

For Lease

30,000 SF Freestanding Retail Building – DIVISIBLE
SEC Lakewood Blvd & Firestone Blvd, Downey



9020 Firestone Blvd, Downey, CA

Potential demise with sizes ranging from 8,000 sf – 22,000 sf

All sizes provide for double door storefront entries with secondary side or rear access

Retail anchor building situated between Walgreens and Footlocker's flagship store

Located @ "Ground Zero" in the Downey trade area

 epsteen & associates

For More Information Contact:

Cameron Crowner

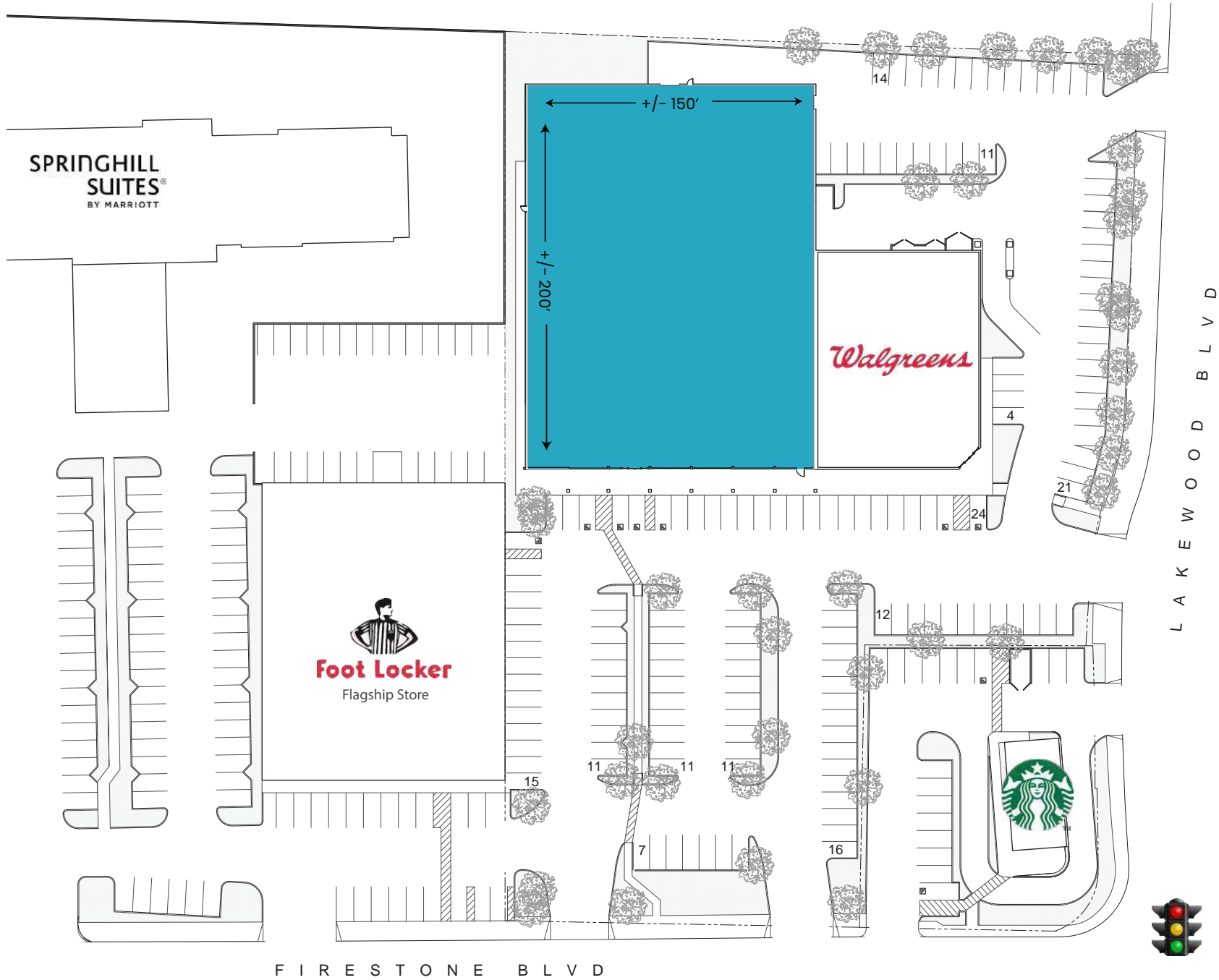
ccrowner@epsteen.com

RE # 00924460

(310) 451-8171 ext. 240

FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS

SITE PLAN

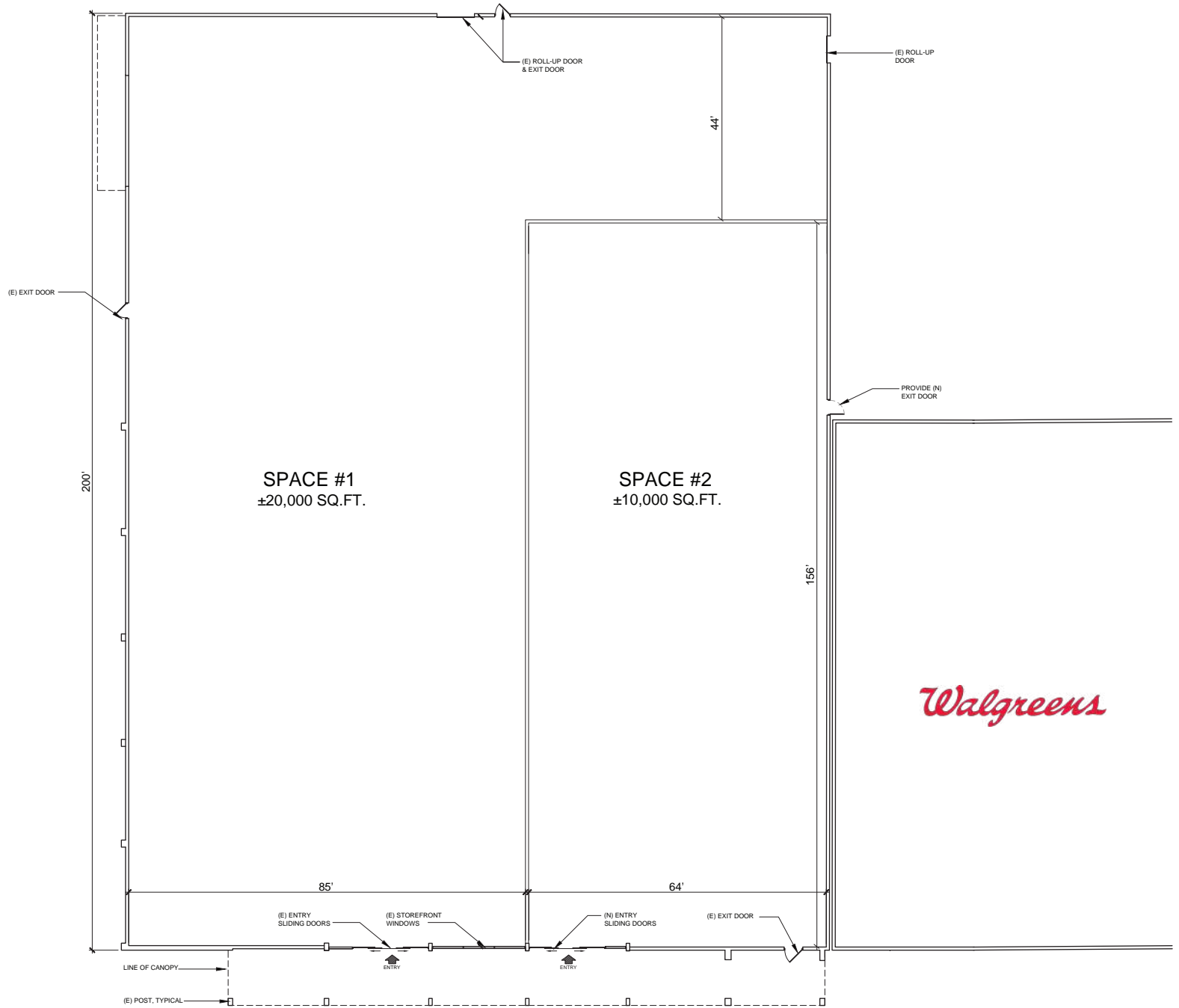


The information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

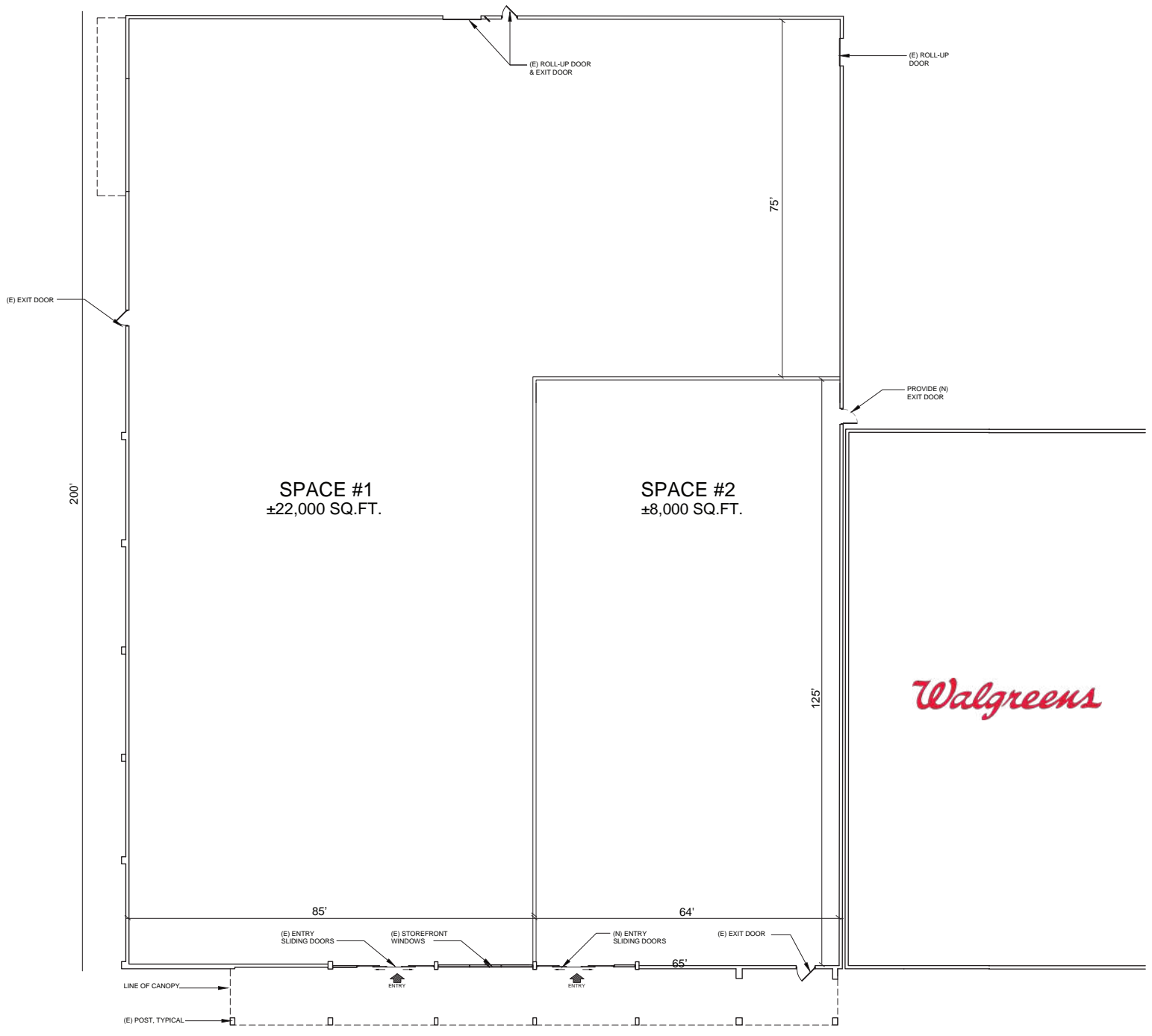
Proposed Option "A"



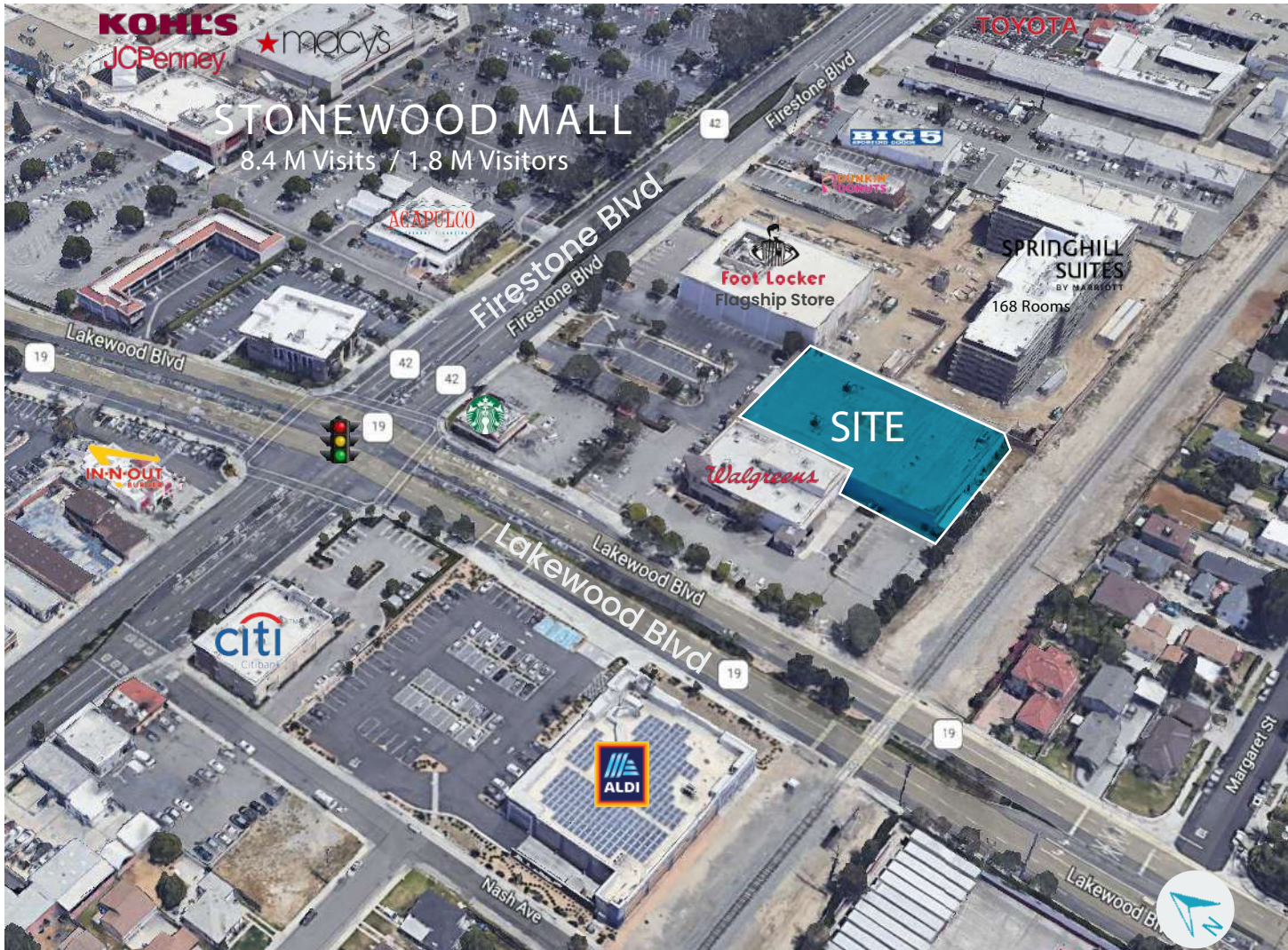
Proposed Option "B"



Proposed Option "C"



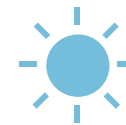
9020 Firestone Blvd Downey, CA



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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Trade Area Retailers

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