

# City of Downey

## The Bag Factory

- ◆ Across from Stonewood Mall
- ◆ Next to New Marriott Hotel Project
- ◆ 8,000+ Employees in a 3 Mile Radius
- ◆ Great Exposure on Firestone

### Stats:

- ◆ Land Area: 164,155 SF
- ◆ Building Area: 44,812
- ◆ Parking Spaces: 231

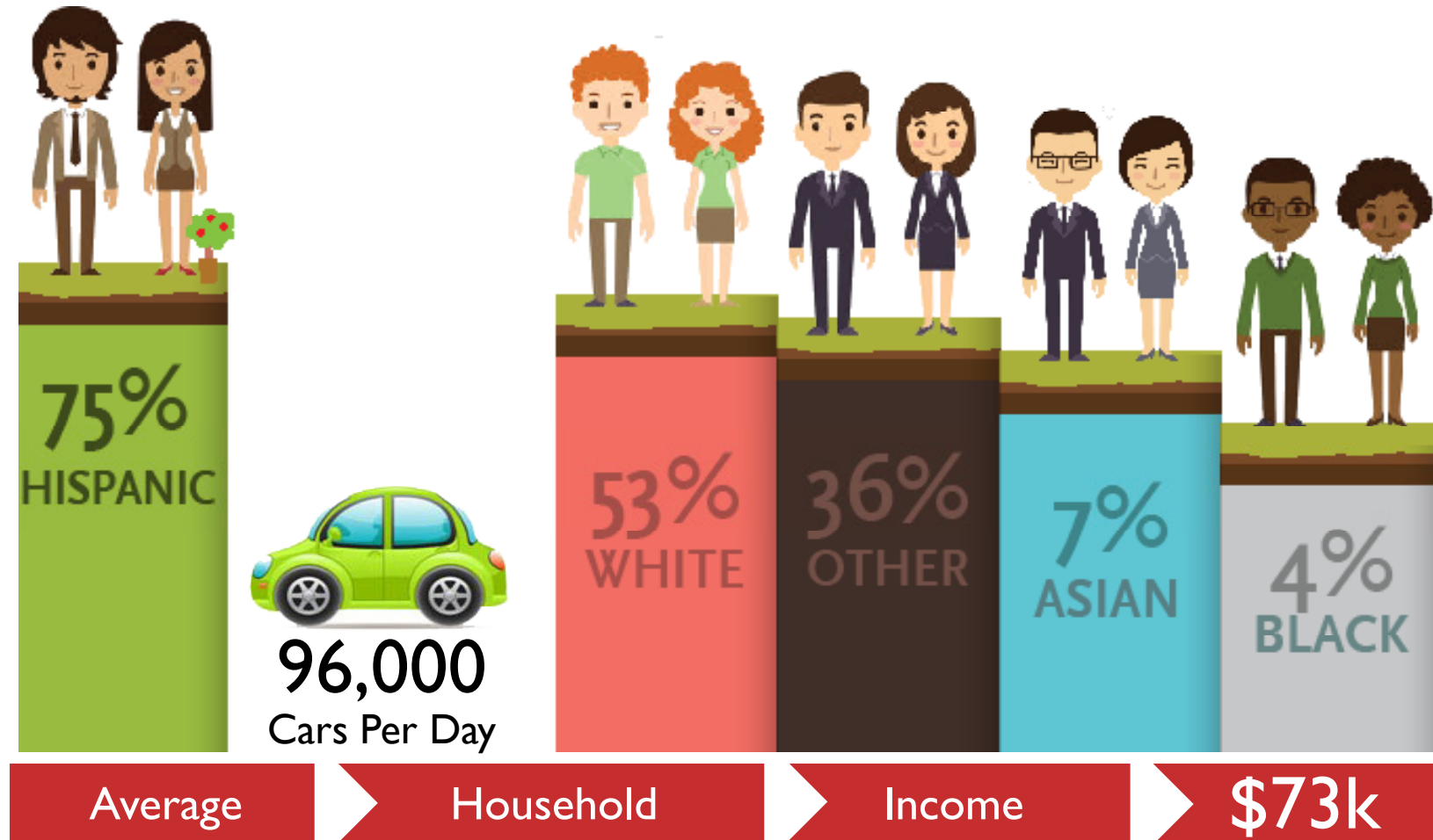
### Opportunities:

- ◆ Restaurant Space up to 12,000 SF
- ◆ Retail / Medical up to 8,212 SF
- ◆ Office Space up to 23,700 SF

# WESTLAND

RETAIL PROPERTIES

271,000 TOTAL POPULATION IN A 3 MILE RADIUS



# Firestone Blvd



## SUMMARY

LAND AREA	±164,601 SF 3.8 AC
BUILDING AREA	±52,439 SF
LAND/BUILD RATIO	2.2/1 31%
PARKING PROVIDED	211
PARKING RATIO	4.0/1000

## Westland Real Estate Group

Invest ► Develop ► Manage

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