

IN-LINE SPACE ON BUSY DOWNEY INTERSECTION FOR LEASE

9400 FIRESTONE BLVD, DOWNEY, CA 90241



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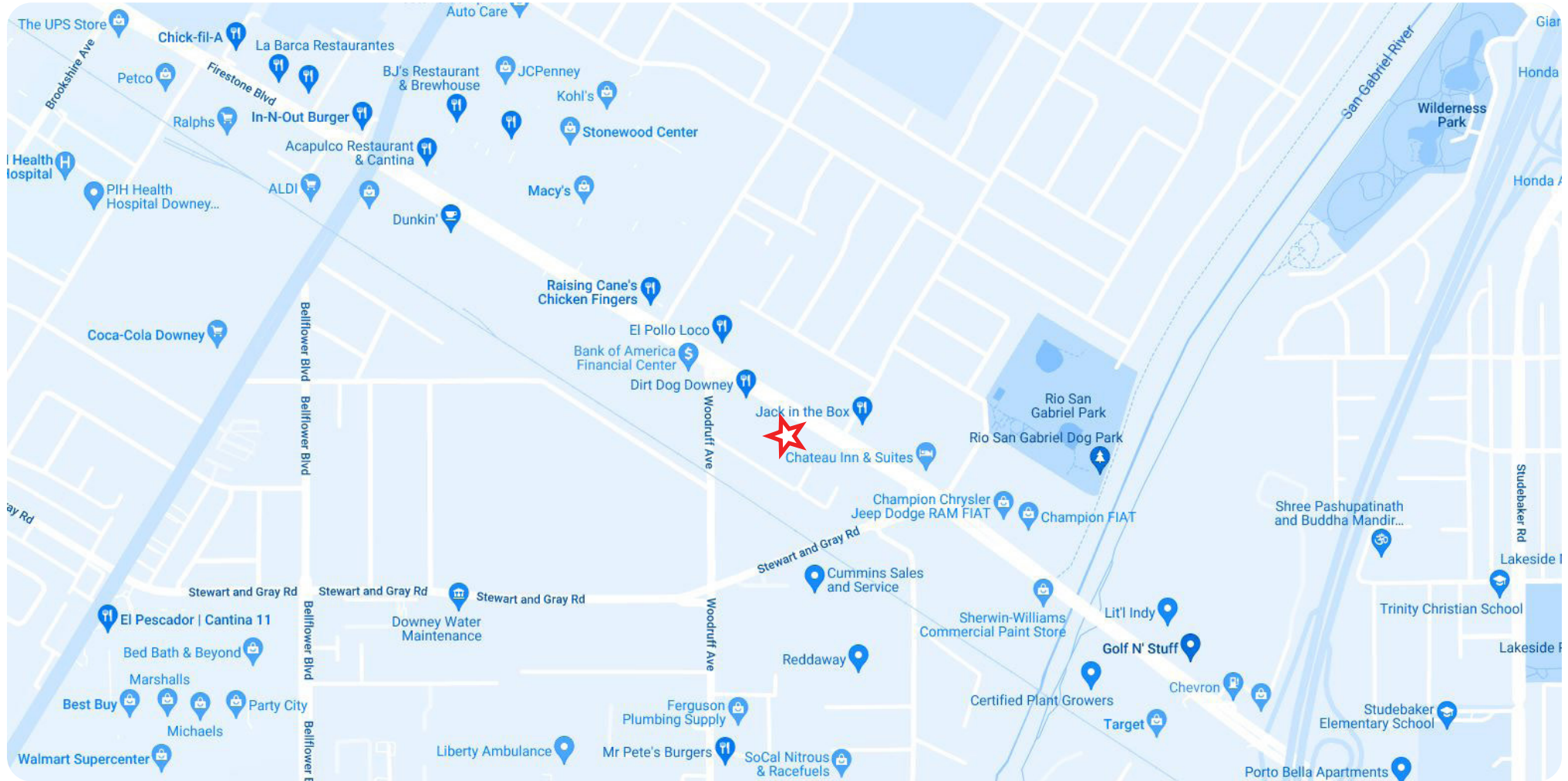
PROPERTY HIGHLIGHTS

- Pad space available on a busy intersection
- Shopping center co-tenants include One Main Financial, Dirt Dog & dental office
- Ideal for food use, coffee, retail, yoga & pilates, personal trainer, urgent care, medical
- Situated adjacent to major retailers: Macy's, JC Penney & Sears
- Excellent curb appeal with ample parking
- Heavy car traffic in a central location/easily accessible
- Major shopping/trade area
- Dense Hispanic demographics
- Signage facing Firestone and Woodruff

SPACE SIZE
±2,600 SF

CPD
51,000

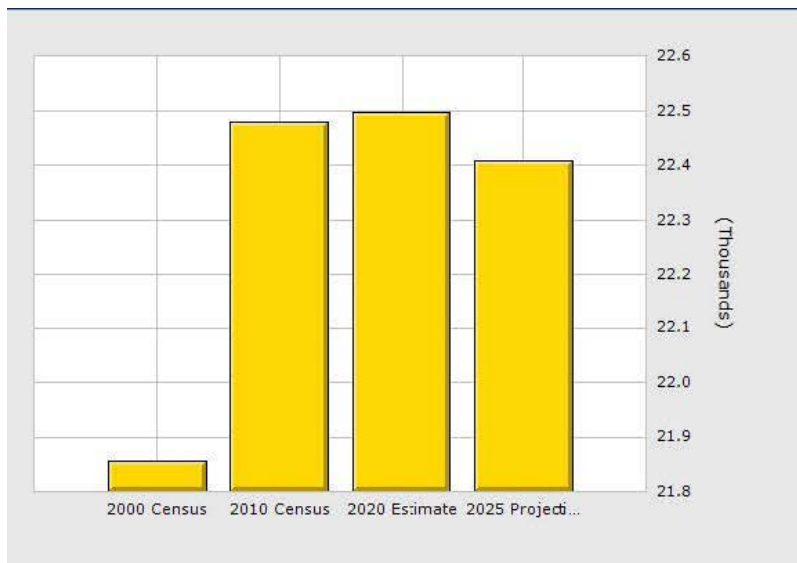
MAP



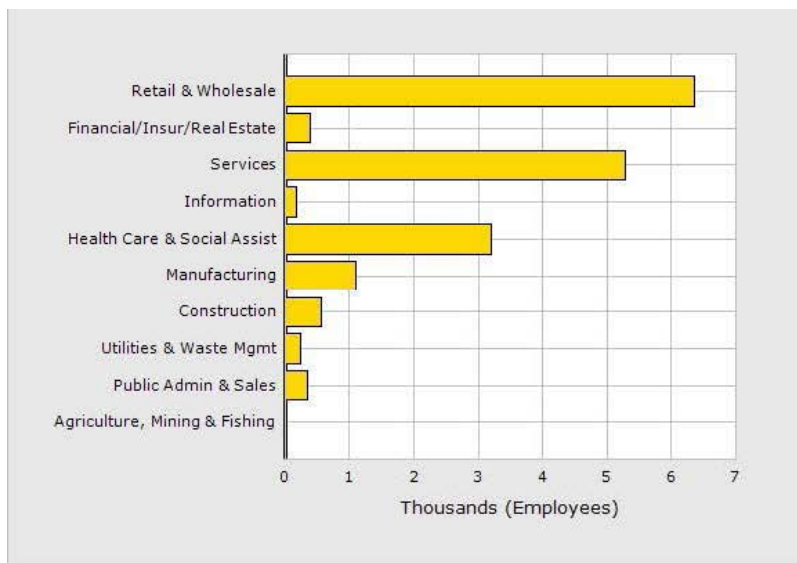
AERIAL



DEMOGRAPHICS



Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	22,498	112,801	261,947
2025 Population:	22,408	112,397	261,584
Pop Growth 2020-2025:	(0.40%)	(0.36%)	(0.14%)
Average Age:	35.40	36.80	36.60
Households			
2020 Total Households:	6,766	33,389	74,971
HH Growth 2020-2025:	(0.37%)	(0.37%)	(0.12%)
Median Household Inc:	\$71,067	\$73,855	\$70,231
Avg Household Size:	3.30	3.30	3.40
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$633,659	\$547,781	\$489,810
Median Year Built:	1959	1957	1958



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SITE PLAN





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