

RESTAURANT | QSR | MEDICAL | DENTAL | RETAIL AVAILABLE IN NEIGHBORHOOD CENTER

7637 FIRESTONE BLVD, DOWNEY, CA 90241



*Materials shown in rendering may differ from final buildout

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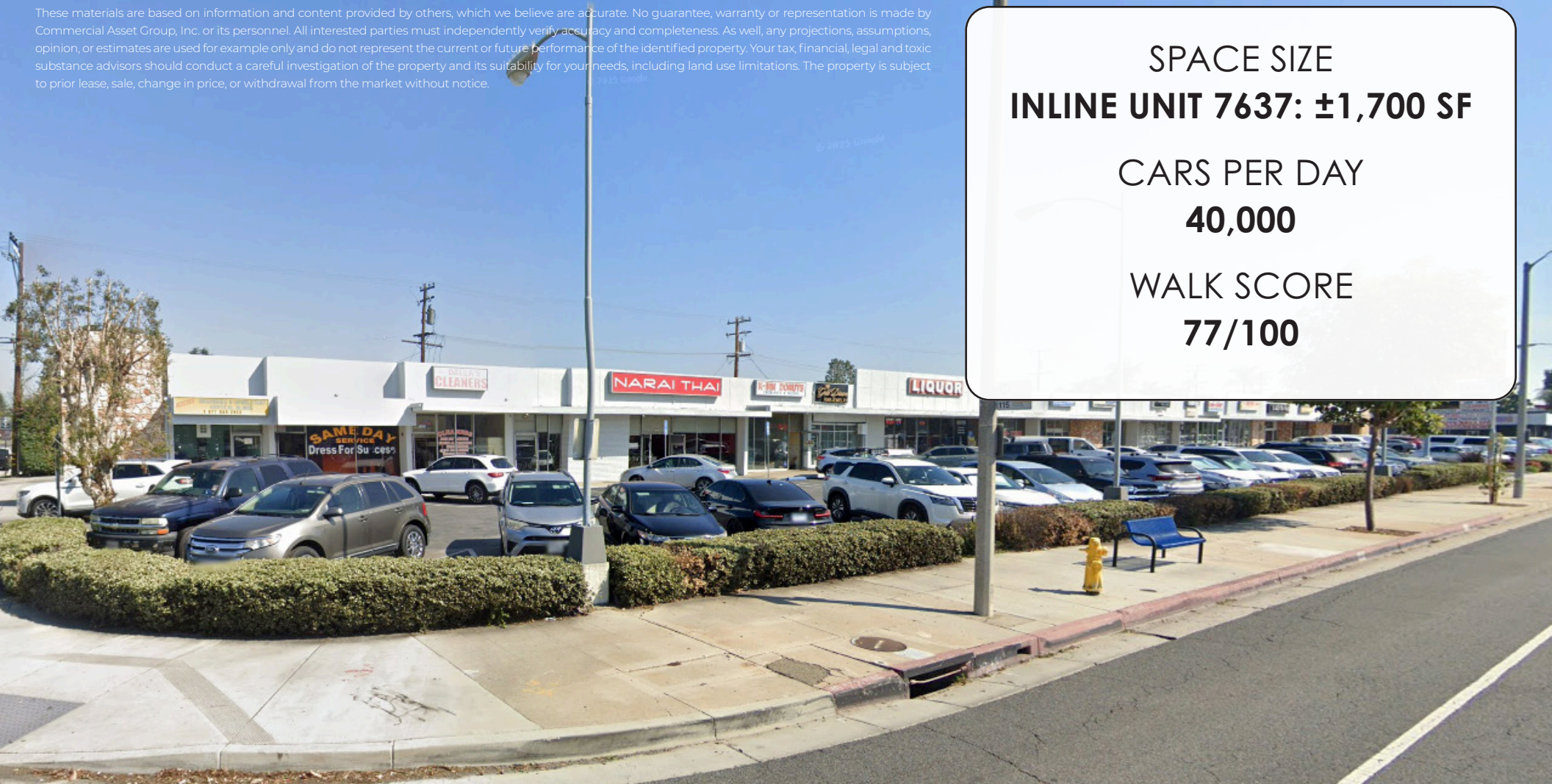
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SPACE SIZE
INLINE UNIT 7637: ±1,700 SF

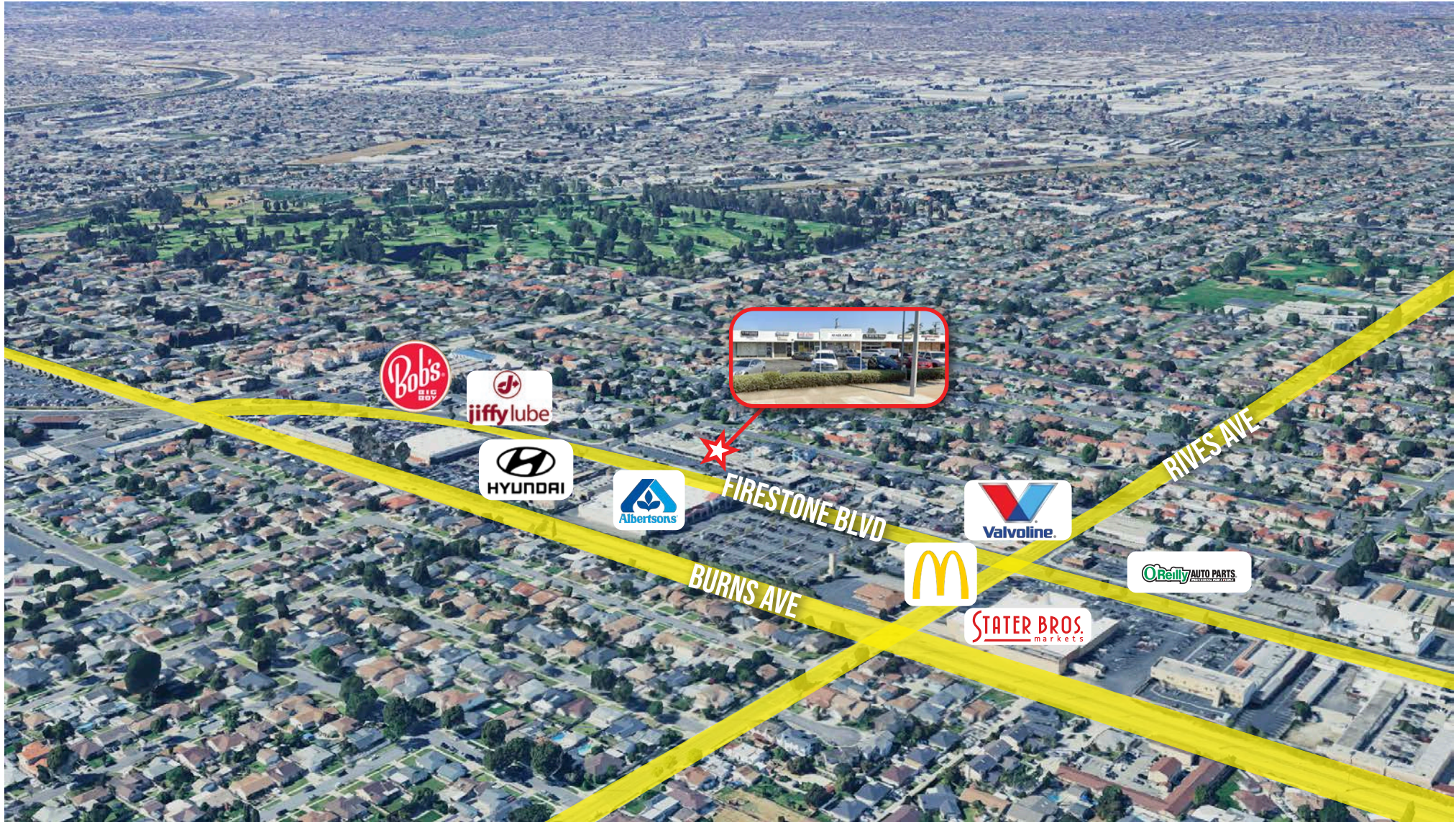
CARS PER DAY
40,000

WALK SCORE
77/100



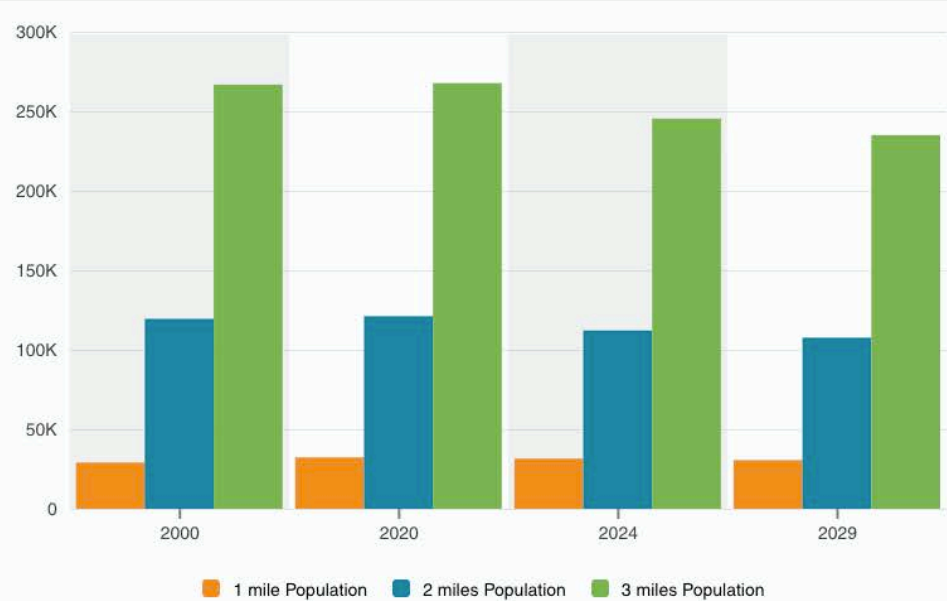
- High-traffic Firestone Blvd location near Downtown Downey
- Street-front visibility with excellent signage potential
- Suitable for retail, office, medical, or service-based businesses
- Close proximity to national retailers, restaurants & schools
- Strong surrounding demographics and dense residential population
- Easy access to 605, 5, and 105 Freeways
- Ample surface parking and street parking nearby
- Surrounded by businesses like Porto's Bakery, Chase Bank, Starbucks
- Seeking: martial arts, cell phone, dog grooming, dental, medical, boba and juice, hair salon, massage, wellness center
- Average household income (1-mile radius): \$80,000
- Population (1-mile radius): 32,000

AERIAL

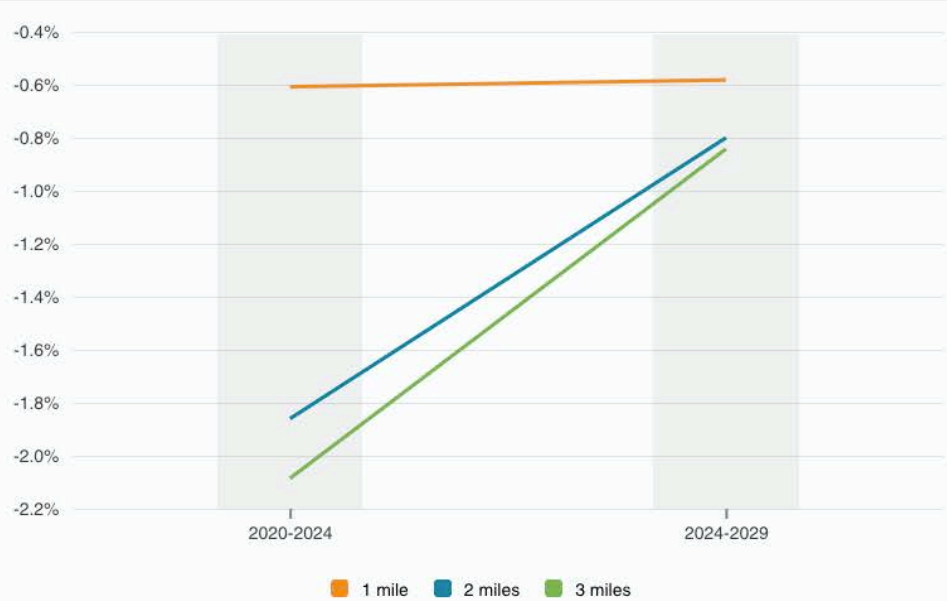


DEMOGRAPHICS

Population



Annual Population Growth



Households

	1 mile	2 miles	3 miles
2020 Households	10,301	35,432	75,020
2024 Households	9,970	32,674	68,366
2029 Household Projection	9,658	31,325	65,365
Annual Growth 2020-2024	0.7%	0.2%	-0.1%
Annual Growth 2024-2029	-0.6%	-0.8%	-0.9%
Owner Occupied Households	3,846	13,554	30,071
Renter Occupied Households	5,812	17,771	35,294
Avg Household Size	3.1	3.3	3.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$342.6M	\$1.1B	\$2.4B

Income

	1 mile	2 miles	3 miles
Avg Household Income	\$93,799	\$92,865	\$89,581
Median Household Income	\$75,330	\$72,131	\$69,918
< \$25,000	1,223	4,446	10,058
\$25,000 - 50,000	1,974	6,677	13,908
\$50,000 - 75,000	1,769	5,876	12,623
\$75,000 - 100,000	1,441	4,910	10,420
\$100,000 - 125,000	1,217	3,425	6,801
\$125,000 - 150,000	769	2,039	4,353
\$150,000 - 200,000	952	2,886	5,641
\$200,000+	625	2,416	4,562



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