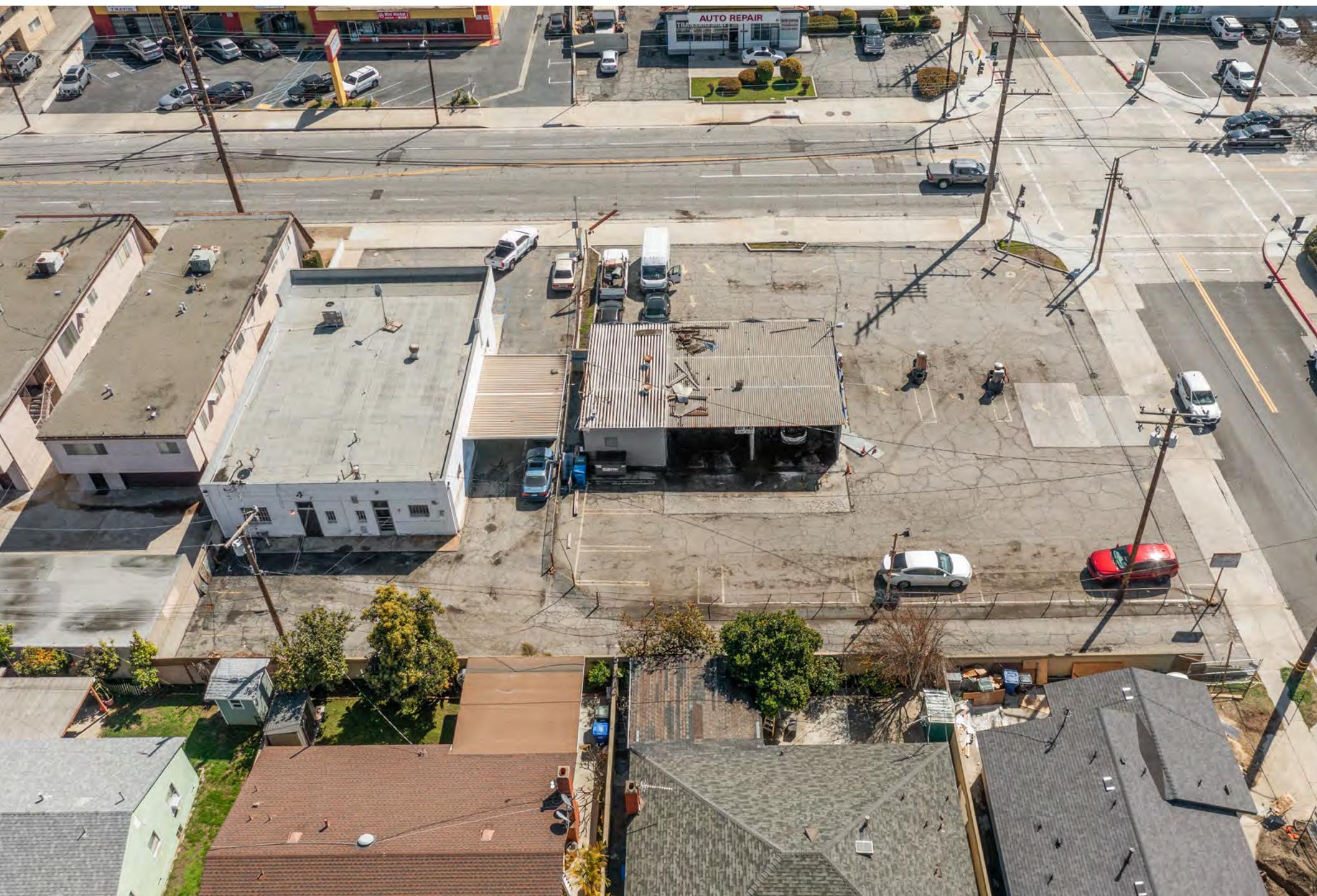
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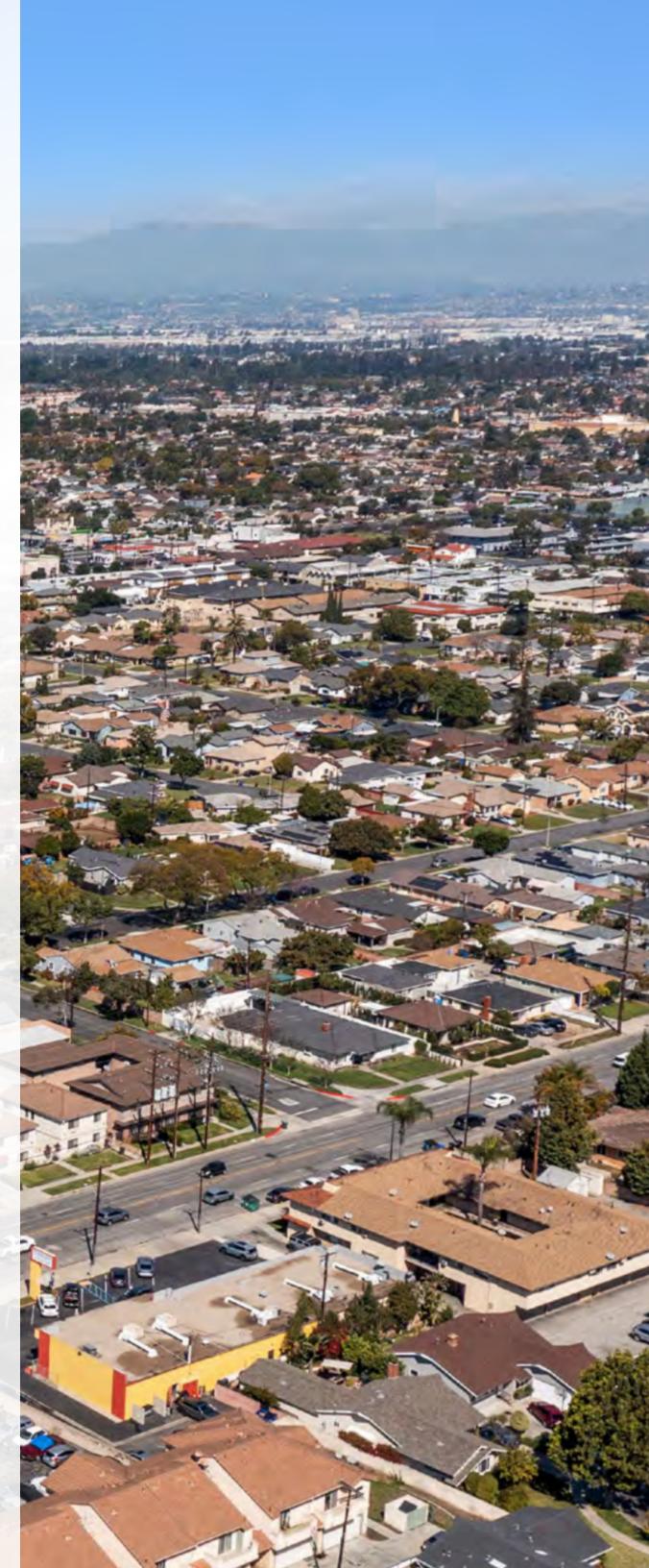




CHAPTER 2

Zoning & Redevelopment

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE
DOWNEY, CA 90242



Current Zoning

C-2

GENERAL COMMERCIAL

General Plan

MDR

MEDIUM DENSITY RESIDENTIAL

ZONING CODE

C-2 – General Commercial (applies to both parcels)

PERMITTED USES (BY-RIGHT)

Retail stores, restaurants, professional offices, banks, salons, general services

USES REQUIRING A CUP

Car washes, auto repair, gas stations, bars/taverns, drive-thru restaurants

EXISTING CAR WASH USE

Operates as a likely legal nonconforming use (grandfathered in)

Any new car wash would require a CUP and may not be supported by the City due to the general plan conflict

RETAIL BUILDING USE

Conforming commercial use under C-2

LAND USE DESIGNATION

Medium Density Residential (per Downey Vision 2025)

INTENDED USE

Townhomes or apartments

TYPICAL DENSITY RANGE

~18–24 dwelling units per acre (site = ~0.57 acres → ~10–14 units)

HEIGHT LIMIT

Approx. 2–3 stories (~30–40 ft)

OPEN SPACE REQUIREMENT

~200 sq. ft. of usable open space per unit

POTENTIAL FOR BONUS DENSITY/HEIGHT

Incentives available through state Density Bonus Law if affordable housing is included

Zoning vs. General Plan

KEY CONSIDERATIONS

CONFLICT

Zoning is commercial (C-2), but General Plan calls for residential (MDR)

IMPLICATIONS

New commercial development may face denial unless the General Plan is amended

City may require rezoning to residential (e.g., R-3) for any redevelopment

Mixed-use projects are not directly supported under current General Plan

CURRENT USES

Existing retail and car wash may continue as-is

Redevelopment of either site will require entitlement approvals from the City

DISCLAIMER

BUYER RESPONSIBILITY

- Buyers must conduct their own due diligence with the City of Downey
- City approval is required for any new use or redevelopment
- No guarantee is made regarding what uses may be approved now or in the future
- Consult planning staff, land use consultants, or legal advisors for confirmation



CHAPTER 3

The Area

12149 DOWNEY AVENUE & 12161 DOWNEY AVENUE
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Downey

Situated in the heart of Southeast Los Angeles County, Downey is a thriving and well-established city known for its rich history, strong community ties, and dynamic business environment. Home to nearly 115,000 residents, Downey offers a unique blend of suburban charm and urban convenience, making it one of the region's most desirable places to live and work.

Downey is widely recognized for its historic connection to the aerospace industry, as the birthplace of the Apollo space program, and for being home to the oldest operating McDonald's restaurant in the world. Today, Downey has evolved into a vibrant commercial and residential hub, featuring a mix of national retailers, local businesses, healthcare facilities, and entertainment options.

The city's main corridors, including Firestone Boulevard, Paramount Boulevard, and Lakewood Boulevard, are lined with a variety of shopping centers, restaurants, and service-based businesses. Residents and visitors alike enjoy an abundance of dining options, ranging from popular national chains to family-owned eateries, reflecting the city's diverse cultural fabric.

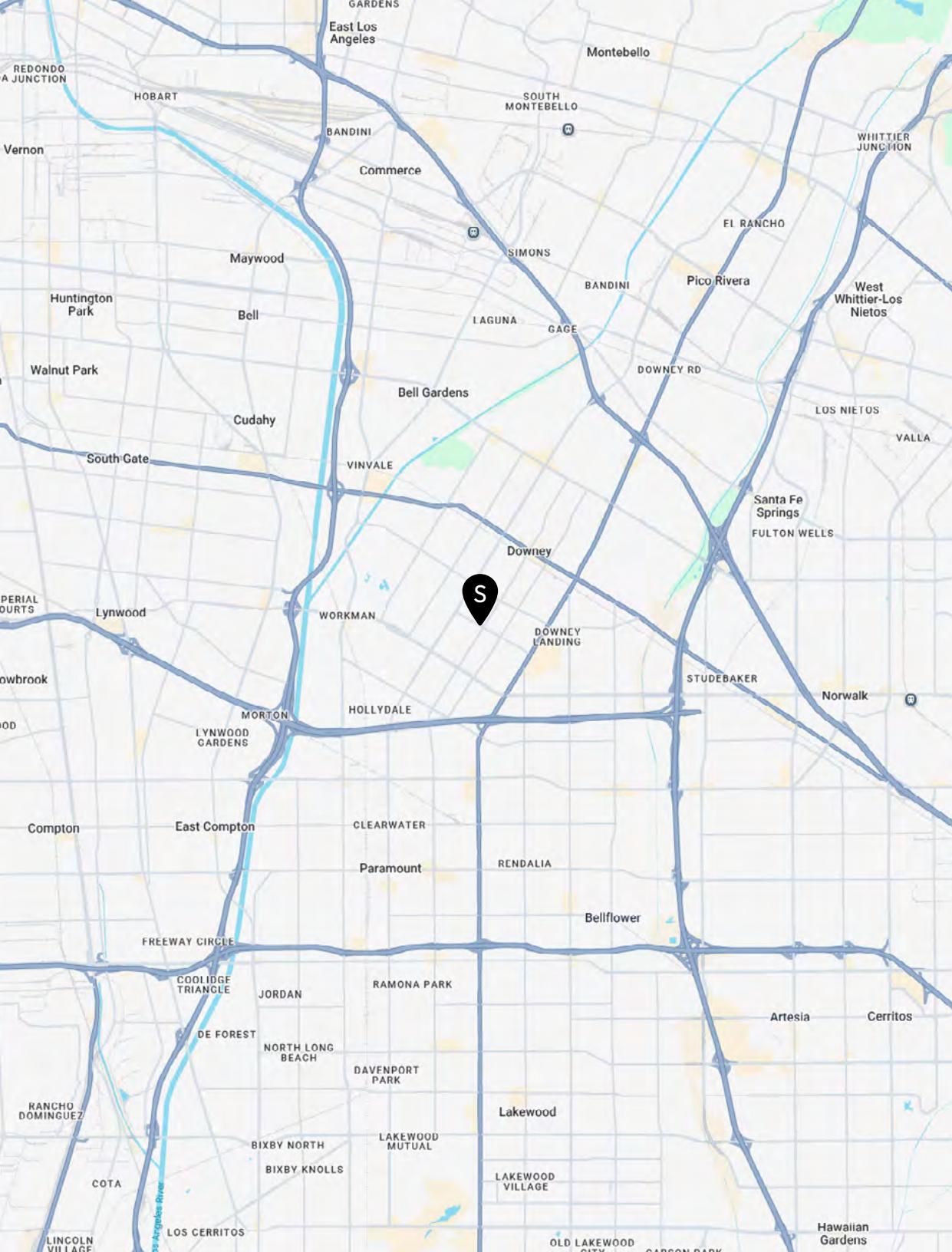
Downey Landing and Stonewood Center, two of the area's prominent retail destinations, offer an extensive selection of shops, restaurants, and entertainment venues, contributing to the city's robust local economy.



Residential areas in Downey feature well-kept single-family homes, townhomes, and apartment communities, many situated on quiet, tree-lined streets. The city is also known for its excellent schools within the Downey Unified School District, including Downey High School and Warren High School, both of which have received accolades for academic and athletic achievements.

For recreation, Downey boasts numerous parks, including Wilderness Park, Furman Park, and Rio San Gabriel Park, offering residents access to sports fields, playgrounds, and walking trails. The city also features community landmarks such as the Downey Theatre and Columbia Memorial Space Center, adding to its cultural appeal.

Conveniently located near Interstates 5, 105, 605, and 710, Downey offers easy access to Downtown Los Angeles, Long Beach, Orange County, and LAX, making it a strategic location for residents and businesses alike.



Demographics

CALIFORNIA 90242

POPULATION
(within 5-mile radius)

742,073

AVG. HOUSEHOLD INCOME
(within 1-mile radius)

\$95,414

TOTAL HOUSEHOLDS
(within 3-mile radius)

72,600

MEDIAN AGE
(within 3-mile radius)

36.6

EMPLOYEES
(within 3-mile radius)

84,811

BUSINESSES
(within 3-mile radius)

10,305

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 12149 Downey Avenue & 12161 Downey Avenue (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

Neither The CREM Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The CREM Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The CREM Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or The CREM Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner from any liability with respect hereto.

Get In Touch With Us!

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