

# 9020

# FIRESTONE BLVD.

Downey, California

Prime Anchor Opportunity  
Heavy Traffic, Neighborhood Density  
& Major Area Retail



Firestone Blvd.  
50,000 Cars/Day

Lakewood Blvd.  
31,555 Cars/Day

**NEWMARK PACIFIC**

**FOR LEASE | ±30,000 SF Retail Anchor**

# 9020 FIRESTONE BLVD.

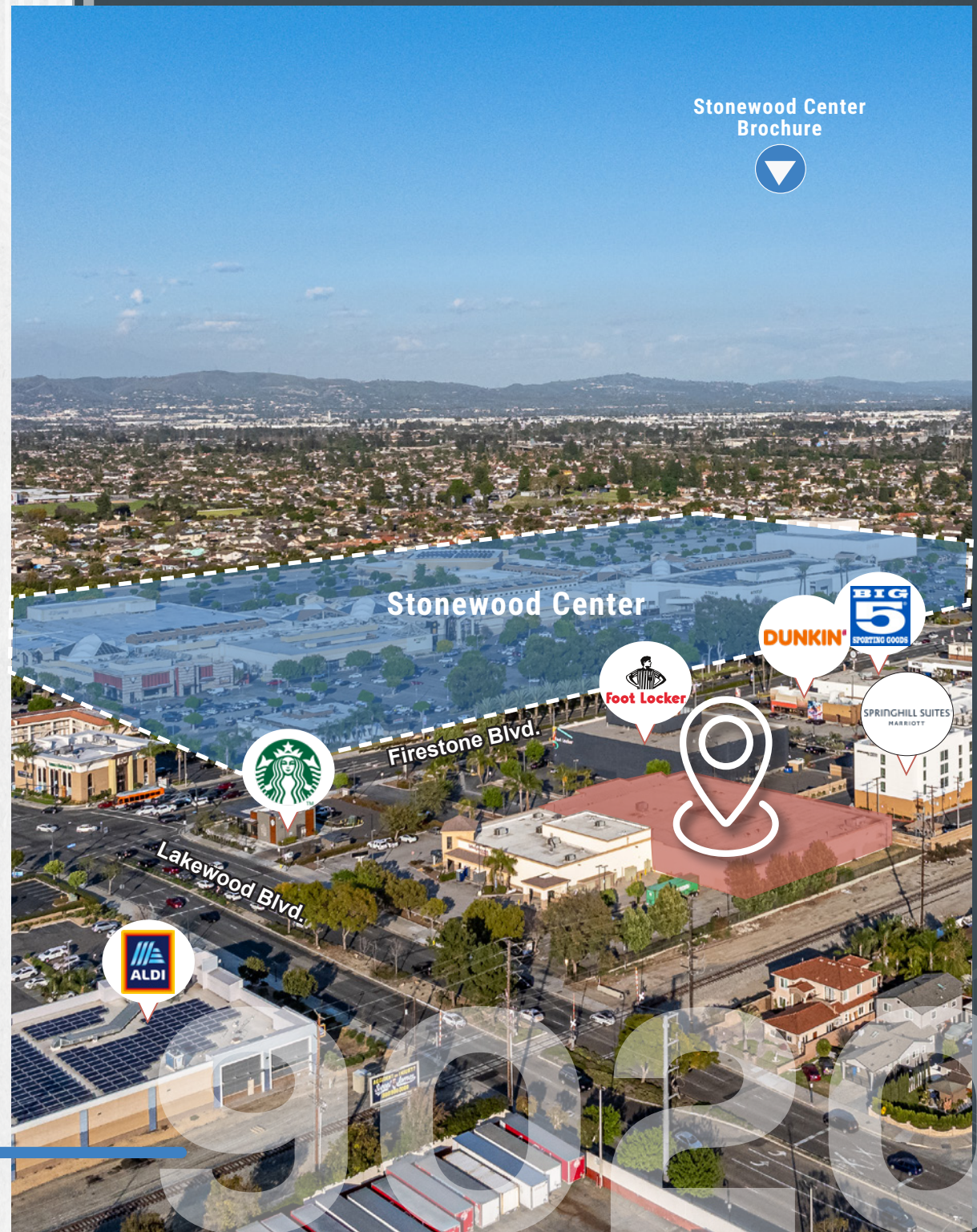
Downey, California

## Location

Firestone Boulevard is one of Downey's **primary east-west commercial arterials**. The corridor is characterized by neighborhood and regional retail, restaurants, service commercial, auto-related uses, and low- to mid-rise office/medical. Properties here **benefit from strong daytime population, regional shopping draws, and proximity to multiple freeways**.

## Regional Access

Convenient to I-105, I-605, I-5, and I-710, providing customer and employee access across Southeast Los Angeles County. Firestone Blvd is served by LA Metro and Downey LINK bus routes, improving accessibility for workforce and customers.



# Site Plan

Firestone Blvd. : 50,000 Cars/Day

Lakewood Blvd. : 31,555 Cars/Day

  
**Foot Locker**

SPRINGHILL SUITES<sup>®</sup>  
MARRIOTT

**FOR LEASE**  
**±30,000 SF Retail Anchor**  
**(Divisible)**

**NAVY**  
**FEDERAL**  
Credit Union

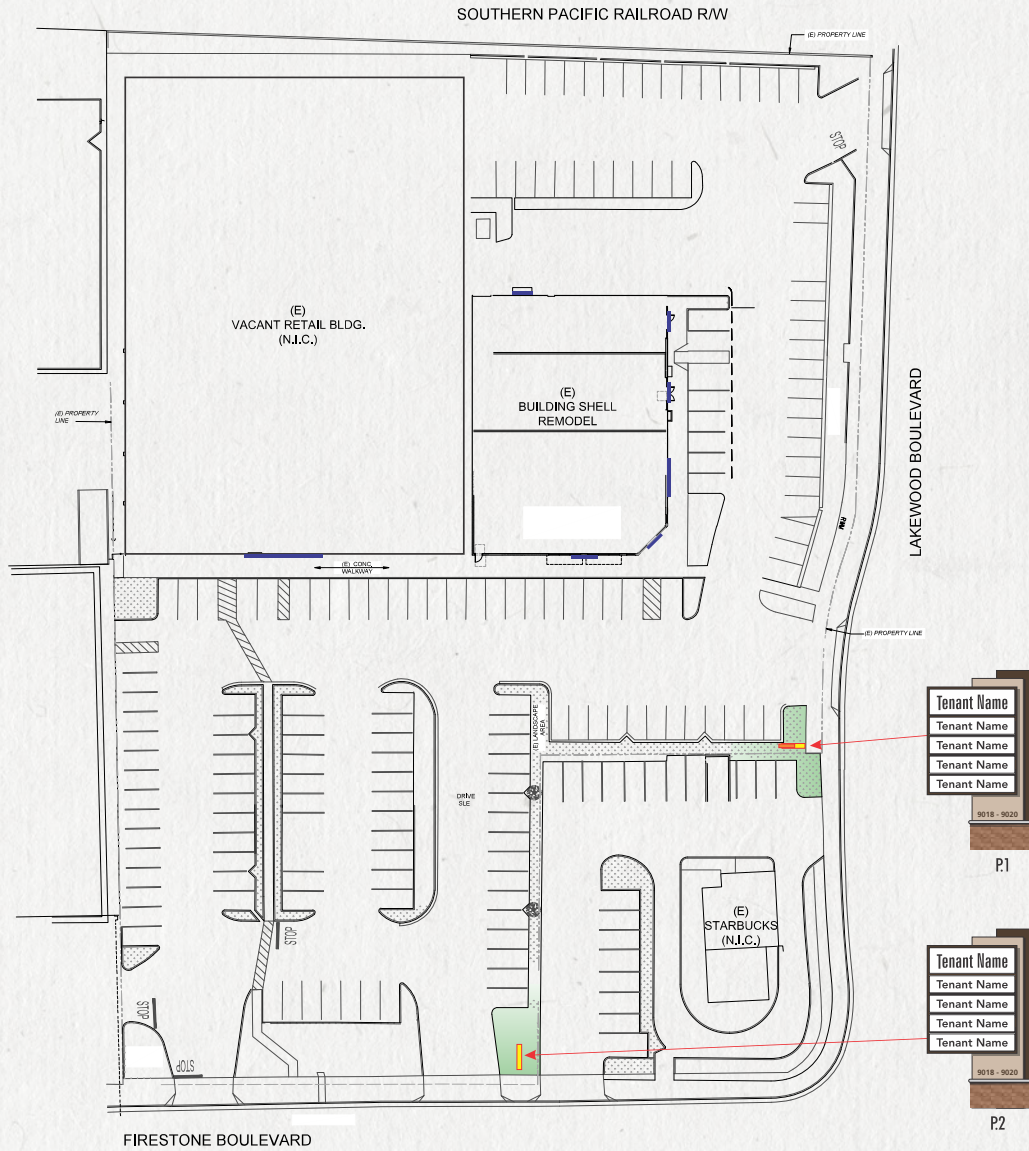
National Credit Dental

Restaurant - TBD

**BUILDING SHELL REMODEL**



# Sign Plan



MASTER SIGN PROGRAM | CITY SUBMITTAL 12.03.25  
 FIRESTONE CENTER | DOWNEY, CA

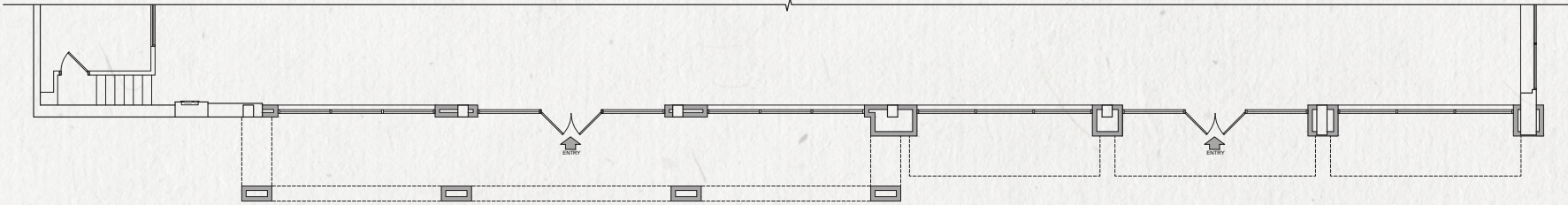


# Renderings



flythrough Video

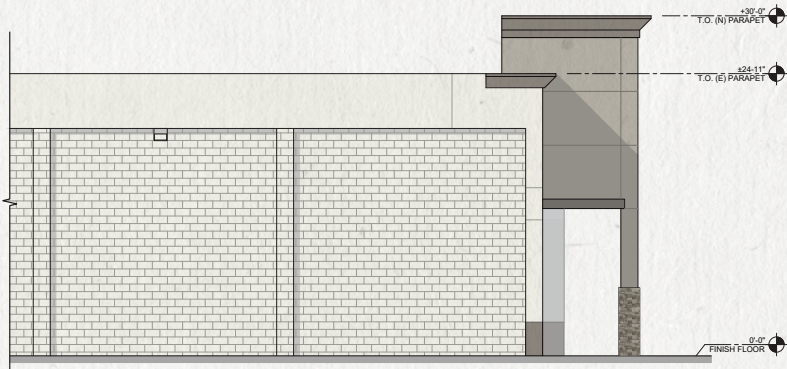
# Proposed Facade Improvements



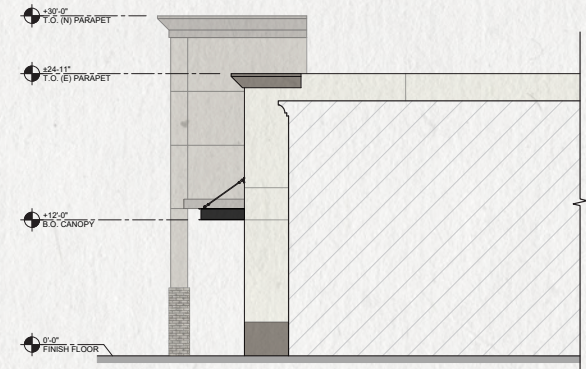
**PARTIAL FLOORPLAN**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



## Highlights

- ±30,000 SF retail anchor space
- Remodel in progress
- Installation of two new pylon signs scheduled (one on Firestone and one on Lakewood)
- Prominent hard-corner presence at a busy, high-traffic intersection
- Directly across from Stonewood Center, a major regional mall
- Just blocks away from Downey Landing and Promenade at Downey, both power centers with national big-box and soft-goods retailers
- Vacant / available now

## 2025 Demographics

Tenant	1 Mile	3 Miles	5 Miles
Total Population	27,403	257,002	698,209
Total Daytime Population	36,771	226,122	644,086
Average Household Income	\$110,318	\$115,395	\$106,351

## 2025 Traffic Counts

Street	Cars/Day
Firestone Boulevard	50,000
Lakewood Boulevard	31,555

# In the Area

## 9020 FIRESTONE BLVD.

**Stonewood Center - A premier shopping destination in Southeast Los Angeles, attracting over 8M visitors annually**

Exciting changes are underway! We're re-imagining the look and feel to bring you a more vibrant, welcoming and elevated experience. Whether you're here for a quick bite, a full shopping spree or just to stroll and soak in the atmosphere, we're making every visit feel fresher, brighter and better than ever.



### 1. Stonewood Center (Partial List)

- Acapulco Mexican Restaurant
- BJ's Restaurant & Brewhouse
- Buffalo Wild Wings
- H&M
- JCPenney
- Kohl's
- Macy's
- Olive Garden
- Pandora
- Raising Cane's
- Victoria's Secret

### 2. Downey Landing/Promenade at Downey (Partial List)

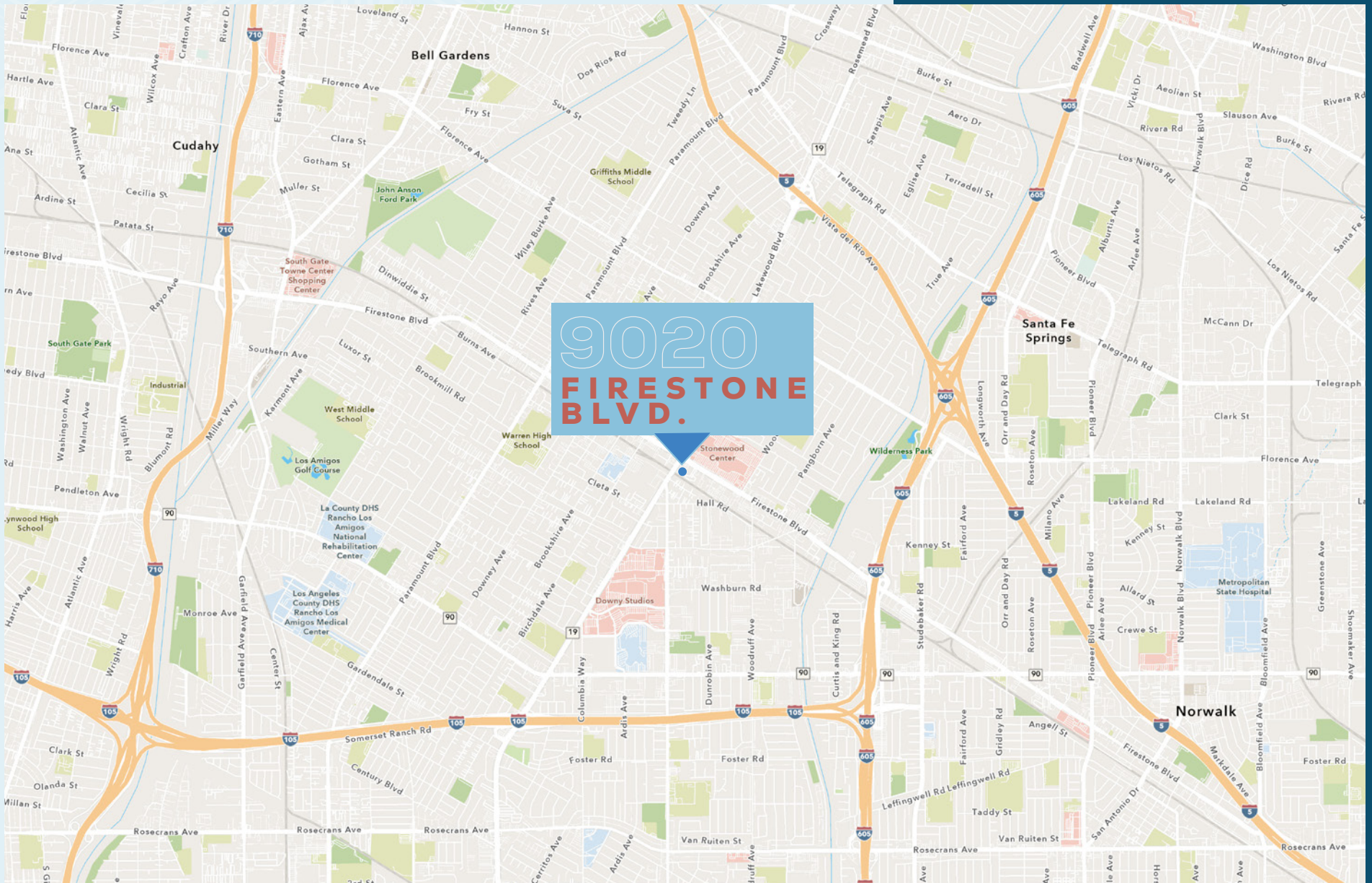
- 24 Hour Fitness
- Bath & Body Works
- Benihana
- Best Buy
- Burlington
- Chili's
- Cinemark Theatre
- Chipotle
- Crumbl Cookies
- DSW

- Daiso
- Five Below
- Five Guys
- Floor & Decor
- Jamba Juice
- LA Fitness
- Lazy Dog
- Marshalls
- Michaels
- Old Navy
- Panera Bread
- PetSmart

- Ross
- Rubio's Coastal Grill
- Sephora
- Sketchers
- Sprouts
- Staples
- Starbucks
- T.J. Maxx & HomeGoods
- The Olive RestoBar
- Tommy Hilfinger
- ULTA Beauty
- Walmart Supercenter

- 3. Kaiser Permanente
- 4. Rio San Gabriel Park

# Location Map



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**FIRESTONE BLVD.**

Downey, California



CORPORATE LICENSE #01796698

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