

OFFERING MEMORANDUM

11841 DOWNEY AVE

*Dental Medical Office Near
Warren & Downey High Schools*



DOWNEY, CA 90241

km Kidder
Mathews

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*Exclusively
listed by*

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EXECUTIVE SUMMARY

WELL-MAINTAINED DENTAL OFFICE & BUSINESS FOR SALE AT A SIGNALIZED INTERSECTION IN DOWNEY, CA

11841 Downey Ave (“The Property”) is a single-story medical office building that has been well maintained by Ownership.

For Sale for the first time in 20 years, The Property is available for purchase along with the Dental Business, which is also available For Sale.

The Property has 5 existing dental chairs, a Dental Lab, X-Ray machine & area, a private office, multiple bathrooms, a staff lounge area as well as a lobby and reception. The Property also benefits from 12 single stall parking spaces and offers access from both Downey Ave and Stewart and Gray Road.

The Property benefits from the signalized intersection as well as the location immediately near Warren and Downey High School. There are about 8 schools within an approximate 1 mile of The Property.



ADDRESS	11841 Downey Ave, Downey, CA 90241
PRICE	\$1,500,000
PRICE/BUILDING SF	\$750
BUILDING SIZE	2,000 SF
LOT SIZE	11,362 SF
PARKING	12 Single Stall Spaces
ZONING	C-1
ALSO AVAILABLE FOR SALE	Dental Business and FF&E
BUSINESS & FF&E PRICE	\$500,000

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN

±2,000 SF

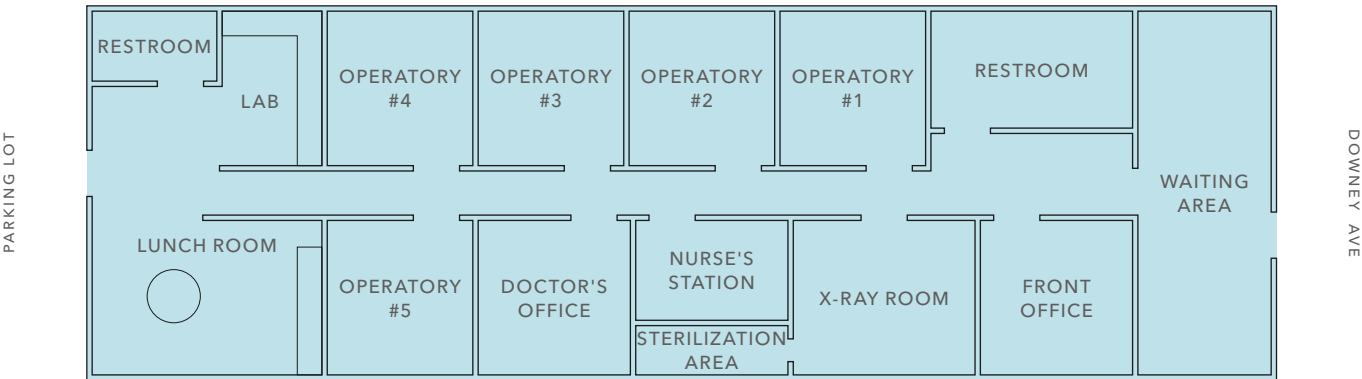
TOTAL BUILDING SIZE

11,362 SF

LOT SIZE

NOW

AVAILABLE



Not drawn to scale





LOCATION OVERVIEW

LOCATION OVERVIEW



CENTRAL LOCATION

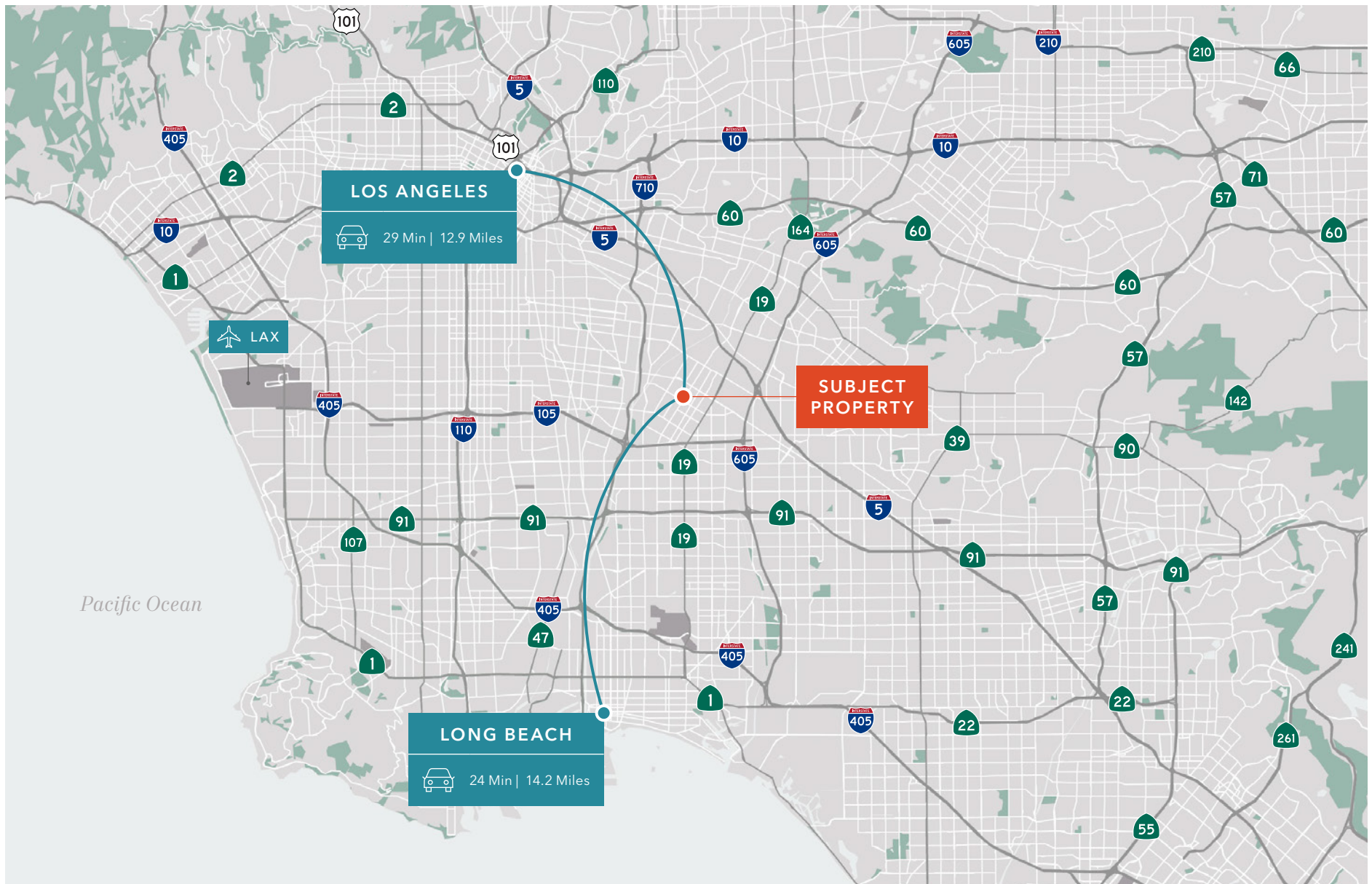
Immediate access to I-5, I-105, I-710, and I-605

Conveniently accessible to Long Beach, DTLA, Anaheim, Irvine, and the Westside

Located at the signalized intersection of Downey Ave and Stewart and Gray Rd

10 schools in immediate vicinity including Warren High School and Downey High School

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	31,691	260,601	739,381
2030 PROJECTION	30,127	251,305	713,101
2020 CENSUS	33,367	274,330	790,398
PROJECTED GROWTH 2025-2030	-1,564	-9,296	-26,280
MEDIAN AGE	36.6	35.4	34.8

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,049	76,724	212,044
2030 PROJECTED	9,689	74,559	205,692
2020 CENSUS	10,273	78,171	216,957
PROJECTED GROWTH 2025-2030	-360	-2,164	-6,352
OWNER-OCCUPIED	41.3%	49.9%	48.1%
RENTER-OCCUPIED	58.7%	50.1%	51.9%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$109,881	\$115,948	\$107,760
2025 MEDIAN HH INCOME	\$88,375	\$91,033	\$85,854
2025 EST. PER CAPITA INCOME	\$35,103	\$34,276	\$31,054

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,642	8,488	24,424
TOTAL EMPLOYEES	14,503	70,446	239,551

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	27.2%	24.4%	22.7%
BLACK OR AFRICAN AMERICAN	5.6%	5.7%	6.8%
AMERICAN INDIAN OR ALASKA NATIVE	1.9%	2.3%	2.3%
ASIAN	8.6%	7.7%	7.6%
HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.2%	0.3%
OTHER RACE	37.1%	39.8%	41.1%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	8.6%	9.0%	10.8%
HIGH SCHOOL DIPLOMA	26.3%	26.3%	26.8%
SOME COLLEGE	22.1%	19.9%	19.0%
ASSOCIATE	7.4%	7.5%	6.8%
BACHELOR'S	17.7%	14.6%	12.9%
GRADUATE	7.2%	6.3%	5.1%

Data Source: ©2025, Sites USA



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