

OFFERING MEMORANDUM

# 8300 FLORENCE AVE

*Signalized Corner Office Building For Sale*



DOWNEY CA 90240

**km** Kidder  
Mathews



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# EXECUTIVE SUMMARY

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*Section 01*



# SIGNALIZED CORNER OFFICE BUILDING FOR SALE ON FLORENCE AVE

ADDRESS	8300 Florence Ave, Downey CA 90240
PRICE	\$3,500,000
BUILDING SIZE	6,126 SF
LAND SIZE	19,017 SF
APN	6252-013-024
ZONING	C-P (Office and Professional)
YEAR BUILT	1966
PARKING	30 single stall secured spaces
PRICE/SF BUILDING	\$571
PRICE/SF LAND	\$184
SUITES	3

*6,126 SF*

BUILDING SIZE

*30 SPACES*

PARKING





## INVESTMENT HIGHLIGHTS



FANTASTIC DOWNEY LOCATION



SEES OVER 35,000 VEHICLES PER DAY



IMMEDIATE OWNER-USER CAPABILITY



WELL MAINTAINED THROUGHOUT OWNERSHIP



POSSIBLE 100% LEASED INVESTMENT DAY 1

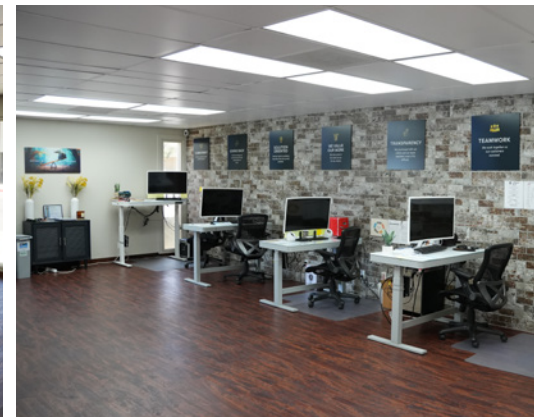


LARGE LOT WITH AMPLE PARKING





## PROPERTY PHOTOS





# FINANCIALS

*Section 02*



## FINANCIAL SUMMARY

8300 Florence Avenue is a single story building with three separate suites. Each suite has access from Florence Avenue and access from the parking lot. Each suite has their own private bathroom.

### SUITE 8300

Suite 8300 was tastefully remodeled in early 2025, and is ready for immediate occupancy. The approximate 1,225 square foot space boasts 5 private offices, a large open center area, reception, lunchroom, and a private restroom.

### SUITE 8310

Suite 8310 is the middle suite at The Property, and has the largest square footage. There is a reception area, a few private offices, a break room, and a bullpen area. The tenant is currently Month-to-Month, NNN.

### SUITE 8320

Suite 8320 is the eastern most suite. This suite has been remodeled and is also currently Month-to-Month, NNN.



Suite	Size	Lease Status	Base Monthly Rent	Base Rent PSF/Month	Lease Type	NNN Monthly Reimbursement	Total Monthly Rent	Total Rent PSF/Month
Suite 8300	1,225 SF	Vacant	-	-	-	-	-	-
Suite 8310	2,941 SF	MTM	\$4,906.67	\$1.67	NNN	\$1,124.02	\$6,030.69	\$2.05
Suite 8320	1,960 SF	MTM	\$3,640.77	\$1.86	NNN	\$783.69	\$4,424.46	\$2.26
<b>Totals</b>	<b>6,126 SF</b>		<b>\$8,547.44</b>	<b>\$1.74</b>		<b>\$1,907.71</b>	<b>\$10,445.15</b>	<b>\$2.13</b>



An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure. The lines intersect to form a series of overlapping planes and rectangular shapes, suggesting a perspective view of a building's framework or a crystalline form. The structure is composed of numerous thin lines that create a sense of depth and complexity.

# LOCATION OVERVIEW

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*Section 03*

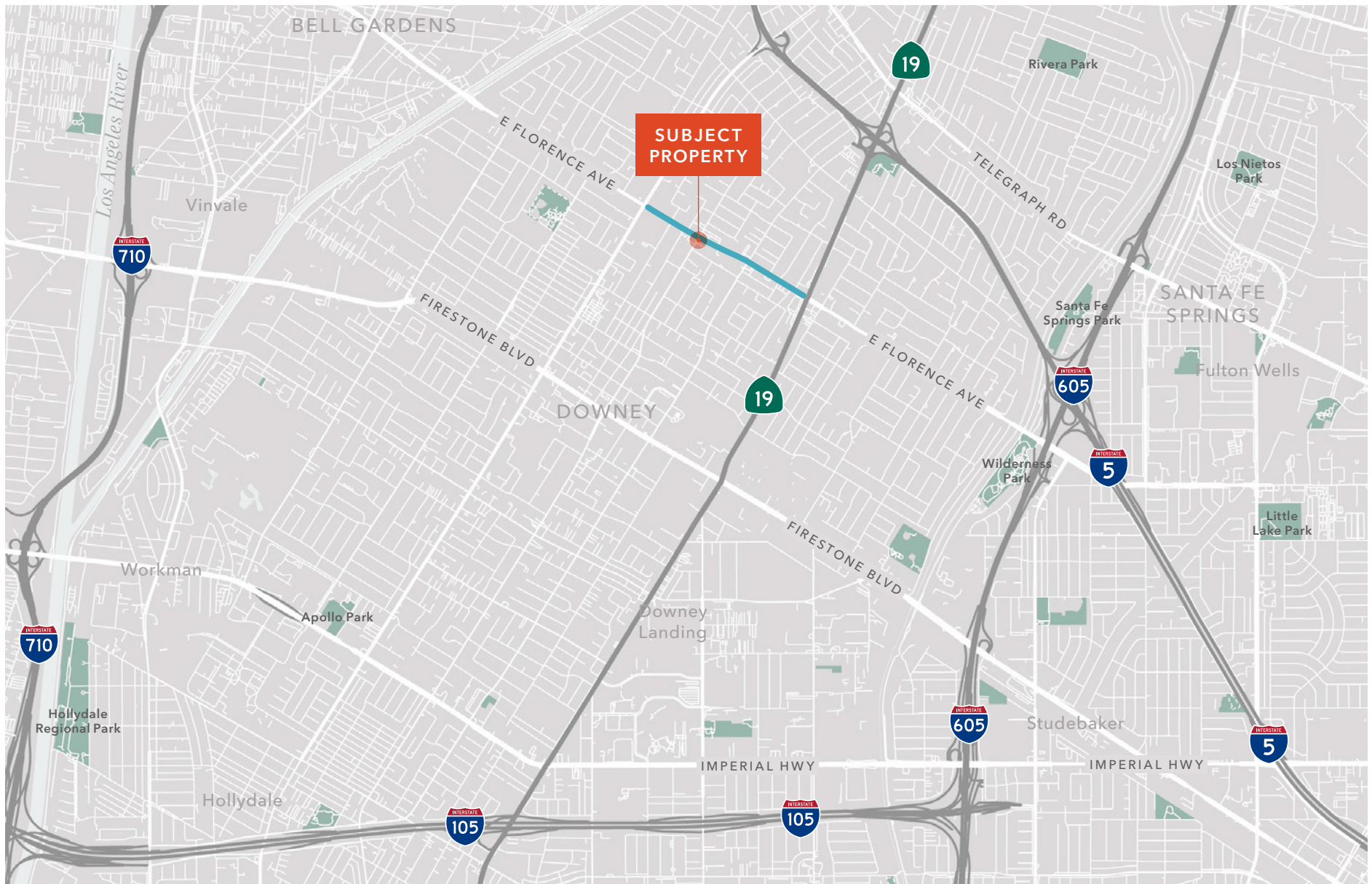


## LOCATION OVERVIEW

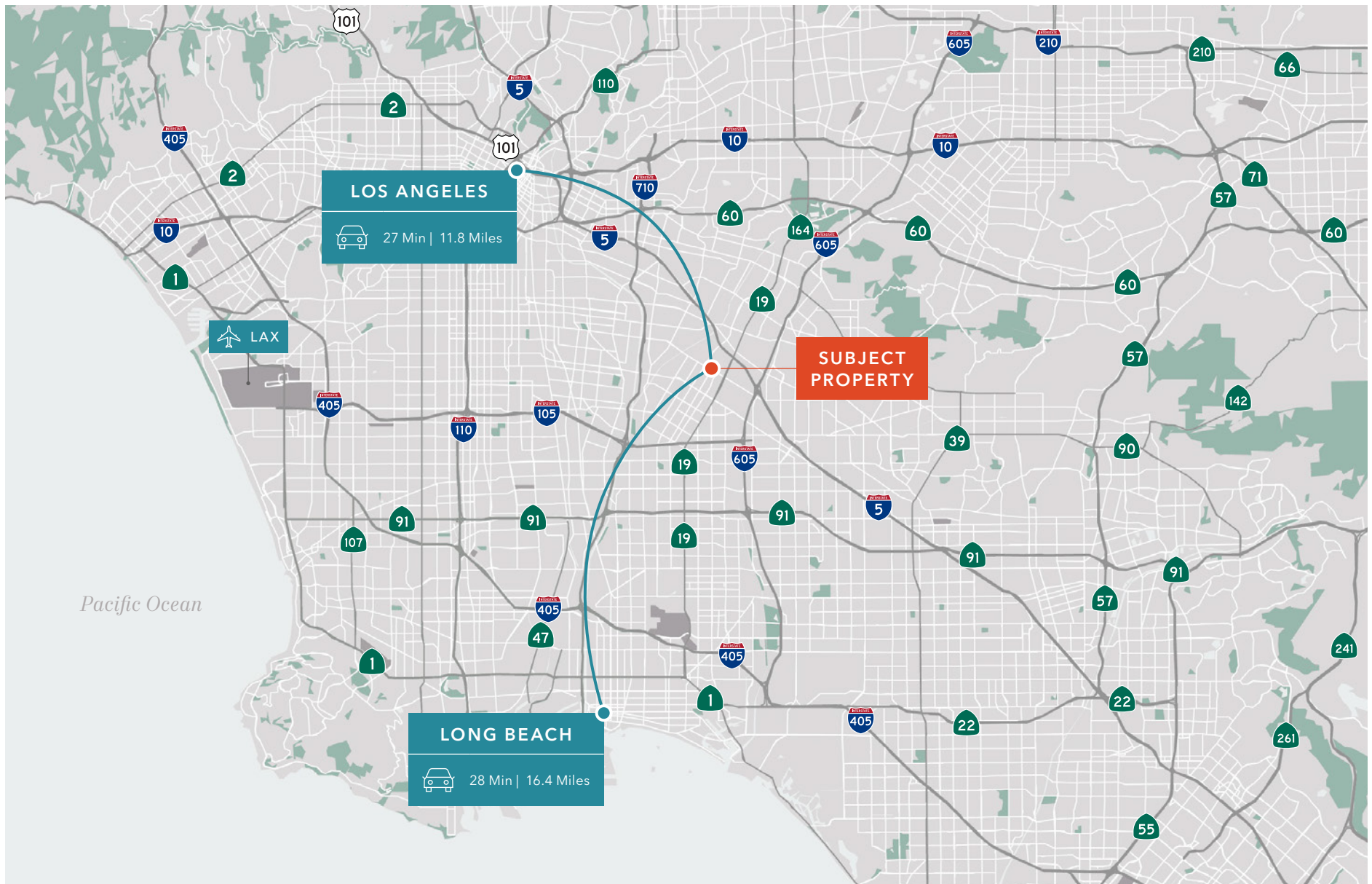




## LOCATION OVERVIEW



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