

Commercial/  
Value-Add /  
ReDevelopment  
Opportunity

Food4Less

McDonald's

CHASE

Walgreens

ROSECRANS AVE (25,303 VPD)

INTERSECTION  
(56,613 VPD)

Walmart  
Supercenter

Wendy's

Pollo Loco  
FAMOUS FIRE-BRILLED CHICKEN

Carl's Jr.

YOSHINOYA

El Super

TACO BELL

LAKELWOOD BLVD (31,310 VPD)

RARE, INFILL COMMERCIAL / VALUE-ADD  
REDEVELOPMENT OPPORTUNITY - DOWNEY, CA

**BLVD** Real Estate  
Investment  
Co.



## COMMERCIAL / VALUE-ADD REDEVELOPMENT OPPORTUNITY

8856 Rosecrans Ave., Downey, CA 90242

### EXCLUSIVE LISTING AGENTS:

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130 Pine Avenue, Suite 203  
Long Beach, CA 90802  
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## PRICE:

**Asking Price:** \$3,995,000  
**Price PSF:** \$190  
**In-Place Cap Rate:** 2.5%  
**Proforma Cap Rate:** 9.03% (Proforma Cap Rate using Market Rent)

## INVESTMENT HIGHLIGHTS

- **Value-add / redevelopment opportunity** - The current site allows for a multitude of uses including: utilizing the existing business/industrial park as an owner/user, value-add opportunity through renovations and bringing rents up to market, and/or full redevelopment into commercial retail QSR/fast food use, etc.
- The Subject Property features **well below market rents** - The current rents at the property average \$0.70 PSF MG - **Market rents are approximately 400% higher (\$2.00 PSF NNN)**, allowing for **significant upside** for the new Owner
- Ideally located at busy intersection of **Rosecrans Avenue and Lakewood Boulevard** with **over 56,613 vehicles passing by daily**
- **Top retail intersection surrounded by other national retailers** including Walmart, El Super, Food 4 Less, Walgreens, Chase Bank, McDonald's, Wendy's, El Pollo Loco, Carl's Jr., Taco Bell, etc.
- **Dense / Infill Los Angeles (Downey) Location** - There are nearly 800,000 residents living within a 5-mile radius of the property, making this a highly desirable location for most national retailers/tenants

## LAND USE SUMMARY

**Current Zoning:** (M-1), **Includes drive-thru restaurant with CUP.** See following pages for specific uses.  
**General Plan:** Commercial General (GC)

## PROPERTY SPECIFICATIONS

**Address:** 8856 Rosecrans Avenue, Downey, CA  
**Building Size:** 21,032 SF  
**Land Area:** 0.89 Acres (38,716 SF)  
**Year Built:** 1976  
**APN:** 6268-001-014  
**Traffic Counts:** Rosecrans Avenue: 25,303 VPD  
 Lakewood Boulevard: 31,310 VPD  
**Total Intersection: 56,613 VPD**

## DEMOGRAPHICS

Source: Costar 2026	1 Mile	3 Miles	5 Miles
Population	36,471	288,020	777,398
Average HHI	\$111,202	\$103,528	\$105,642
Daytime Employees	5,710	88,270	222,833



# CURRENT PROPERTY / AS-IS (BUSINESS / AUTO PARK)



# CURRENT USE / BUSINESS PARK / RENT ROLL

Suite	Size (SF)	Current Monthly Rent	Current Base \$/SF	Market Monthly Rent	Market Base \$/SF (NNN)	CAM Recovery Type	Lease Expiration	Options
8856-A	3,154	\$1,850	\$0.59	\$6,308	\$2.00	Mod. Gross	MTM	None
8856-A2	1,100	\$400	\$0.36	\$2,200	\$2.00	Mod. Gross	MTM	None
8856-C	1,280	\$800	\$0.63	\$2,560	\$2.00	Mod. Gross	MTM	None
8856-D	2,752	\$1,450	\$0.53	\$5,504	\$2.00	Mod. Gross	MTM	None
8856-E	1,088	\$800	\$0.74	\$2,176	\$2.00	Mod. Gross	MTM	None
8860-A	1,932	\$1,225	\$0.63	\$1,664	\$2.00	Mod. Gross	MTM	None
8860-B	2,174	\$1,100	\$0.51	\$1,664	\$2.00	Mod. Gross	MTM	None
8860-C-D	2,240	\$1,150	\$0.51	\$1,664	\$2.00	Mod. Gross	MTM	None
8860-E/Cell Tower	864	\$2,993	-	\$2,993	-	Gross	+/-9 Yrs	None
8860-F	3,136	\$1,750	\$0.56	\$1,664	\$2.00	Mod. Gross	MTM	None
8860-G	1,312	\$1,150	\$0.88	\$1,664	\$2.00	Mod. Gross	MTM	None
<b>Occupied</b>	21,032	\$14,668	\$0.70	\$30,059	\$2.00			
<b>Occupied</b>	0	\$0		\$0				
<b>Total</b>	<b>21,032</b>	<b>\$14,668</b>	<b>\$0.70</b>	<b>\$30,059</b>	<b>\$2.00</b>			

for Modified Gross Leases, Tenants pay electrical.



# CURRENT USE / BUSINESS PARK / TRANSACTION SUMMARY

<b>Financial Information</b>		
Price:	\$3,995,000	
<b>Property Specifications</b>		
Rentable Area:	21,032	\$190 PSF (Building)
Land Area:	0.89	

<b>Estimated Operating Information</b>		
	<b>In-Place</b>	<b>Proforma*</b>
Gross Scheduled Rent	\$176,020	\$360,711
Plus Recapture	\$0	\$75,810
Tot. Gross Scheduled Income	\$176,020	\$436,521
Less Expenses	(\$75,810)	(\$75,810)
<b>Net Operating Income</b>	<b>\$100,209</b>	<b>\$360,711</b>
<b>Cap Rate:</b>	<b>2.51%</b>	<b>9.03%</b>

<b>Estimated Operating Expenses</b>			
Taxes (after sale re-assessment)	1.19%	\$47,660	\$47,660
Insurance		\$19,750	\$19,750
Trash		\$7,200	\$7,200
Water		\$1,200	\$1,200
Electricity		by tenant	by tenant
<b>Total</b>		<b>\$75,810</b>	<b>\$75,810</b>

\*Includes all rents at \$2.00 PSF NNN.



# CURRENT USE (INDUSTRIAL / FLEX) - LEASE COMPARABLES

**Leased Sign Date:** Sep 2023

**Address:** 9700-9720 Washburn Rd, Downey, CA

**SFLeased:** 1,500

**Rent/SF/Yr:** \$21.00

**Services:** IG

**Lease Term:** 2 Years

**Use:** Industrial

**Leased Sign Date:** Feb 2023

**Address:** 7700 Imperial Hwy, Downey, CA

**SFLeased:** 1,696

**Rent/SF/Yr:** \$24.60

**Services:** MG

**Lease Term:** 3 Years

**Use:** Industrial

**Leased Sign Date:** Apr 2022

**Address:** 9700-9720 Washburn Rd, Downey, CA

**SFLeased:** 1,500

**Rent/SF/Yr:** \$18.96

**Services:** IG

**Lease Term:** 2 Years

**Use:** Industrial

**Leased Sign Date:** Aug 2023

**Address:** 8734 Clela St, Downey, CA

**SFLeased:** 1,514

**Rent/SF/Yr:** \$23.88

**Services:** NNN

**Lease Term:** 3 Years

**Use:** Flex

**Leased Sign Date:** Jul 2022

**Address:** 9634 Washburn Rd, Downey, CA

**SFLeased:** 2,080

**Rent/SF/Yr:** \$18.60

**Services:** MG

**Lease Term:** 2 Years

**Use:** Industrial

**Leased Sign Date:** Jun 2020

**Address:** 9016-8018 2nd St, Downey, CA

**SFLeased:** 865

**Rent/SF/Yr:** \$27.72

**Services:** +UTIL

**Lease Term:** 2 Years

**Use:** Flex

# REDEVELOPMENT - SALE / LEASE COMPARABLES - STNL FAST FOOD/QSR - LA COUNTY

## **Starbucks - Inglewood** (12 miles away)

Sale Date: 5/2023

Sale Price: \$5,100,000

Cap Rate: 3.75%

**Annual Rent (NOI): \$191,250**

Monthly Rent: \$15,938

Year Built: 2021

## **Chick-fil-A - Downey** (Less than 1 mile away)

Sale Date: 5/2022

Sale Price: \$7,225,000

Cap Rate: 3.60%

**Annual Rent (NOI): \$260,100**

Monthly Rent: \$21,675

Year Built: 2021

## **Raising Canes - Whittier** (7 miles away)

Sale Date: 12/21

Sale Price: \$6,950,000

Cap Rate: 4.10%

**Annual Rent (NOI): \$284,950**

Monthly Rent: \$23,746

Year Built: 2022

## **7-Eleven - Lynwood** (4.5 miles away)

Sale Date: 12/2022

Sale Price: \$5,300,000

Cap Rate: 4.43%

**Annual Rent (NOI): \$234,790**

Monthly Rent: \$19,566

Year Built: 2022

## **Taco Bell - Inglewood** (12.5 miles away)

Sale Date: 5/2022

Sale Price: \$5,650,000

Cap Rate: 3.5%

**Annual Rent (NOI): \$197,750**

Monthly Rent: \$16,479

Year Built: 2022/23

## **Starbucks - Redondo Beach** (12 miles away)

Sale Date: 12/2021

Sale Price: \$7,175,000

Cap Rate: 3.69%

**Annual Rent (NOI): \$264,756**

Monthly Rent: \$22,063

Year Built: 2021

## **Raising Canes - Alhambra** (12 miles away)

Sale Date: 10/2022

Sale Price: \$8,266,667

Cap Rate: 3.75%

**Annual Rent (NOI): \$310,000**

Monthly Rent: \$25,833

Year Built: 2022

## **7-Eleven - Gardena** (10.5 miles away)

Sale Date: 4/2022

Sale Price: \$6,900,000

Cap Rate: 3.96%

**Annual Rent (NOI): \$273,240**

Monthly Rent: \$22,770

Year Built: 2022

## **Shake Shack - Woodland Hills** (30 miles away)

Sale Date: 10/2021

Sale Price: \$7,650,000

Cap Rate: 4.10%

**Annual Rent (NOI): \$313,650**

Monthly Rent: \$26,138

Year Built: 2020

## **Raising Canes - Carson, CA** (8 miles away)

Sale Date: 8/2022

Sale Price: \$8,485,000

Cap Rate: 4.12%

**Annual Rent (NOI): \$349,582**

Monthly Rent: \$29,132

Year Built: 2021

## **Chick-fil-a - Carson** (8 miles away)

Sale Date: 2/2022

Sale Price: \$9,900,000

Cap Rate: 3.54%

**Annual Rent (NOI): \$350,460**

Monthly Rent: \$29,205

Year Built: 2021

## **7-Eleven - Lomita** (13 miles away)

Sale Date: 8/2021

Sale Price: \$5,600,000

Cap Rate: 3.93%

**Annual Rent (NOI): \$220,080**

Monthly Rent: \$18,340

Year Built: 2021



# DOWNEY ZONING - MANUFACTURING ZONES

## MANUFACTURING ZONES

### The intent and purpose of these Manufacturing Zone regulations is to:

1. Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing and service uses;
2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
3. Promote the creation of vibrant and attractive manufacturing districts desirable to professionals working in the high-tech and biomedical fields, while also minimizing the impact of manufacturing uses on adjacent, commercial and neighborhood-oriented residential districts.

Purpose of the M-1 Zone. The M-1 Zone is intended to provide an orderly development and grouping together of light manufacturing uses and appropriate biomedical uses that facilitate the growth of businesses during all stages of the business cycle in harmony with each other and the rest of the community. The provisions of this zone are designed to ensure that such uses will be protected from inharmonious uses and to minimize the undesirable effects of heavy traffic or other operating characteristics.

## MANUFACTURING ZONES USE REGULATIONS

1. Table 9.3.9 identifies the uses permitted in each Manufacturing Zone. If a use is not specifically listed on the table then said use shall be deemed as Not Permitted.
2. Uses that require a Conditional Use Permit are subject to the review requirements and conditions contained in Section 9824.
3. The "notes and exceptions" column of Table 9.3.9 indicates more precisely the use regulations for specific uses or operating characteristics. The notes and exceptions must be reviewed in conjunction with the other information for the class of use.
4. Certain permitted uses and uses requiring a Conditional Use Permit may be subject to special conditions regarding location, operation, or the design of the use. The sections of this article governing these uses are identified in the "notes and exceptions" column of Table 9.3.9.

**SEE NEXT FEW PAGES, FOR USE REGULATIONS...**



# DOWNEY ZONING - MANUFACTURING ZONES

**Table 9.3.9. Manufacturing Zones Use Regulations**

(P = Permitted NP = Not Permitted C = Conditional Use Permit required subject to Section 9824)

Use	M-1	M-2	Notes and Exceptions
<b>Manufacturing Uses</b>			
Biomedical use	P	P	
Electronics	P	P	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios
Equipment, instruments and medical/dental products and components	P	P	Includes electronic, medical and dental tools, prosthetics, precision, measuring
Food products	P	P	Includes ice; excludes lard, pickles, sausage, sauerkraut, and vinegar
Office and related machinery	P	P	Includes audio and visual machinery, computers
Pharmaceuticals	P	P	Includes cosmetics, drugs, perfumes, toiletries
Laboratories, dry	P	P	
Laboratories, wet	C	C	
<b>Manufacturing Uses (cont'd)</b>			
Finished products	P	P	From the following product types: canvas, clay, cloth, cork, felt, glass, leather, paper, plaster, plastics, stones, textiles, wood, and yarns
Heavy manufacturing	NP	C	Includes asphalt and products; brick tile and terra cotta (clay); babbitt metal; bleaching powder; building blocks; celluloid; concrete and products
<b>Services</b>			
Adult businesses	C	C	Subject to Section 9402
Appliance repairs and service	P	P	
Animal sales and services			
animal sales	P	P	
boarding/kennels	C	C	
feed and supplies	P	P	
grooming	P	P	
hospitals/veterinary	P	P	
Auction house	C	C	
Automobile rental	C	C	
Automobile, light truck, and motorcycle repair	P	P	
Blueprint and photocopy services	P	P	
Carpet and rug cleaning	P	P	
Catering establishments	C	C	
Cold storage plants	C	C	
Cleaning and dyeing	P	P	
Electroplating	C	C	
Financial services	P	P	Drive-thru or ATM requires a Conditional Use Permit (C) in any zone
Freight terminals (truck terminals)	C	C	
Fumigation contractors	P	P	
Kiosks			
permanent	C	C	
temporary or semi-permanent	C	C	
Laundries			
limited	P	P	
unlimited	P	P	
Machine shops and tool repair	P	P	
Metal fabrication	P	P	Requires Conditional Use Permit (C) if within two hundred (200) feet of a residential zone
Newspaper printing and publishing	P	P	
Offices			
business and professional	P	P	Does not include new and/or used vehicle brokers or wholesale offices
medical	C	C	

<b>Services (cont'd)</b>			
Pest control operators and services	P	P	
Plumbing, electrical, mechanical shops and services	P	P	
Printing, and photocopy services	P	P	
Public scales	P	P	
Recycling collection center	C	C	
Refrigeration repairs and services	P	P	
Research and development	P	P	
Restaurants, cafes, coffee establishments with alcohol sales	P	P	Subject to Section 9406 if drive-thru facilities are provided.
with drive-thru	C	C	Outdoor seating/dining areas are subject to Site Plan
with live entertainment	NP	NP	Review in accordance with Section 9820.
Rug cleaning plants	P	P	
Service stations	C	C	Automobile and truck
Silk screening	P	P	
Swap meets and flea markets	P	P	
Technical, trade, or vocational schools	P	P	
Tire retreading	NP	P	
<b>Wholesale, Storage, Distribution, and Warehouse Use</b> (Businesses using compressors and fixed motorized equipment require a Conditional Use Permit)			
Parcel delivery terminals	P	P	
Refrigeration plant	P	P	
Self-storage, mini-storage, mini-warehouse and recreational vehicle storage	C	C	Subject to Section 9416
Storage facilities	P	P	
Storage yards	P	P	Includes building materials, fleet storage, lumber yards, machinery rental, trucking yards and terminals, transit storage, road equipment
Warehouse	P	P	Flammable, chemical, or other hazardous material storage requires Fire Department approval
Wholesale offices for automobiles, motorcycles, and trucks	C	C	
Wholesale brokers, jobbers, dealers, distributors, warehouses, storage	P	P	
<b>Limited Location Uses</b> (Must be located at least two hundred (200) feet or greater from Residential Zone)			
Assembly plants	P	P	
Automobile and truck paint and body	P	P	
Bakeries	P	P	No retail is permitted
Bottling plants and bottle making	P	P	
Can manufacturing	P	P	
Cesspool manufacture and sales	NP	P	
Crate manufacturing and sales	P	P	
<b>Limited Location Uses (cont'd)</b> (Must be located at least two hundred (200) feet or greater from Residential Zone)			
Foundries, aluminum (electric or low pressure)	NP	P	
Furniture manufacturing and assembly	P	P	
Machine shops	P	P	
Rubber processing	NP	P	Raw rubber melting not allowed
Soft drink manufacture and bottling	NP	P	
Truck and trailer repair	P	P	
Cement bulk storage silos	NP	P	Must be located five hundred (500) feet or greater from Residential Zone
Dairy product manufacturing and warehousing	NP	P	Manufacturing must be located five hundred (500) feet or greater from Residential Zone

# DOWNEY ZONING - MANUFACTURING ZONES

Other Uses			
Ambulance service	C	C	
Audio and video recording studios	P	P	
Automobile tow storage yards	C	C	Includes impound yards
Auto wrecking yards	NP	C	
Blast furnaces	NP	C	
Boiler shops or services	NP	C	
Commercial recreation	C	C	Excludes the following: theaters, sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, bingo parlors, golf course, miniature golf courses, amusement centers or arcades, and model courses
Commercial recreation (manufacturing zones only)	C	C	As defined in Section 9126
Drop hammers	NP	C	
Utility distribution stations	P	P	Includes transmission substations
Electrical generating stations	NP	C	Includes transmission substations, energy support facilities, fuel cells, microwave radio stations
Fabrication requiring semi-open operations	NP	C	
Fireworks stands	P	P	
Forges and foundries	NP	C	
Granite and marble grinding	NP	C	
Humane society (pounds)	P	P	
Junk yards	NP	C	
Lumber mills	NP	C	
Materials recovery facilities	NP	C	For waste sorting and processing
Minor commercial recreation	NP	NP	
Motion picture production	P	P	
Parking – surface and structure	P	P	
Public utilities	C	C	
Punch presses	NP	C	
Recycling processing center	NP	C	
Other Uses (cont'd)			
Sandblasting plants	NP	C	
Small wind energy systems	C	C	
Television and radio stations	P	P	
Wireless communication facilities	C	C	Subject to Section 9426

(Amended by Ord. 1248, adopted 7-28-09; Ord. 1354, adopted 3-8-16; Ord. 1395, adopted 6-26-18; Ord. 1397, adopted 7-10-18)

## SECTION 9318.06. MANUFACTURING ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) **Specific Development Standards.** Table 9.3.10 identifies the development standards for all of the Manufacturing Zones.

**Table 9.3.10. Manufacturing Zone Property Development Standards**

Development Standard	Zone	
	M-1	M-2
Lot area - minimum (square feet)	20,000	40,000
Lot width - minimum (feet)	NR	NR
Lot depth - minimum (feet)	NR	NR
Lot coverage - maximum (percent)	NR	NR
Building height - maximum (feet or stories, whichever is less) <sup>a</sup>	45 feet or 3 stories	45 feet or 3 stories

Yard setbacks - minimum (feet)		
front	10	10
rear		
abutting a residential zone	46	46
abutting nonresidential zone	20	20
side		
interior		
abutting a residential zone	46	46
abutting a nonresidential zone	NR	NR
street	10	10
Building separation - minimum (feet)	20	20
Air conditioning, mechanical roof, and utility equipment	Subject to Section 9504	
Environmental protection standards	Subject to Section 9516	
Graffiti control	Subject to Section 4960 of Chapter 10 of Article IV of this Code	
Landscaping, lighting, and walls	Subject to Section 9520	
Nonconforming uses, lots, and structures	Subject to Section 9410	
Off-street parking and loading	Subject to Chapter 7	
Signs	Subject to Chapter 6	
Site plan review	Subject to Section 9820	
Trash enclosure	Subject to Section 9528	
Visibility	Subject to Sections 9520 and 9534	
Wireless communication facilities	Subject to Section 9426	
Vibration	Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. Subject to Section 9516.	
Radioactivity and electrical disturbances	Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary lines of the property upon which the device is located.	
Fire and explosion hazards	All storage of, and activities involving, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices to the standards of the Fire Department. All incineration shall be prohibited. See Section 9518 of this article for fireworks.	
<b>Notes:</b>		
<sup>a</sup> When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section 9534.24.		
NR = No Requirement		

### (b) General Development Standards.

(1) **Conduct of Uses.** All uses shall be conducted entirely within a completely enclosed building. Outdoor activities and storage may be permitted provided such activities and storage are screened from the public view by a solid decorative masonry wall or opaque ornamental fence which shall not exceed ten (10) feet in height. Such uses shall not extend above the wall or fence. No chain-link fences are allowed. Businesses which require open sales and display areas may be permitted modifications from this requirement when approved by the City Planner.

(2) **Outdoor Storage.** The outdoor storage of materials, products, waste products, and construction materials shall be prohibited between the front of the principal building or buildings and the public street which abuts the principal building or buildings. Any such exterior storage elsewhere on the property shall be screened by fencing or landscaping treatment in such a manner that such storage shall not be visible from any abutting Residential or Commercial Zone, public street, or public land. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may migrate or be transferred off the lot by natural causes or forces. Wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.

(3) **Showrooms.** Warehouses are permitted to have showrooms and customer display areas, provided the showroom or display area does not exceed ten (10) percent of the gross floor area of the tenant space.

(4) **Site Plan Review.** Site Plan Review for all new permitted structures and site improvements is required in all Manufacturing Zones in accordance with the provisions of Section 9820.

# AREA OVERVIEW

## DOWNEY (CITY)

Downey is a city located in southeast corner of Los Angeles County. Located 13 mi southeast of downtown Los Angeles the city is best known as the birthplace of the Apollo space program and is the hometown of Richard and Karen Carpenter. Stretching 12.5 square miles, the city had a total population of 111,772 with a projected growth of over 3% within the next 5 years. As the home to the world's oldest McDonald's restaurant and the site of the first Taco Bell, Downey is a city famed for its long standing businesses and has even been rated in the top 25% of "100 Best Cities To Do Business in California" by California Business Magazine.

Downey is also home to multiple successful retail shopping malls and centers with the largest being the Stonewood Center. Housing over 170 shops including Macy's, JC Penney's, Sears, and Kohls, the Stonewood Center is a popular place for residents and visitors to visit and shop. Retail can be also found at Downey Landing Center, The West Firestone retail district, The Crossroads, and Downey's main downtown area.

Downey's retail market is projected to grow as statistics prove great opportunity for new and upcoming tenants. As the population and city continue to expand, research for the area exhibits a retail opportunity of \$92.1 million for 2022.

Downey's location is positioned perfectly between the exciting attractions of Los Angeles and Orange County. Both residence and visitors can enjoy the museums, attractions, and energy of downtown Los Angeles as well as the sporting events, theme parks, and laid back lifestyles of Orange County. Located just 18 miles from the ocean and 30 miles from the mountains, the city of Downey is an ideal place for residence who want to still enjoy the intimacy of a smaller city while enjoying the attractions of Southern California.

Downey is a unique community in the heart of Southern California that combines the best of both large and small. A prospering community with a small-town atmosphere allows residents and businesses to enjoy the intimate feeling of a town while taking advantage of the big business opportunities of a city. Downey is a place of history, community involvement, and opportunity.

## LOS ANGELES (COUNTY)

Los Angeles County is the most heavily populated county in the country with approximately 10 million residents including 1 million that live in unincorporated areas within the county. The metropolis, formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange is home to over 19.3 million residents. Los Angeles County is also home to one of the most educated labor pools in the nation with a labor force of more than 4.7 million, 2 million of which are college graduates. Los Angeles County is home to the second most populated city in the US, Los Angeles, whose total population is only second to New York City. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world with projected continued economic growth.

Los Angeles County is served by one of the largest freeway networks in the country. The county's extensive freeway network facilitates the movement of people and freight throughout the region, the state, and the nation. Los Angeles is also home to an international airport (LAX), which remains the third busiest airport in the country and the sixth busiest in the world. As one of the top 20 most visited cities globally, Los Angeles attracts millions of international and domestic visitors annually ranking tourism and hospitality among the top industries in the county aiding in its bustling economy. Los Angeles County is an elite region of the US whose continued economic growth is greatly due to its diversified economy, ample tourism, and abundant and well-trained workforce.



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