



Available

Property Highlights

- Extremely Rare opportunity to acquire 160,000 SF retail box within infill trade area in strong Los Angeles County submarket
- Highly visible location with excellent accessibility and exceptional foot traffic
- Large, 8 Acre Parcel Size, with significant parking.

Property Description

Extremely rare opportunity to acquire an 160,000 SF high quality retail box in area in strong trade area. The Property has exceptional access and visibility from Lakewood Blvd (33,409 VPD) and Firestone Blvd (51,730 VPD) and benefits from the high level of foot traffic to the Stonewood Center Mall. According to Placer.ai, Stonewood Center ranks in the 97th percentile for visits among malls in California and 99th percentile in the US.

Offering Summary

Lease Rate:	Negotiable
Available SF:	160,000 SF
Lot Size:	51.09 Acres
Building Size:	160,000 SF

Downey - Sears

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Downey, CA 90241

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Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	23,166	264,593	721,931	2,788,048
Households	7,080	74,138	191,252	759,201
Avg. Household Income	\$92,014	\$84,021	\$76,528	\$78,895



