

OFFERING MEMORANDUM

DOWNEY DEVELOPMENT OPPORTUNITY

8321-8331 IMPERIAL HIGHWAY, DOWNEY, CA 90242

km Kidder
Mathews

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Exclusively listed by

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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF DOWNEY

The Offering

Kidder Mathews is pleased to present the opportunity to acquire the fee simple interest in 8321-8331 Imperial Highway ("The Property"), an approximate $\pm 59,705$ SF site located in Downey, California. The Property is offered at \$7,500,000, or approximately \$126 per SF for the land.

The Property is currently owned and occupied by the Downey Church of Christ. The Property is located at the signalized intersection of Downey Avenue and Imperial Highway, with access points on both streets.

The Property benefits from a convenient location, with direct access to Interstate 105 and Interstate 710, as well as easy access to Interstate 605 and Interstate 5. Additionally, there are multiple schools, major shopping destinations, and hospitals within an approximate mile radius of The Property. Both Kaiser and PIH Health are major employers in the City of Downey, and are located in close vicinity of The Property.

The offering is positioned to appeal towards developers. The Property offers one of the few opportunities of scale available in the city of Downey over the past 10+ years and is a blank canvas ready for a new beginning.



ADDRESS	8321- 8331 Imperial Hwy, Downey, CA
TOTAL BUILDING AREA	$\pm 10,960$ SF
TOTAL LAND AREA	± 1.37 AC
OFFERING PRICE	\$7,500,000
PRICE/SF LAND	\$126
APNS	6261-006-028 & 6261-006-021
ZONING	C-P Zoning



INVESTMENT HIGHLIGHTS



*Irreplaceable
Downey location*



*Clean Site that is fully
owner occupied, no
lease encumbrance*



*Strong city
fundamentals*

SUBJECT
PROPERTY

IMPERIAL HWY

PURPOSE OF THE *C-P ZONE*



C-P ZONING DEFINITION

The C-P Zone is intended to provide for the development of integrated office and professional areas wherein related types of uses and facilities may also be located. The provisions of this zone are intended to encourage the most desirable relationship of permitted uses and to provide a transition between more intensive commercial activities and residential areas.

EXAMPLES OF PERMITTED C-P ZONE USES

Offices

Public Utility Offices

Schools

Medical

Public Buildings and Facilities

Restaurants

Financial Services

DEVELOPMENT STANDARDS FOR C-P ZONING

Floor Area Ratio - Maximum: 2.0

Building Height - 75 feet or 5 stories

Source: City of Downey, CA | Article IX Land Use | Chapter 3 Zones and Standards

LOCATION OVERVIEW

AMENITY MAP



LOCATION OVERVIEW



 **WARREN HIGH SCHOOL**
1.2 mi away

 **DOWNEY HIGH SCHOOL**
1.8 mi away

 **STONEWOOD CENTER**
2.3 mi away

 **DOWNTOWN DOWNEY**
1.5 mi away

 **PIH HEALTH**
1.6 mi away

 **KAISER PERMANENTE**
1.4 mi away

**SUBJECT
PROPERTY**

DOWNEY AVE

IMPERIAL HWY

DOWNEY CITY FACTS & DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED 2026 TOTAL	33,311	276,319	801,816
MEDIAN AGE	38.2	37.1	36.8

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$118,893	\$117,013	\$112,001

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
HISPANIC	72.1%	72.3%	72.4%
WHITE	24.9%	23.1%	22.2%
ASIAN	8.0%	7.9%	8.3%
BLACK OR AFRICAN AMERICAN	5.6%	7.5%	8.3%
OTHER RACE	39.7%	39.4%	40.0%

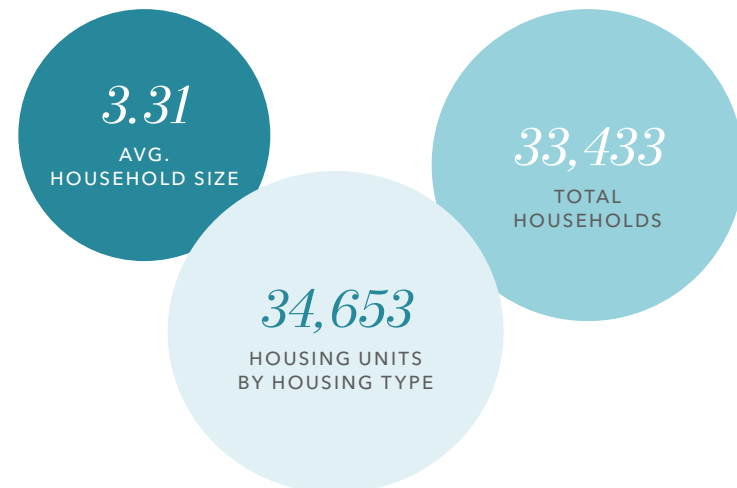
BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	706	8,947	23,959
TOTAL EMPLOYEES	8,104	78,054	231,336

Source: 2022-2023 Community Profile, City of Downey

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED 2026 TOTAL	9,905	80,889	228,607
OWNER-OCCUPIED	50.2%	48.3%	48.2%
RENTER-OCCUPIED	49.8%	51.7%	51.8%



Downey rents rise while much of Southern California sees declines

Downey was one of just eight cities where one-bedroom rents increased year over year, even as several Southern California cities recorded declines

Source: The Downey Patriot 09/22/2026

LOCATION OVERVIEW

LARGEST EMPLOYERS



5,400
EMPLOYEES



1,600
EMPLOYEES



1,425
EMPLOYEES



800
EMPLOYEES



2,000
EMPLOYEES



1,500
EMPLOYEES



1,354
EMPLOYEES



700
EMPLOYEES

LOCATION FACTS



Pacific Coastline

20 mi. away



LAX, LGB, and JWA Airports

17 mi. away



Disneyland, Knott's, and Universal Studios

20 mi. away

POPULATION FACTS

111,263

TOTAL
POPULATION

74,348

POPULATION OVER
25 YEARS OF AGE

51.1%

FEMALE
POPULATION

48.8%

MALE
POPULATION

THE CITY OF DOWNEY

The City of Downey, home to more than 113,000 residents in 12.41 square miles, is a diverse and dynamic community in the heart of Los Angeles County.

Downey is approximately 15 miles from Downtown Los Angeles, and 5 miles from Orange County.

The City prides itself in being a full-service municipal organization with over 800 employees providing an array of services including police, fire protection, emergency medical services, water distribution, library services, and parks and recreational facilities.

Residents in Downey are able to enjoy nationally-recognized schools, numerous well-kept parks, and various amenities, including a regional mall, major shopping and business centers, the Downey Theatre, Downey Library and the Columbia Memorial Space Center. Downey is a wonderful community where individuals, families and businesses are proud to live, work, and play.

LOCATION AND CLIMATE

Situated 12 miles southeast of Downtown Los Angeles, Downey is only five miles from Orange County, and about 10 miles from the beautiful Pacific coastline. Conveniently located near several major freeways, the city is an ideal home base from which to take advantage of the business resources and hundreds of cultural and recreational activities in Southern California.

Source: City of Downey, City Profile & Residents

LOCATION OVERVIEW

The average annual minimum temperature is 46 degrees, and the average annual maximum is 83 degrees. Downey is 117 feet above sea level; prevailing winds are from the West at 6 mph. Average annual rainfall is 14.85 inches.

THE PARKS

All parks and many recreation facilities are operated by the city. Almost 100 acres are devoted to 11 area parks, including fishing lakes at Wilderness Park, the Independence Park Tennis Center, and Meredith Perkins Skate Park, the David R. Gavin Dog Park and fitness courses at Furman and Apollo parks. For golf enthusiasts, there is the 18-hole Rio Hondo Golf Course, or the Los Amigos Golf Course, the latter run by Los Angeles County.

THE ARTS

To find a bit of culture, you needn't look far: The 750-seat Downey Theatre, operated by VenuTech, presents productions by the Downey Symphonic Society, as well as other special productions throughout the year. Or you can browse through the Downey History Center or the Columbia Memorial Space Center.

THE BUSINESSES

Downey is home for thousands of businesses and services. The city's largest employer, with about 2,500 employees, is Rancho Los Amigos National Rehabilitation Center. Rancho Los Amigos is a world renown spinal injury treatment center. Originally, Rockwell International aerospace was the major employer that put Downey on the map in the 60's,

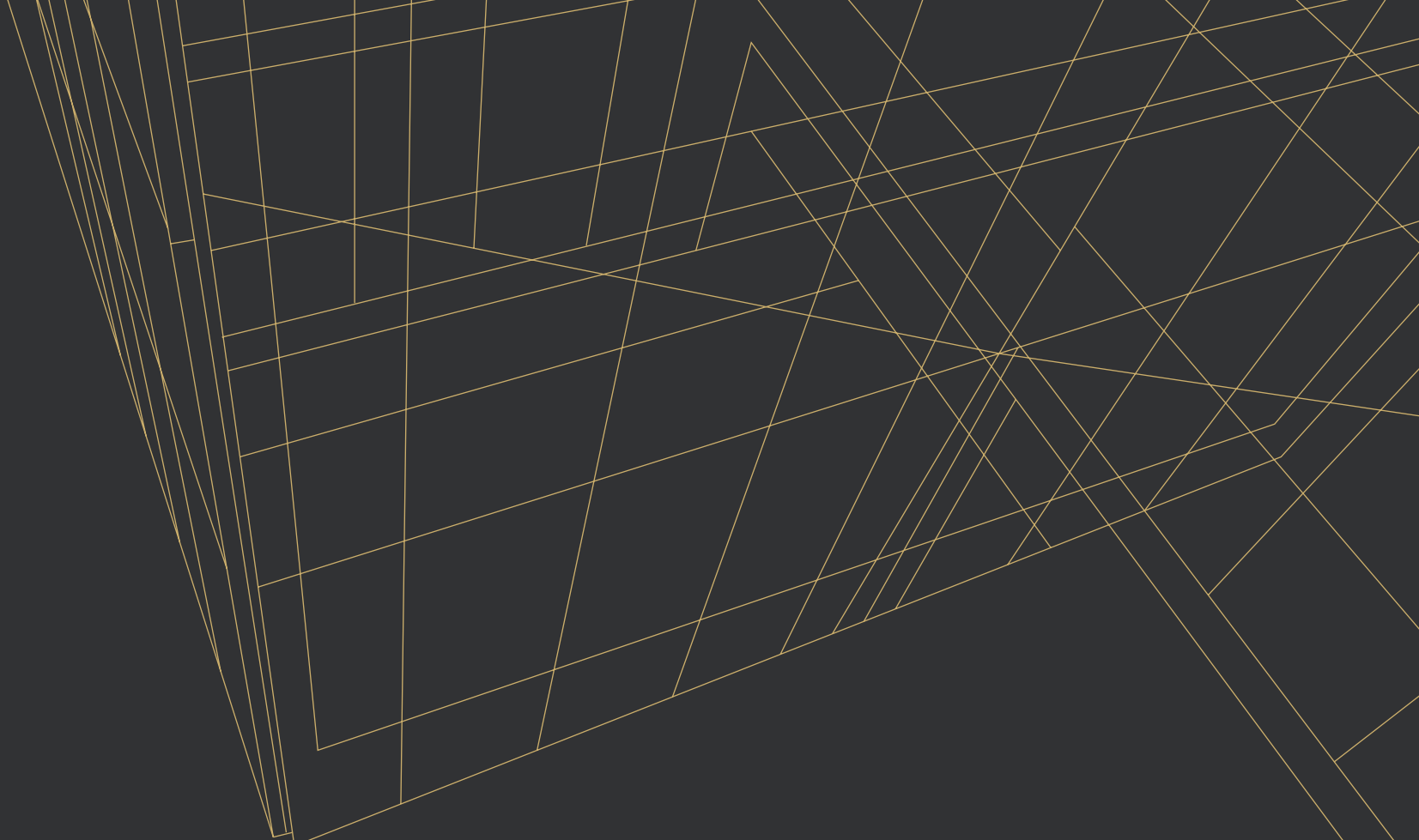
earning us the name "Home of the Apollo."

THE PEOPLE

Caring and Civic-Minded--those are two words that describe Downey's residents. There are more than 120 civic and service groups that work together to make Downey a better place to live.

POPULATION AND HOUSING

With a population of 113,000 in an area of 12.5 square miles, Downey offers a wide range of housing opportunities. City building records for 1997 show that 60 percent of the total dwelling units are single-family homes. Another 40 percent are apartments and condominiums. Downey rents rise while much of Southern California sees declines.



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