



10445 LAKEWOOD BLVD DOWNEY, CALIFORNIA

1 Beautiful suite available in ±3,148 SF office space in the City of Downey, California-- the perfect space to grow your business today!

Join the many local and regional tenants who are located within the newly renovated, one-story, turn-key office building located at 10441-10445 Lakewood Blvd in Downey, California. Prominently located at the heavily-trafficked, signalized intersection of Cherokee Drive and Lakewood Boulevard, this building is close to an abundance of nearby amenities as well as the 5, 105 and 605 freeways.

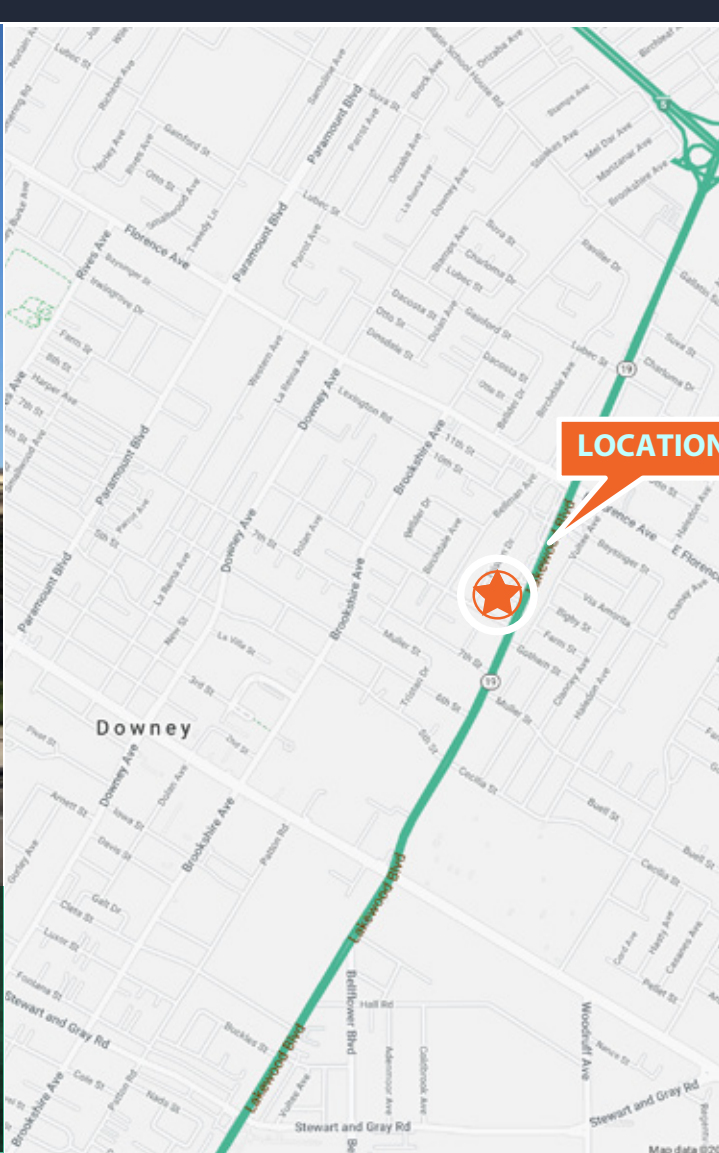
Your new office space will service a high population of ±727,504 within a 5-mile radius, tapping into the dense employment hub of the surrounding Los Angeles metro.

For more information please contact:

Lucy Aguilar
562.556.7180
Lucy@anandaholdings.com



10445 LAKEWOOD BLVD
DOWNEY, CALIFORNIA



±3,148 SF

**OFFICE SPACE
AVAILABLE**



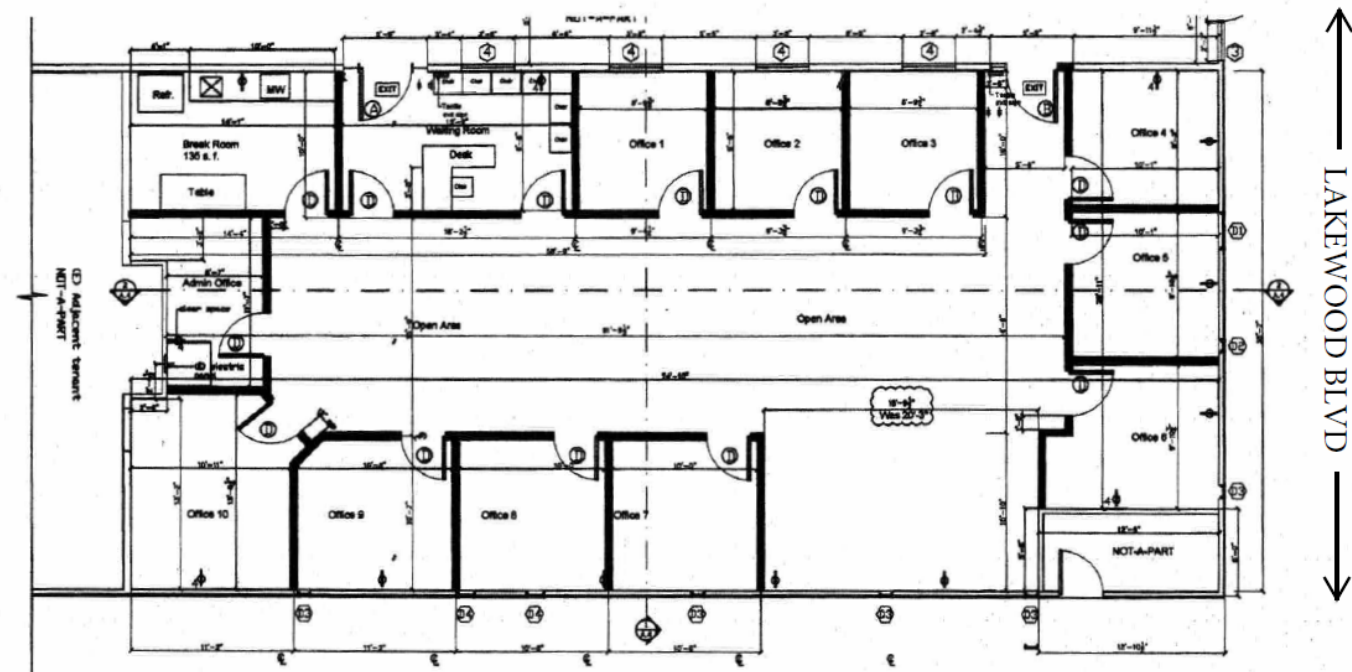
\$2.75MG
ASKING RENT
(TENANT TO PAY FOR
JANITORIAL)

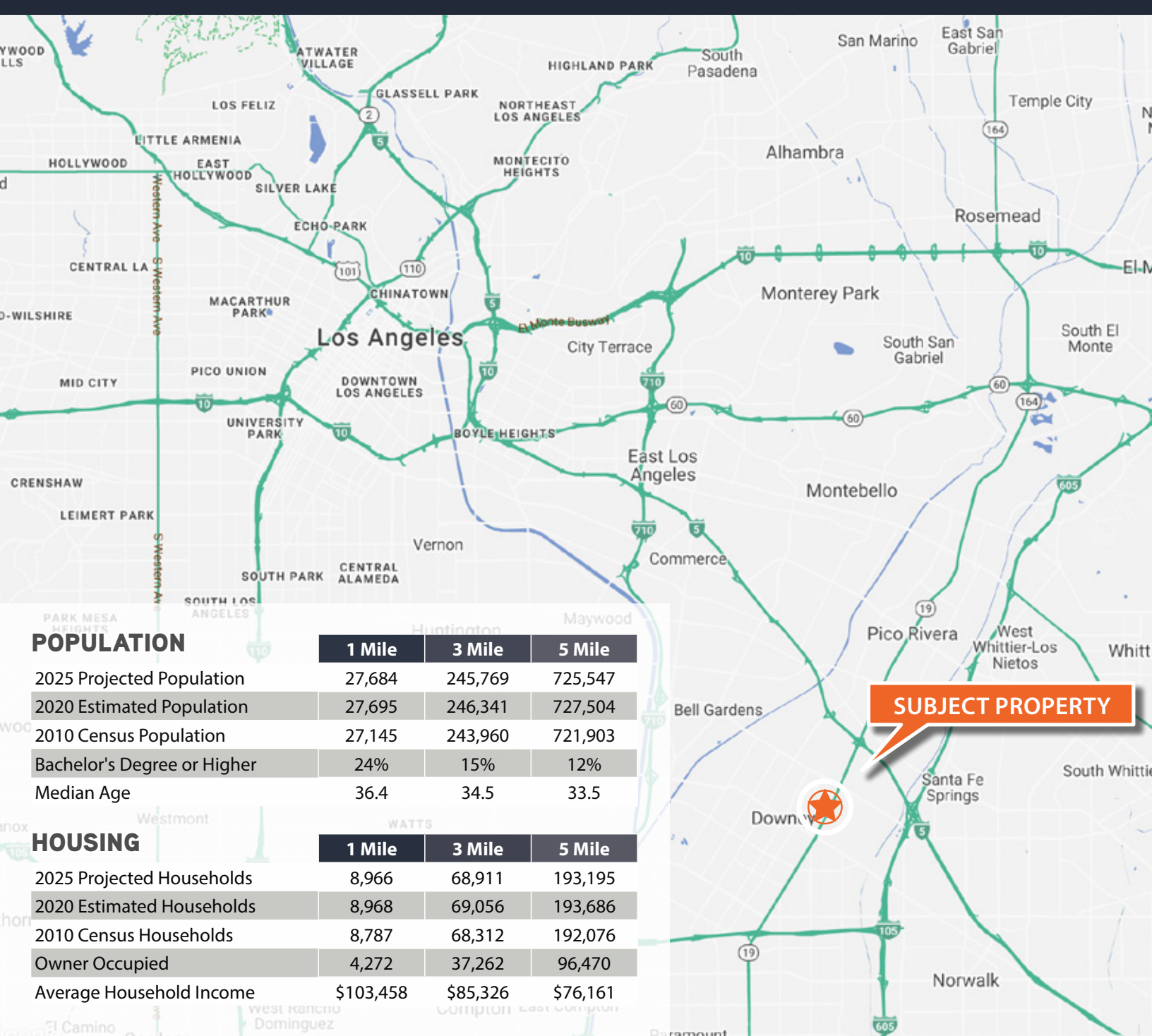
BUILDING HIGHLIGHTS

- ±3,148 SF turn-key office suite available
- Ideal for office space with need for open floor plans, ie. physical therapy
- Single story building that is professionally managed, building expedience a complete physical and mechanical restoration in 2019
- Located on the major throughfare of Lakewood Blvd at the signalized intersection of Cherokee and Lakewood Blvd
- Close to an abundance of nearby amenities as well as the 5, 105 and 605 freeways

SUITE FLOOR PLAN

10445 Lakewood Blvd, Suite 103, Downey CA, 90241





POPULATION

	1 Mile	3 Mile	5 Mile
2025 Projected Population	27,684	245,769	725,547
2020 Estimated Population	27,695	246,341	727,504
2010 Census Population	27,145	243,960	721,903
Bachelor's Degree or Higher	24%	15%	12%
Median Age	36.4	34.5	33.5

HOUSING

	1 Mile	3 Mile	5 Mile
2025 Projected Households	8,966	68,911	193,195
2020 Estimated Households	8,968	69,056	193,686
2010 Census Households	8,787	68,312	192,076
Owner Occupied	4,272	37,262	96,470
Average Household Income	\$103,458	\$85,326	\$76,161

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