

# 8400 FIRESTONE BLVD DOWNEY, CA 90241

# FOR LEASE

## FORMER CVS PHARMACY FREE STANDING WITH DRIVE-THRU



### HIGHLIGHTS

- Join Diosa Restaurant, Silverlake Ramen and AT&T Wireless
- Conveniently located on Firestone Boulevard in Prime Downey, CA
- Surrounded by an abundance of regional and national restaurants, retailers and medical tenants
- Area includes Stonewood Mall, Downey Promenade and Downey Landing
- The City of Downey has one of the highest restaurant volumes in all of Los Angeles County
- Across from Downey Theater and Downey High School with over 4,200 students
- Excellent Visibility at signalized intersection
- Densely populated area
- Major Thoroughfare

### PROPERTY DESCRIPTION

Address: 8400 Firestone Boulevard  
Downey, CA 90241

Size: 12,700 sf

Use: Restaurant/Retail

Parking: On Grade

DEMOGRAPHICS	1 Mile	3 MILE	5 MILE
Est. Average HH Income:	\$78,700	\$85,000	\$76,000
Est. Population:	33,000	263,900	773,000

### TRAFFIC COUNTS

Firestone Blvd at Patton NW 48,000 CPD

Firestone Blvd at Patton NW 50,000 CPD



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# SITE PLAN

PROJECT NORTH  
 0 1 1  
**SITE PLAN**  
 date: 10/29/2018 scale: 1"= 30'

**PARKING ANALYSIS:**  
 TOTAL PARKING PROVIDED 170 CARS  
 H.C. PARKING PROVIDED 7 CARS





8400 FIRESTONE BLVD  
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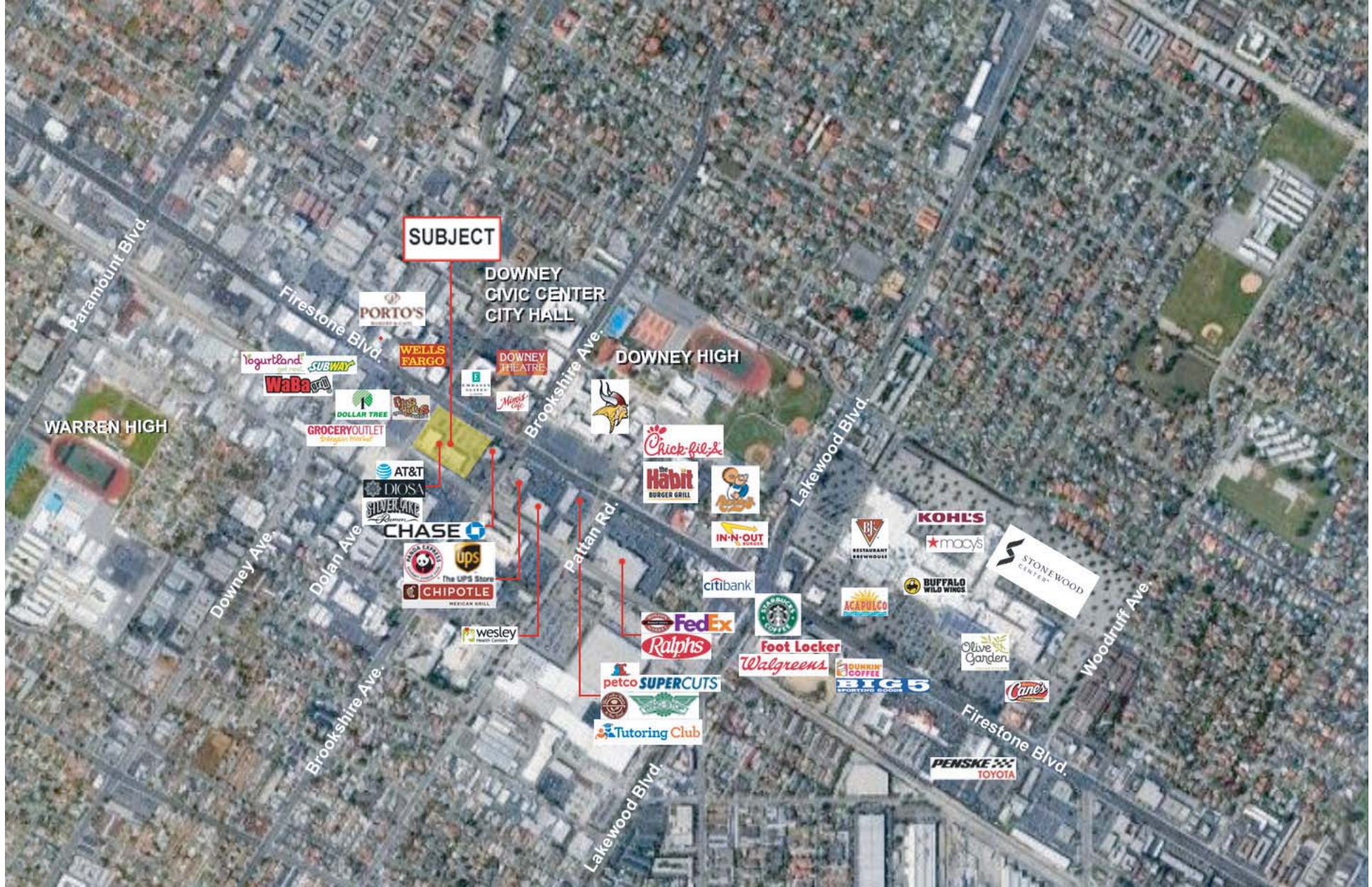
SUBJECT PROPERTY





8400 FIRESTONE BLVD  
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RETAIL MAP





**8400 FIRESTONE BLVD  
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**PROPERTY PHOTOS**



**8400 FIRESTONE BLVD  
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**SUBJECT MAP**

