



I-5, VALLEY VIEW AVE & FIRESTONE BLVD
14500 Firestone Boulevard, La Mirada, CA 90638

7.4 ACRE DEVELOPMENT
Pads Available for Ground Lease!



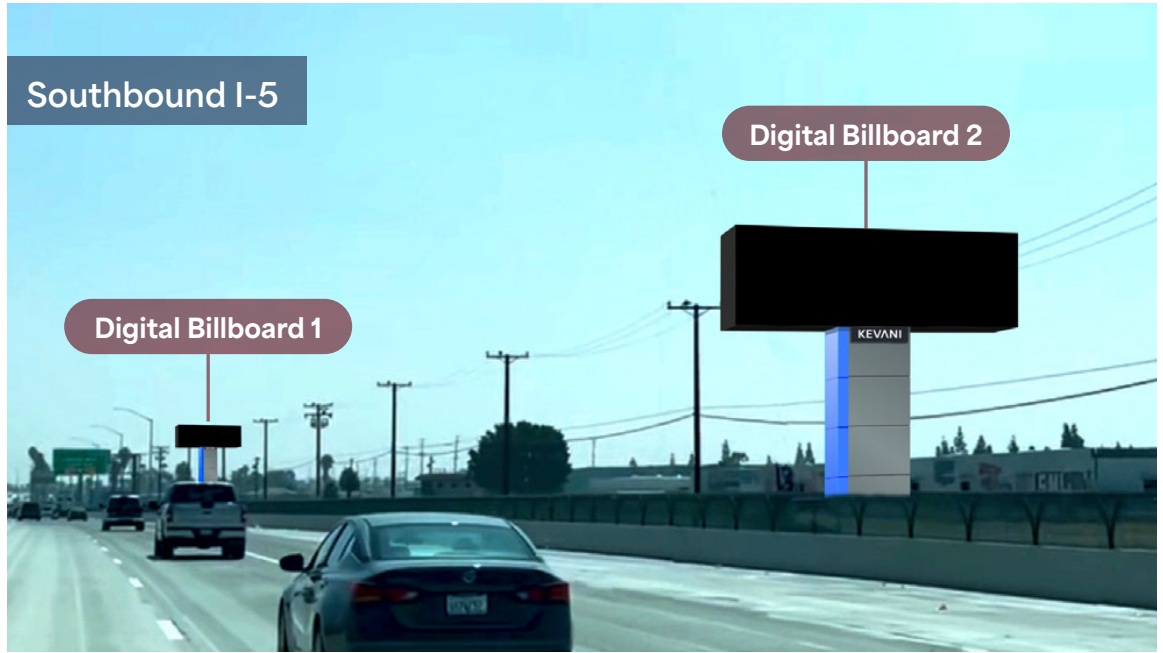
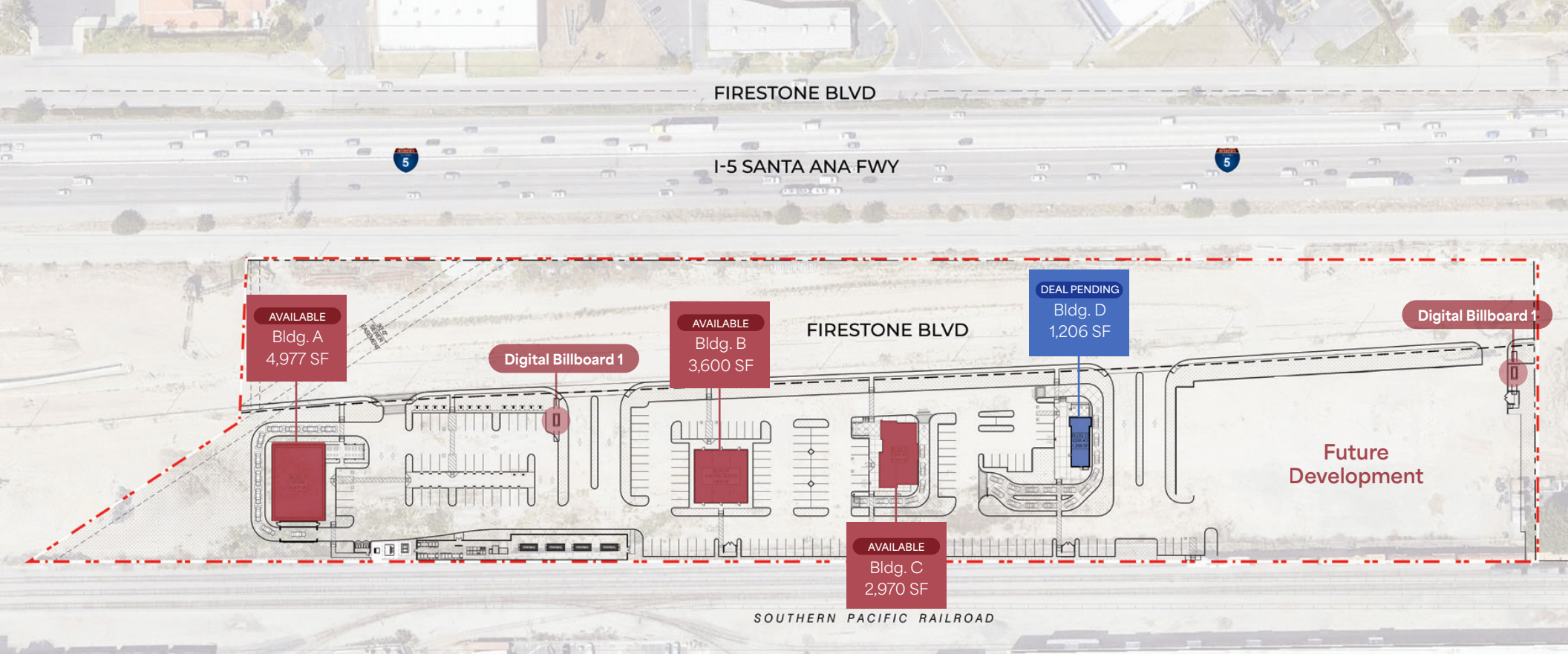
OVERVIEW

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& FIRESTONE BLVD

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- 7.4 AC Development (APN: 7003-007-006) catering to a wide variety of uses
- Massive \$1.9 Billion Caltrans upgrades underway and Valley View/Firestone recently completed
- Massive I-5 freeway frontage with over 226,000 cars per day and growing to over 320,000 CPD following completion of the recent Caltrans upgrades
- Convenient access along Firestone Blvd, which connects via I-5, Valley View and Artesia Blvd to the South
- Huge daytime population in the immediate area
- Flexible use opportunities (fast food, restaurant, c-store, gas station, medical, etc.)
- Caltrans upgrades providing improved access and circulation to and from I-5 freeway

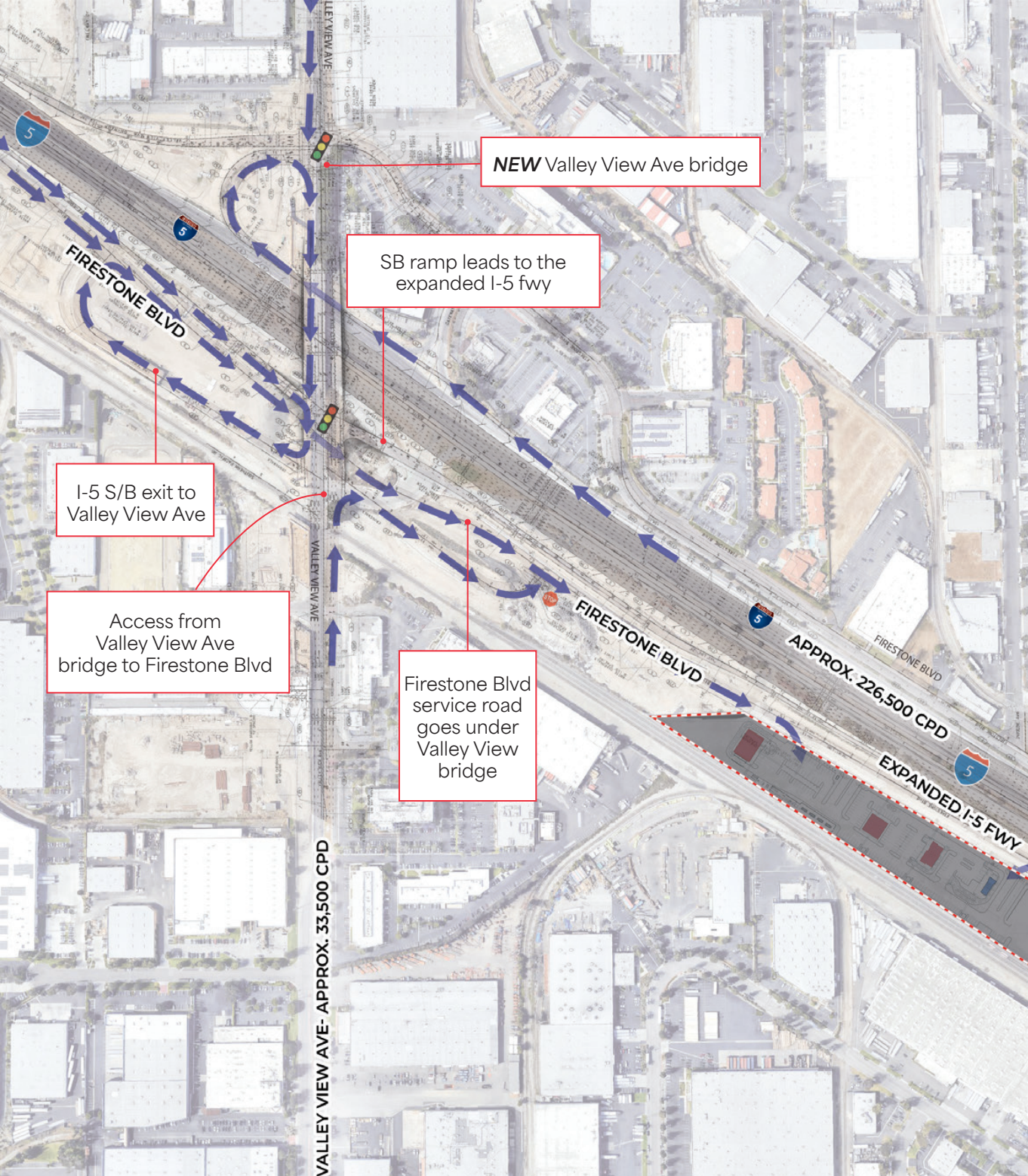




Building Area

Building A	4,977 SF
Building B	3,600 SF
Building C	2,970 SF
Building D - Deal Pending!	1,206 SF
Total Bldg Area	12,753 SF

*\$630M of Caltrans upgrades recently completed located at Valley View Interchange



NEW Valley View Ave bridge

SB ramp leads to the expanded I-5 fwy

I-5 S/B exit to Valley View Ave

Access from Valley View Ave bridge to Firestone Blvd

Firestone Blvd service road goes under Valley View bridge

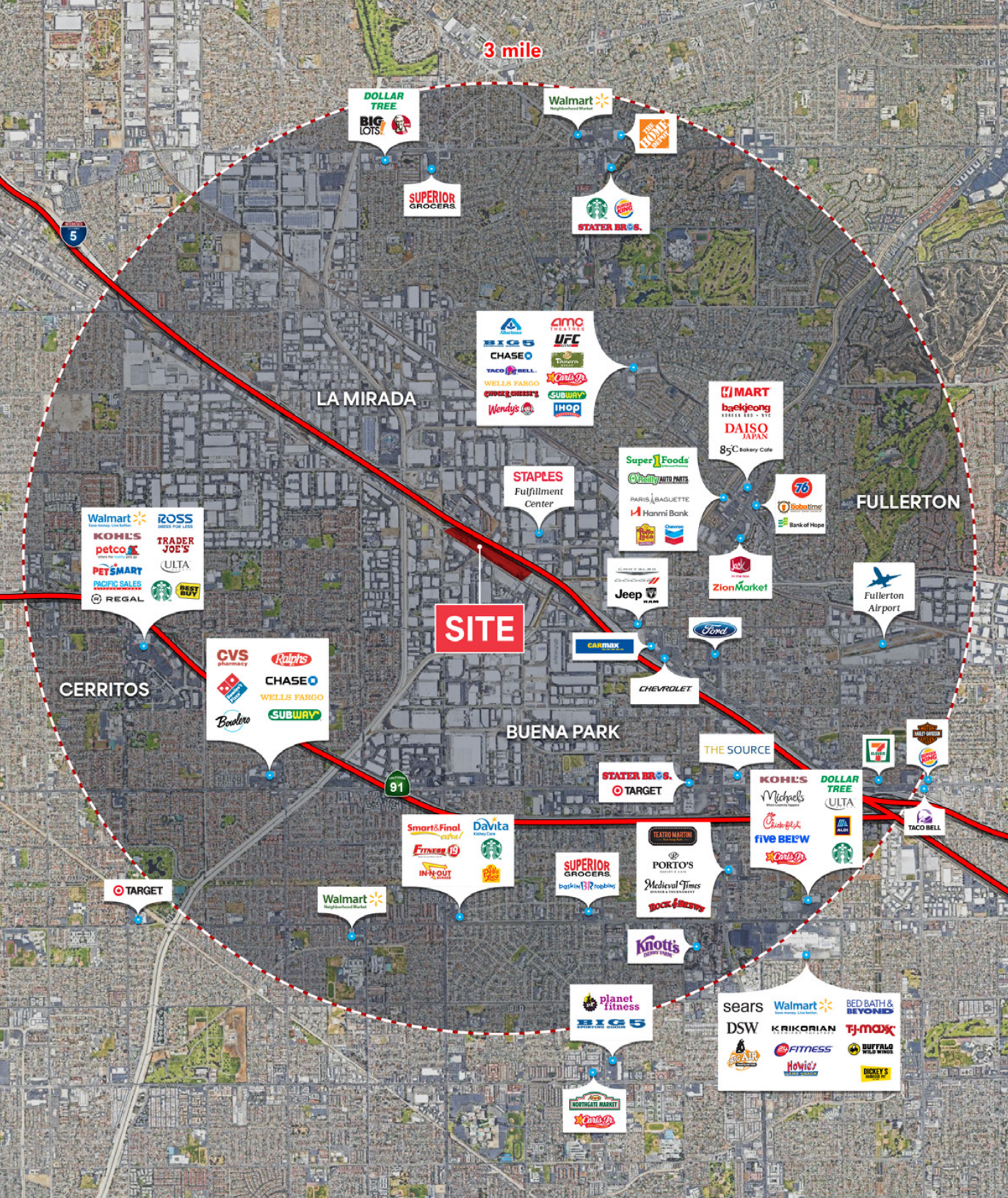
VALLEY VIEW AVE- APPROX. 33,500 CPD

APPROX. 226,500 CPD

EXPANDED I-5 FWY



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TRADE AREA

2023 Estimated Demographic

*Source: Ersi

1 MILE

Population	2,995
Avg Household Income	\$146,251
Daytime Population	16,835

3 MILES

Population	177,293
Avg Household Income	\$131,001
Daytime Population	95,252

5 MILES

Population	626,288
Avg Household Income	\$120,703
Daytime Population	228,268

Traffic Counts

*Source: Costar

I-5 Freeway	approx. 226,500 cpd
Valley View Ave	approx. 33,500 cpd

For More Information Contact



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