

For Lease

30,000 SF Freestanding Retail Building

SEC Lakewood Blvd & Firestone Blvd, Downey



9020 Firestone Blvd, Downey, CA

Standalone retail anchor building situated between Walgreens and Footlocker's flagship store

Located @ "ground zero" in the Downey trade area

3rd Quarter 2023 delivery

 **epsteen & associates**

For More Information Contact:

Cameron Crowner

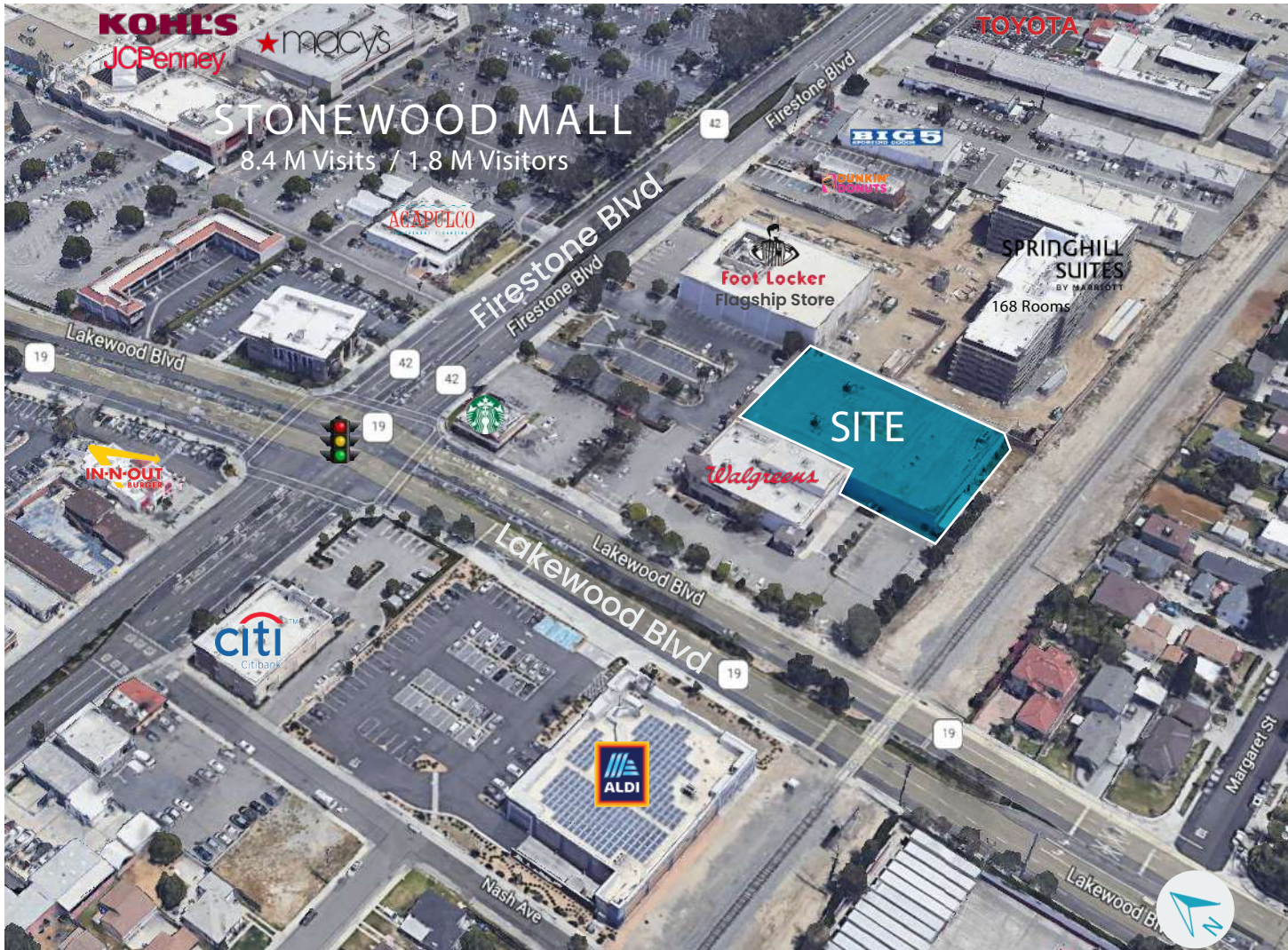
ccrowner@epsteen.com

RE # 00924460

(310) 451-8171 ext. 240

FOUNDING MEMBER | **CHAINLINKS** RETAIL ADVISORS

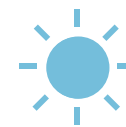
9020 Firestone Blvd Downey, CA



Population
1 MILE 28,611
3 MILE 258,869
5 MILE 714,709



Median Household Income
1 MILE \$104,595
3 MILE \$95,687
5 MILE \$86,000



Daytime Population
1 MILE 18,436
3 MILE 86,745
5 MILE 273,278

2022 estimated, Sites USA



Traffic Counts
Lakewood Blvd (north) 31,192
Lakewood Blvd (south) 29,337
Firestone Blvd (east) 30,701
Firestone Blvd (west) 29,904

2022 estimated, Costar

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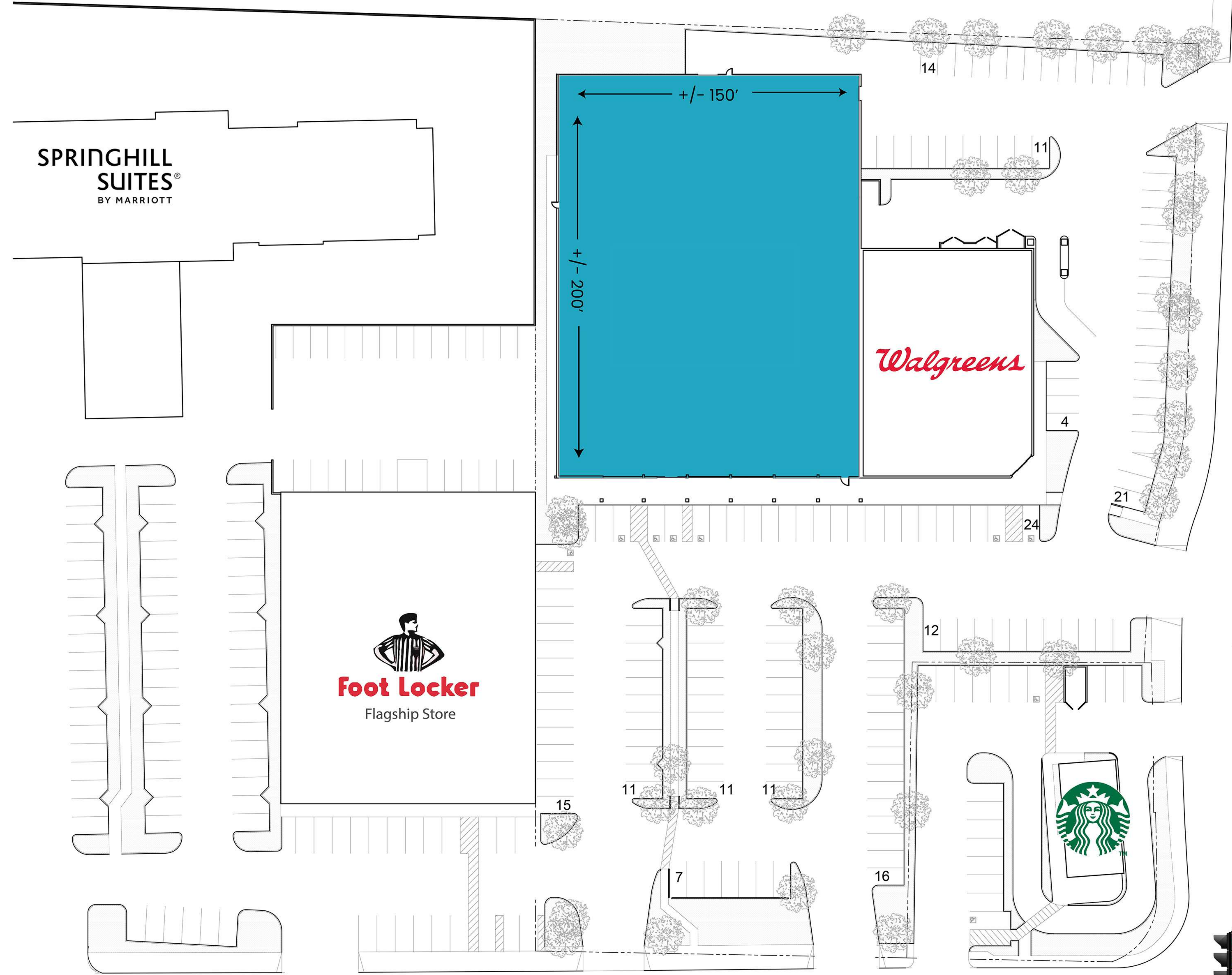
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SITE PLAN



SPRINGHILL
SUITES®
BY MARRIOTT

Walgreens


Foot Locker
Flagship Store



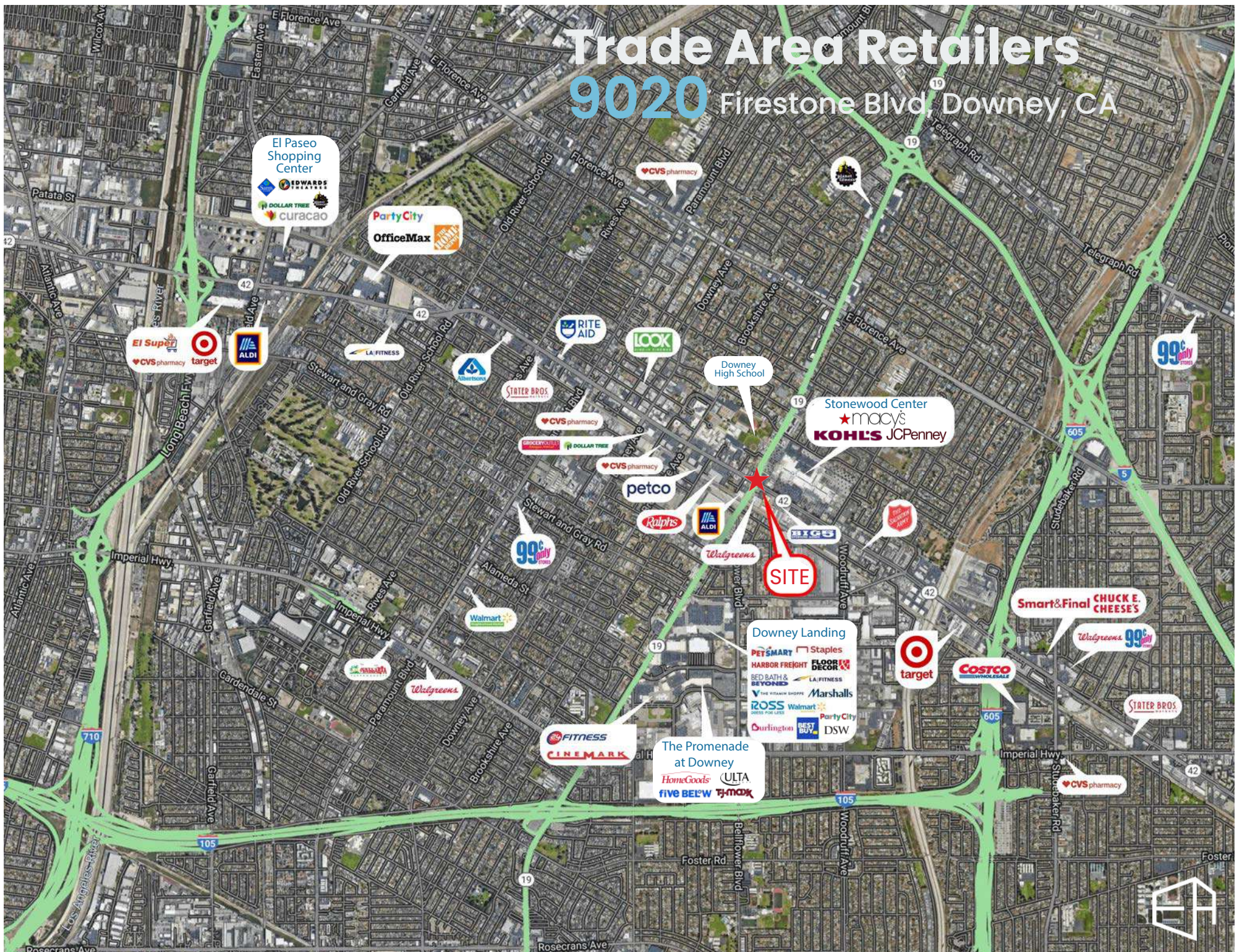
L A K E W O O D B L V D

F I R E S T O N E B L V D



Trade Area Retailers

9020 Firestone Blvd, Downey, CA



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.