



FOR LEASE

±12,000 SF Automotive Repair Center

12121 Lakewood Boulevard, Downey, California

Patrick Barnes

Principal

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License No. 01333182

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Paul Clark

Vice President

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**AVISON
YOUNG**



Property Overview

PRICING

LEASE RATE - PSF	\$1.75 PSF Net
LEASE RATE - MONTHLY	\$21,000 Monthly

PROPERTY DETAILS

ADDRESS	12121 Lakewood Blvd, Downey, CA 90242
BUILDING AREA	±12,000 SF
LOT AREA (SF/AC)	±37,026 SF / ±0.85 AC
UNITS	Three (3) Individually Metered
PARCEL	6258-015-063
CLEAR HEIGHT	11.5' - 12.8'
AUTO BAYS	Six (6) Bays
ZONING	C2 – Automotive repair is legal non-conforming use
PARKING	39 Spaces

PROPERTY HIGHLIGHTS

- Exceptional Downey Location with Immediate Access to 105, 710, 605 and 5 Freeways
- Excellent Visibility on Lakewood Blvd. with 231' Frontage
- Two Ingress/Egress
- Large lighted pylon sign
- High Traffic Counts of over 31,000 CPD
- Thirty-Nine (39) Surface Parking Spaces
- Six (6) Auto Bays
- Secured Yard Area
- Adjacent to 1M SF of Retail Power Centers and Kaiser Permanente 2nd Largest Hospital and Medical Campus in California (over 1M SF+)

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Site Plan



**Get in
touch.**

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