

For Lease: Turnkey Restaurant Opportunity

8266 FIRESTONE BLVD

DOWNEY, CA 90241

OLIVER GHADOUSHI

Vice President

323.302.8282

oliver.ghadoushi@compass.com

DRE 01973061

ANTHONY ASSATOURIAN

Commercial Specialist

818.484.6777

anthony.assatourian@compass.com

DRE 02261313

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Executive Summary

Compass Commercial is pleased to present 8266 Firestone Blvd — a ±2,123 SF fully built-out and operating restaurant positioned within a vibrant retail center at the corner of Firestone Blvd and Downey Ave. The property is surrounded by strong national and regional tenants, at a highly trafficked intersection with more than ± 39,000 vehicles per day.

The existing restaurant has been operating for over 12 years as an established destination in Downey. Fully equipped, the 2nd generation restaurant space features a complete kitchen, including sinks, two (2) walk in refrigerators/freezers, a 12-foot hood, grease interceptor, a Type 41 Liquor License (Beer and Wine), and a large indoor and outdoor patio dining area. The infrastructure makes it well-suited for a variety of quick service restaurant (QSR) concepts, from national/regional chains to independent/local operators.

This offering represents a rare opportunity to secure a turnkey restaurant space in one of Los Angeles's most dynamic submarkets, featuring built-in infrastructure, proximity to major schools, retailers, and excellent positioning within a busy retail center. This opportunity is an asset sale with Fixtures, Furniture, and Equipment (FF&E) and key money is required.



Space Overview

RESTAURANT SPECIFICATIONS

2,123 SF

RESTAURANT SIZE

\$3.15/SF

CURRENT LEASE RATE

2013

YEAR BUILT

12 YEARS

OPERATING HISTORY

UPON REQUEST

LEASE & SALE TERMS

TYPE 41 (BEER AND WINE)

LIQUOR LICENSE

39,000 CPD

TRAFFIC COUNT

DEDICATED

PARKING

*BUYER/LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.



Space Highlights

- / Prime, Fully Built-Out 2nd-Generation Restaurant Space in Downey
- / On-Site, Dedicated Parking
- / High-Traffic Corner with $\pm 39,000$ Vehicles Per Day
- / High Visibility, Exposure, and Signage Opportunity in Multiple Locations
- / Exclusive Outdoor Patio Seating, Type 41 Liquor License (Beer and Wine), Easy Access for 3rd-Party Delivery Services
- / Surrounded by Strong Co-Tenancy, including Porto's Bakery & Cafe, Chick-fil-A, In-N-Out Burger, Shake Shack (Newly Opened) & More



Area & Market Overview

Downey is a densely populated community supporting strong demand for food and beverage operators. Firestone Blvd is recognized as a premier dining and retail corridor, home to a number of major national and regional restaurant chains. This stretch of Firestone in Downey is one of the most competitive and high-performing areas in the region, making it a prime location for quick-service concepts, casual dining, and other restaurant formats.



Demographics

POPULATION	2 MILE	5 MILES	10 MILES
2020 Population	110,548	770,725	2,809,595
2024 Population	105,829	705,208	2,595,276

HOUSEHOLDS	2 MILE	5 MILES	10 MILES
2020 Households	33,485	212,288	807,188
2024 Households	31,807	192,727	740,157
Avg. Household Size	3.2	3.5	3.3
Total Consumer Spending	\$1.2B	\$6.7B	\$25.7B
Owner Occupied Households	14,887	86,986	342,649
Renter Occupied Households	15,803	97,127	366,677

HOUSING INCOME	2 MILE	5 MILES	10 MILES
Avg. Household Income	\$100,993	\$86,999	\$90,697
Median Household Income	\$79,644	\$69,133	\$69,774
< \$25,000	3,568	30,154	134,474
\$75,000 - \$100,000	5,014	28,812	99,994
\$125,000 - \$150,000	2,305	12,858	50,574
\$200,000+	2,895	11,055	55,836





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7NWX216



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La CHULA

we're open

Tapate

TACO

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PAKANGA

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PARKING ONLY
VAN ACCESSIBLE
MINIMUM FINE \$250

That way
Supa
→



Hummusfactory

HOW TO PRODUCE
HUMMUS
hummus
hoo-mus
hoo-moose
ha-mos
hoom-iss
hoo-mus
homm-us
choo-moose

WHAT TO EAT
HUMMUS
HUMMUS IS THE KING
HUMMUS IS THE QUEEN
HUMMUS IS THE HERO
HUMMUS IS THE VILLAIN
HUMMUS IS THE CHAMPION


ACCESSIBLE





Wash

Rinse

Sanitize

Item # TW1
White Cutlery Kit
White Spoon, Napkin

SANITIZE

RINSE

VALOR





PUBLIC PARKING

PORTO'S
BAKERY & CAFE



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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