

Downey Gateway

8236 - 8276 Firestone, Downey, CA 90241



Presented by
MS Properties

Price: \$17,500,000



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93% Leased - Prime NNN Investment Opportunity located in the heart of Downtown Downey. Downey Gateway is a 14 -Tenant, 27,088* square foot, newly revitalized restaurant and entertainment center located in the heart of Downtown Downey. The center is located on a busy intersection of Firestone Boulevard and Downey Avenue in the heart of Downtown's Downey. Downey Gateway is an exciting and iconic point of destination for local residents and visitors alike. The center is situated on 1.16 acres and comprises 4 separate building featuring an entertainment courtyard with a large screen TV for outdoor music. Convenient parking for Downey Gateway customers is assured with a large parking lot shared by the adjacent building and the city. The ideal tenant mix consists of 72% (10 out of 14), internet resistant restaurant tenants which draws in customers for evening and weekend for food and entertainment. In addition to a large percentage of internet resistant restaurant tenants, the property also has 22% (3 out of 14), internet resistant service related tenants, and 6% (1 out of 14), retail tenant. Investors will benefit from the lack of short term lease roll over as 81% of the current tenants have lease terms that do not expire until at least 2027 or later. 90% of the tenants have executed lease extensions,



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demonstrating their commitment and confidence in their long-term success at the property.

Heavy Traffic Corner Intersection

Dense, Infill Urban Demographics

Mixed of Internet Resistant Restaurant & Service Tenants

Heavy Foot Traffic

National & Local Tenant Mix

Excellent Exposure & Visibility

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Building Photo



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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chop'd Downey	-	
Evolution Hair Salon	-	
Financial Partner Credit Union	-	
La Chula Restaurant	-	
Legends Boardshop	-	
Pelicana Chicken	-	
Starfish Sushi	-	
Stinkin Crawfish	-	
Sugar & Glow	-	
Taquero Mucho	-	
Tea Leaf Boba	-	
The Hummus Factory	-	
Waba Grill	-	
Yogurtland	-	

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Property Photos



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Interior Photo



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Location

