

Prime Ground Lease Opportunity

7447 Firestone Blvd. Downey, CA 90241

Property Highlights

- Prime ground lease opportunity in a high-traffic, infill location
- Convenient access to major freeways including I-5, I-605, I-710, and I-105
- Excellent street frontage and visibility
- Position within a dense established trade area
- Strong three-mile demographics with over 259,059 residents and 75,706 households, a daytime population of 246,373, and an average household income over \$102,984
- Traffic Counts: 59,326 CPD (Firestone Blvd & Old River School RD)

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Available:
±33,000 SF of Land

Contact us:
(323) 609 3172

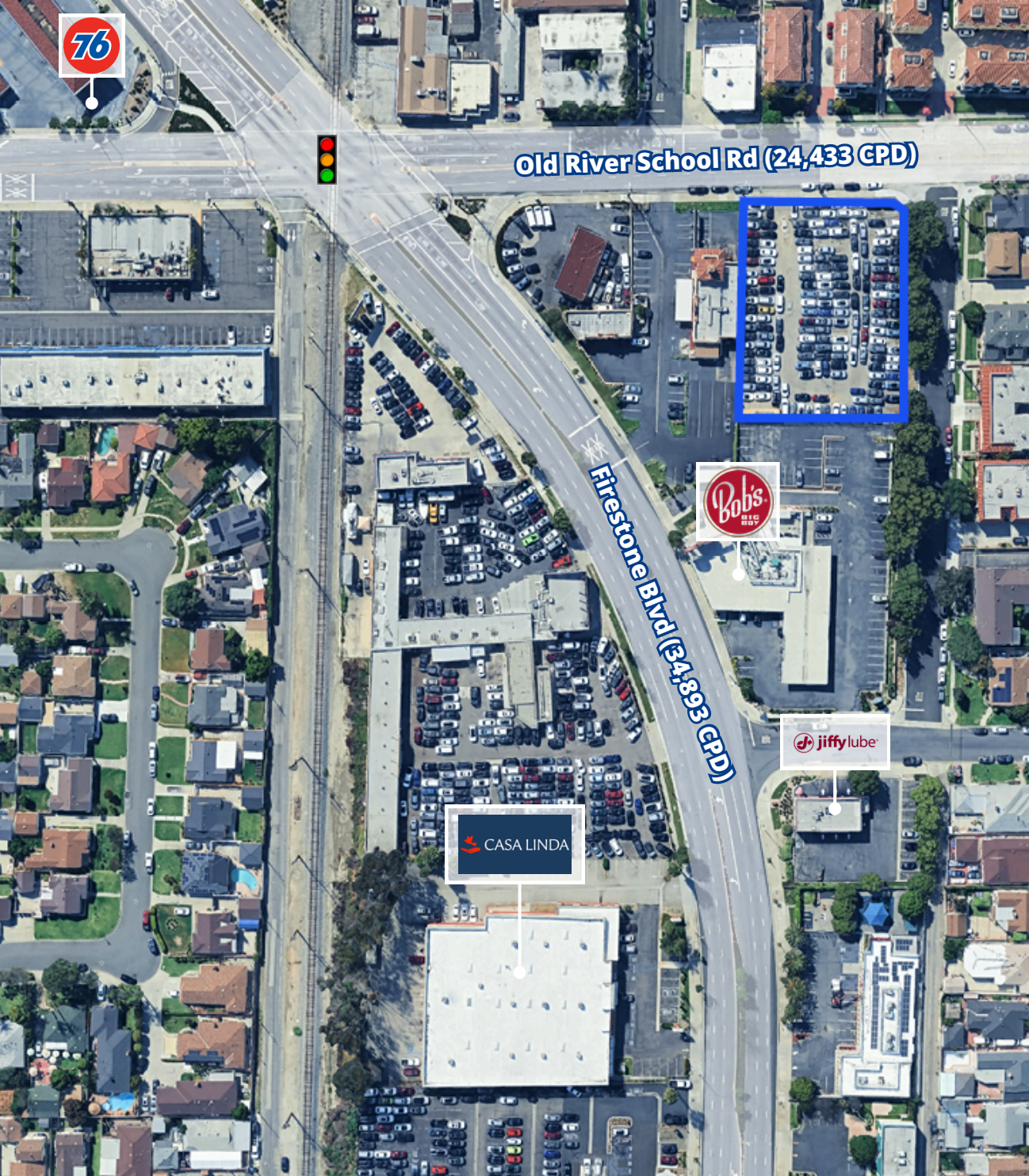
James Rodriguez
Sr. Vice President
+1 213 532 3284
james.rodriquez@colliers.com

Michael Bohorquez
Vice President
+1 213 532 3220
michael.bohorquez@colliers.com

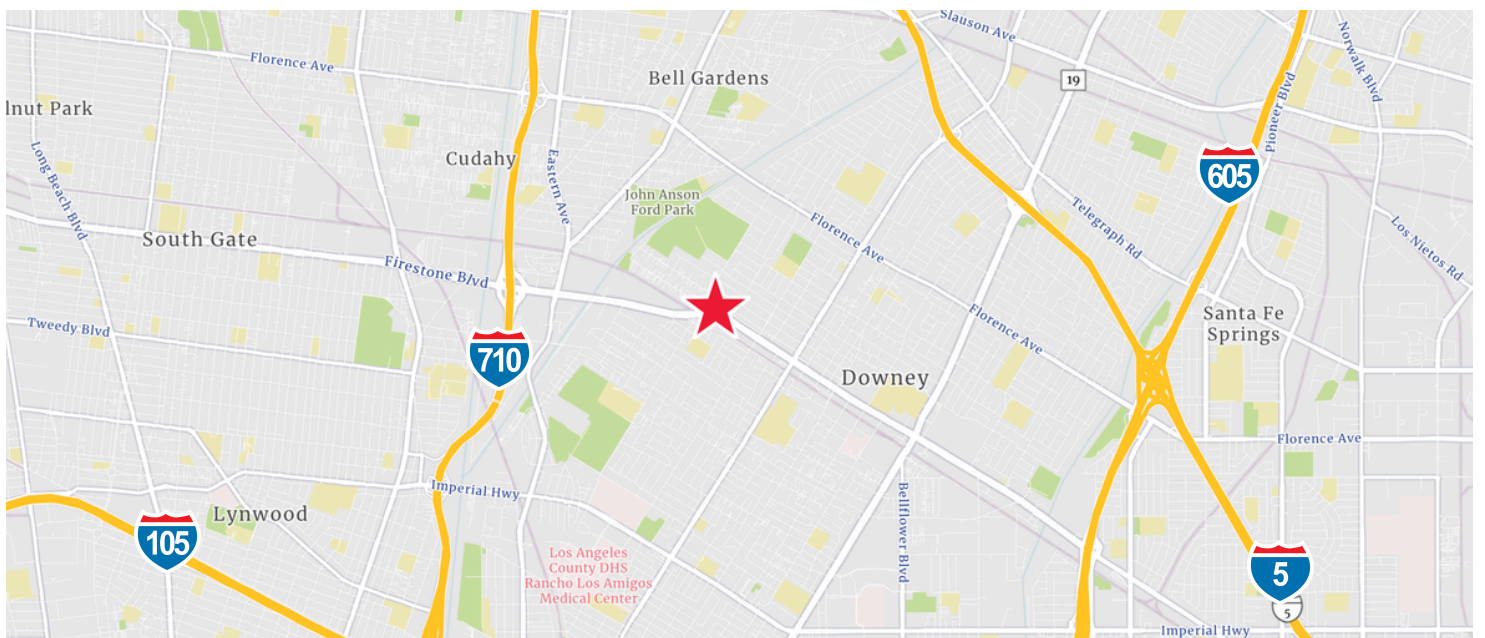


Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Aerial View



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	27,687	259,059	765,921
Total Households	8,782	75,706	217,685
Total Family Households	6,726	60,523	174,650
Average Household Size	3.13	3.39	3.48
Median Age	37.2	35.7	35.1
Population Age 25+	19,110	175,008	513,049
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.33%	-0.08%	-0.15%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.71%	-0.80%	-0.87%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.44%	-0.27%	-0.43%
Households	-0.03%	0.19%	0.04%
Families	0.00%	0.19%	0.05%
Median Household Income	3.00%	2.77%	2.66%
Current Year Population by Sex			
Male Population	13,752	128,874	380,046
% Male	49.7%	49.8%	49.6%
Female Population	13,935	130,185	385,875
% Female	50.3%	50.3%	50.4%
Current Year Race and Ethnicity			
Total	27,687	259,059	765,921
White Alone	21.7%	18.2%	16.7%
Black Alone	2.5%	2.8%	4.3%
American Indian Alone	2.4%	2.8%	2.7%
Asian Alone	5.9%	3.7%	3.9%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	44.2%	49.9%	50.8%
Two or More Races	23.3%	22.5%	21.4%
Hispanic Origin	79.3%	85.8%	85.8%
Diversity Index	79.8	74.6	74.6
Current Year Educational Attainment			
Total	19,111	175,007	513,050
Less than 9th Grade	10.7%	17.2%	18.7%
9th - 12th Grade, No Diploma	8.0%	9.9%	11.8%
High School Graduate	24.9%	25.9%	25.9%
GED/Alternative Credential	3.1%	3.0%	2.9%
Some College, No Degree	19.3%	17.0%	16.6%
Associate Degree	8.0%	7.4%	7.1%
Bachelor's Degree	18.7%	14.3%	12.7%
Graduate/Professional Degree	7.4%	5.2%	4.3%
Current Year Income and Households Summary			
Median Household Income	\$87,698	\$78,691	\$77,078
Average Household Income	\$107,747	\$102,984	\$99,019
Per Capita Income	\$34,357	\$30,130	\$28,242
Current Year Summary Business Data			
Total Businesses	1,213	8,023	22,618
Total Daytime Population	24,886	246,373	693,570
Daytime Population: Workers	10,767	110,334	286,976
Daytime Population: Residents	14,119	136,039	406,594

Contact

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