

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241



Presented By:  
MS Properties



# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Details

Downey Gateway is a 27,088 square foot, newly revitalized restaurant and entertainment center located in the heart of Downey. The busy intersection of Firestone Boulevard and Downey Avenue is Downtown's exciting new point of destination for local residents and visitors alike. The center is situated on 1.16 acres and comprises 4 separate buildings ranging in size from nearly 3,000 square feet to over 13,000 square feet. Convenient parking for Gateway customers is assured with a large parking lot shared by the adjacent building and the city. The ideal tenant mix consisting of 72% restaurant use draws in customers for an evening of food and entertainment. The buildings are artfully connected by a vibrant and inviting courtyard that features artwork and a stage for performers. Past and future performances include live blues & rock night, beatboxing, hip hop, comedy improv, high school band showcases and other local and regional performers. A popular Facebook account allows customers to stay in tune with upcoming performances as well as allowing local talent to book time to reserve the stage. The common area also features free Wi-Fi and a large television viewing screen complete with surround sound for the entire property that can broadcast the live performances from the stage, music videos, or even stream national televised events such as Monday Night Football and World Series.

**Price: \$39.00 /SF/YR**

- Heavy Vehicle & Foot Traffic
- Located in the Heart of Downtown Downey
- Excellent Restaurant Tenant Mix

View the full listing here: <https://www.loopnet.com/Listing/8236-8274-Firestone-Blvd-Downey-CA/38280822/>

|                      |                        |
|----------------------|------------------------|
| Rental Rate:         | \$39.00 /SF/YR         |
| Property Type:       | Shopping Center        |
| Center Type:         | Strip Center           |
| Stores:              | 14                     |
| Center Properties:   | 4                      |
| Frontage:            | 244' on Downey Ave     |
| Gross Leasable Area: | 25,304 SF              |
| Walk Score ®:        | 91 (Walker's Paradise) |
| Rental Rate Mo:      | \$3.25 /SF/MO          |

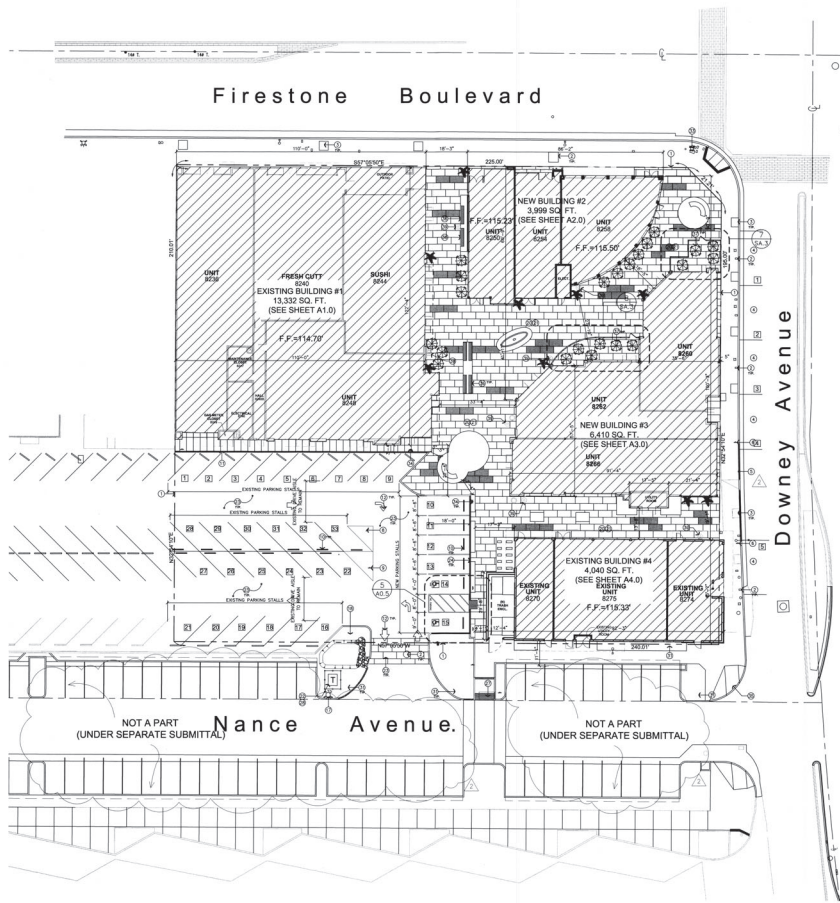
# Downey Gateway

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## Listing space

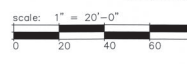
|                    |                  |                   |
|--------------------|------------------|-------------------|
| 1st Floor Ste 8236 | Space Available: | 3,212 SF          |
|                    | Rental Rate:     | \$39.00 /SF/YR    |
|                    | Date Available:  | February 01, 2026 |
|                    | Service Type:    | Triple Net (NNN)  |
|                    | Space Type:      | Relet             |
|                    | Space Use:       | Retail            |
|                    | Lease Term:      | 5 Years           |

3,212 SF retail space will be available for lease starting February 1, 2026. The space is currently occupied by Legends Boardshop until January 31, 2026. The space can be use as retail without additional build out. The space is ideal for restaurant use which requires additional build out and tenant improvements. Landlord is open to negotiation for restaurant use and build out subject to restaurant use which will not conflict with current tenant mixed and exclusivity. Please contact leasing broker for more information.



- SITE KEY NOTES**
- GENERAL**
- 1. PROPERTY LINE (DL) - SEE CIVIL DRAWINGS
  - 2. EXISTING UTILITIES FEATURE, FIRE HYDRANT, LIGHT POLES, ETC. TO REMAIN UNLESS NOTED
  - 3. EXISTING TREE MTL TO REMAIN - REFER TO 8/A, 8/A.1
  - 4. NEW CURB SEE FINISH (FSL) SEE CIVIL DRAWINGS
  - 5. NEW 4" GRADE CURB - SEE CIVIL DRAWINGS
  - 6. NEW LANDSCAPE SOIL REFER TO 12/A.2
  - 7. NEW SIGN POST FOUND SOIL REFER TO 4/A, 12/A.2
  - 8. NEW LIGHT SIGN ONLY SOIL REFER TO 4/A.2
  - 9. NEW WHEEL STOP REFER TO 12/A.2
  - 10. FANCT CURB TO NEW ZONE PARKING ZONE REFER TO 10/A.1
  - 11. NEW SURFACE MARKINGS REFER TO 10/A.2
- UTILITIES**
- 12. DRAINAGE DEVICE - SEE CIVIL DRAWINGS
  - 13. REFER TO - DETERMINE EXACT LOCATION WORKING GENERAL
  - 14. WATER SERVICES SEE CIVIL DRAWINGS
  - 15. GAS/STEAM SERVICES SEE CIVIL AND BUILDING
  - 16. REFER TO - SEE CIVIL DRAWINGS PROVIDE PIPE BOLLARDS AS REQUIRED BY PUBLIC AGENCIES
  - 17. NEW SURFACE DETECTOR CHECK VALVE - SEE FIRE DESIGN DRAWINGS
- ELECTRICAL**
- 18. PARKING LOT LIGHT FIXTURES - SEE ELEC. DRAWINGS CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES FROM ALL RECORDS FOR THE PROJECT AND THE CITY RECORDS TO SEE BLUE DRAWINGS FOR FINAL LOCATION
  - 19. EXISTING AND NEW LIGHT FIXTURES - SEE ELEC. DRAWINGS CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES FROM ALL RECORDS FOR THE PROJECT AND THE CITY RECORDS TO SEE BLUE DRAWINGS FOR FINAL LOCATION
  - 20. EXISTING AND NEW OVERHEAD BY BUILDING CONTRACTOR - SEE ELEC. DRAWINGS CONTRACTOR TO VERIFY EXACT LOCATION BY DETERMINE CONTRACTOR
  - 21. DRAINAGE REFER TO DETAIL # - PROVIDE PIPE BOLLARDS AS REQUIRED BY PUBLIC AGENCIES
- PAVING**
- 22. NEW CONCRETE PAVING
- CURBS**
- 23. CONCRETE CURB AS SHOWN
  - 24. NEW CONCRETE CURB AS SHOWN
- RAMPS**
- 25. NEW ACCESSIBLE CURB RAMP REFER TO 21/A.2.3
  - 26. EXISTING CURB RAMP - PROVIDE - SEE CIVIL DRAWINGS FOR RAMP LOCATED IN PUBLIC RIGHT OF WAY
- ISLANDS**
- 27. PIPE BOLLARDS - PROVIDE REFER BUILDING CONTRACTOR
  - 28. PIPE BOLLARDS ON CURBS - REFER TO BLUE DRAWINGS IN LANDSCAPE REFER TO 14/A.2.2
- LANDSCAPE**
- 29. IRRIGATION WATER NETWORK PAVES & SLOTTED PERFORATOR - SEE LANDSCAPE DRAWINGS
  - 30. IRRIGATION CONTROLLER - SEE LANDSCAPE DRAWINGS
  - 31. LANDSCAPED AREA - SEE LANDSCAPE DRAWINGS
  - 32. NOT NOTED
- GENERAL NOTES**
- 1. ALL DIMENSIONS ON THIS PLAN ARE FOR GENERAL PURPOSES & CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR FINAL LAYOUT AND DIMENSIONS OF ALL DIMENSIONS
  - 2. SEE LOCAL GOVERNING AGENCY PARKING LOT DESIGN GUIDELINES FOR FINISH REQUIREMENTS
  - 3. SOIL CONTRACTOR SHALL SUBMIT TO PUBLIC AGENCIES FOR PLAN CHECK AND FROM THERE TO CONSTRUCTION AND INSTALLATION OF ALL DIMENSIONS

CITY OF DOWNEY PLANNING DIVISION  
**APPROVED**  
 AUG 13 2011



**REVIEWED**  
 AUG 13 2011  
 INTEREST CONSULTING GROUP

**estland Real Estate Group**  
 Architectural Designer  
 8000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Tel: (310) 859-7000

**RECEIVED**  
 CITY OF DOWNEY  
 PLANNING DIVISION  
 AUG 13 2011

SIGNATURE DATE: \_\_\_\_\_

**PROJECT**  
 DOWNEY GATEWAY  
 COMMERCIAL PROPERTIES PARTNERSHIP #2  
 8200E WILSHIRE BLVD.  
 DOWNEY, CA 90230

**OWNER**  
 AMUSEMENT INDUSTRY  
 COMMERCIAL PROPERTIES  
 PARTNERSHIP #2  
 10000 WILSHIRE BLVD.  
 BEVERLY HILLS, CA 90210  
 (310) 709-7000

**Revisions:**

|                      |          |
|----------------------|----------|
| Blg Submittal        | 04-08-11 |
| Blg Dept Corrections | 06-08-11 |
| Blg Dept Corrections | 07-08-11 |

**No. Description**

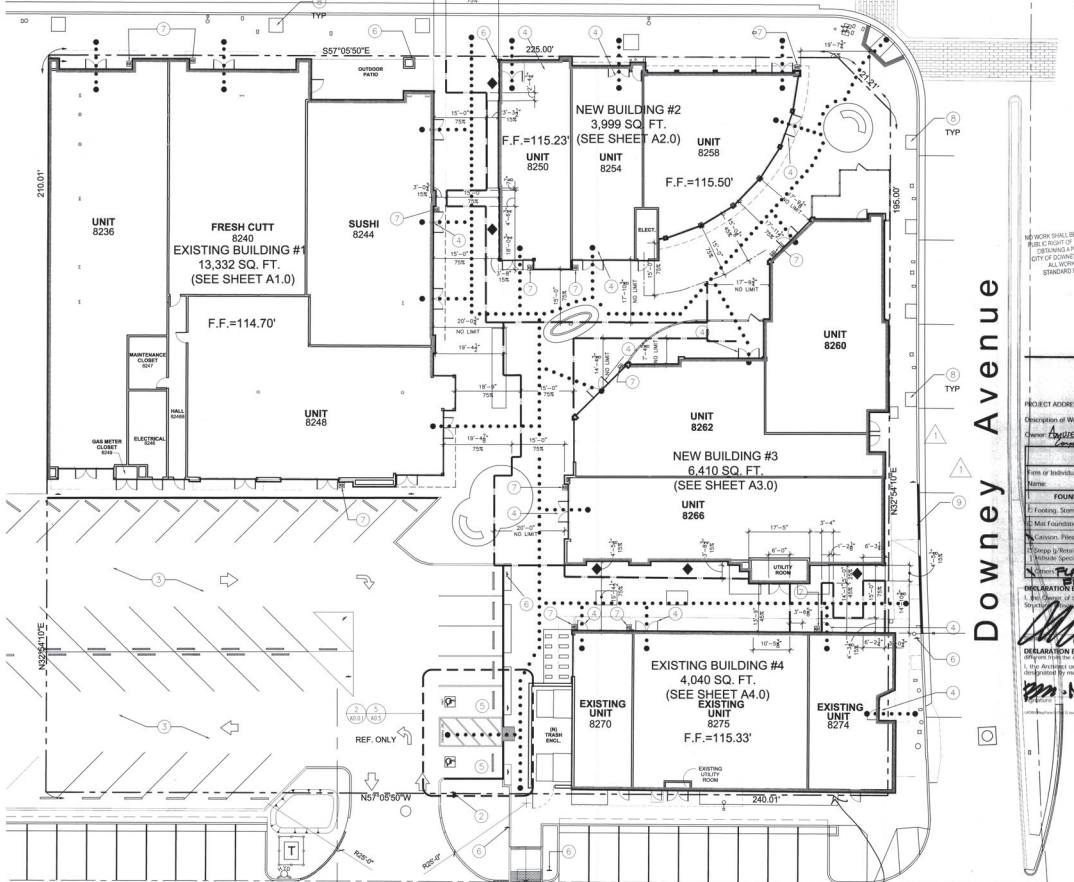
|              |             |
|--------------|-------------|
| Project No.  | 2007        |
| Drawn By     | MM, BC & TT |
| Permitted By | GM          |
| Scale        | NES         |
| Date         | 4-08-11     |
| Filename     |             |
| Sheet Title  | SITE PLAN   |

Sheet #

**SA.0**

Not for construction unless reviewed, signed and sealed.

# Firestone Boulevard



# Nance Avenue.

SEE CIVIL DRAWINGS

# Downey Avenue

**LEGENDS**

- PROPERTY LINE
- PATH OF TRAVEL
- ASSUMED IMAGINARY PROPERTY LINE PER CBC 705.3
- FIRE RATED EXTERIOR WALLS
- PER CBC SEC 705.8.2 PROTECTED EXTERIOR OPENINGS BY A WATER CURTAIN IN ACCORDANCE WITH SEC. 703.3.1.1 NFPA 13 SYSTEM
- FIRE KNICK-BOX MOUNTED 8'-0" TO 12'-0" ABOVE FINISH FLOOR APPROVED BY DOWNEY FIRE DEPT. SEE DETAIL AND SPECIFICATIONS

**KEY NOTES**

- (N) CONCRETE STAMP PATTERN (N)
- (N) HANDCAP SITE ENTRANCE STORAGE, SEE DETAIL (N)
- (N) TYPICAL SURFACE MARKINGS, SEE DETAILS (N)
- (N) EXTERIOR & EXIT DOOR TACTILE EGRESS SIGNS SEE DETAIL (N)
- (N) ACCESSIBLE PARKING STALLS TO MEET ADA REQUIREMENTS
- (N) ADA PATH ACCESS PAIR SIGNS SEE DETAIL (N)
- (N) KNOX-BOX
- (N) EXISTING TREE WELLS (TYP)
- (N) NEW CURB AT 0' GRADE (SEE CIVIL DRAWINGS)

NOTE: REFER TO CIVIL DRAWINGS FOR OFF-SITE IMPROVEMENTS (SEPARATE PERMIT REQUIRED)

NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF DOWNEY ENGINEERING DEPT. ALL WORK SHALL BE TO STANDARD SPECIFICATIONS

**STRUCTURAL OBSERVATION PROGRAM AND REGISTRATION OF THE STRUCTURAL OBSERVER**

PROJECT ADDRESS: \_\_\_\_\_ PERMIT APP. NO. \_\_\_\_\_

Description of Work: **NEW FREEDS & NEW STRUCTURES**

Client: **AMUSEMENT INDUSTRY COMMERCIAL PROPERTIES PARTNERSHIP #2** Architect: **BOUCE NELSON**

Structural Observation (only checked items are required)

| Foundation  | Wall                              | Frame   | Diaphragm                           |
|---|-----------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Footing, Stem Walls, Piers       | <input type="checkbox"/> Concrete | <input type="checkbox"/> Steel Moment Frame     | <input type="checkbox"/> Concrete   |
| <input type="checkbox"/> Max Foundation                   | <input type="checkbox"/> Masonry  | <input type="checkbox"/> Steel Braced Frame     | <input type="checkbox"/> Steel Deck |
| <input type="checkbox"/> Columns, Piers, Grillage Bracing | <input type="checkbox"/> Wood     | <input type="checkbox"/> Composite Moment Frame | <input type="checkbox"/> Wood       |
| <input type="checkbox"/> Slabs (by Means of Formwork)     | <input type="checkbox"/> Other    | <input type="checkbox"/> Masonry Wall Frame     | <input type="checkbox"/> Other      |
| <input type="checkbox"/> Multiple Special Anchors         |                                   |   |                                     |

DECLARATION BY OWNER: I, the Owner of this project, declare that the above listed form or individual is listed by me to be the Structural Observer.

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD: I, the Architect or Engineer of record for this project, declare that the above listed form or individual is designated by me to be responsible for the Structural Observation.

Signature: *[Signature]* Date: **2-5-11**

Signature: *[Signature]* Date: **2-10-11**

**REVIEWED**  
AUG 11 2011  
INTEREST CONSULTING GROUP

NOT TO SCALE

**Westland Real Estate Group**  
Architectural Design 00000  
18665 L. L. Road  
Downey, CA 90241  
Tel: (562) 281-1300 Fax: (562) 281-7000

**AMUSEMENT INDUSTRY COMMERCIAL PROPERTIES PARTNERSHIP #2**  
18665 L. L. ROAD  
DOWNEY, CA 90241  
Tel: (562) 281-1300

**DOWNEY GATEWAY**  
6200E - 18665 L. L. ROAD  
DOWNEY, CA 90241

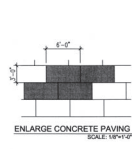
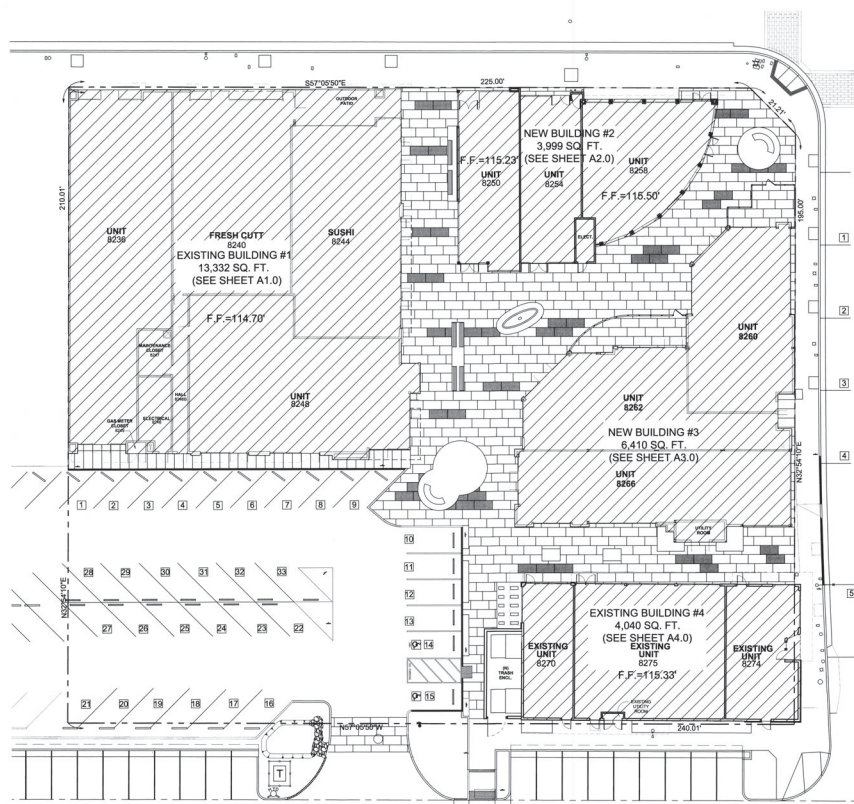
Signature Date: \_\_\_\_\_

Project: \_\_\_\_\_

Revision:

| No. | Description           | Date     |
|-----|-----------------------|----------|
| 1   | Bigg Submit           | 04-09-11 |
| 2   | Bigg Peer Corrections | 06-09-11 |
| 3   | Bigg Peer Corrections | 07-09-11 |

Sheet No. **A0.0**



**PAVING KEY NOTES**

PROPERTY LINE

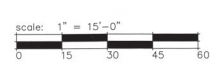
NEW FRESH CONCRETE PAVING

EXISTING CONCRETE PAVING

BY NEW FRESH CONCRETE PAVING

- GENERAL NOTES**
- ALL AREAS NOTED AS "UNPAVED AREA" SHALL BE PROVIDED WITH A PERMANENT DRAINAGE SYSTEM. SEE SPECIFICATIONS FOR REQUIREMENTS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BELIEVED UNDERPAVED AREAS. THESE AREAS SHALL BE COORDINATED WITH PAVING CONTRACTOR.
  - INSTALL A MINIMUM OF 4" G.R.#41 AT ALL LANDSCAPED AREAS.
  - MINIMUM COVERING FOR TREE TRUNKS IS A MINIMUM OF 24" DIA. SHALL BE THE TREE TRUNK AND AT LEAST 18" FROM THE TRUNK SHALL BE 12" DIA. G.R.#41. COVER AREA SHALL COVER THE TRUNK WIDTH OF 200%.
  - STORM AND GUT SUPPORT ALL NEEDS. PROVIDE TREE TRUNK SHIELDS AROUND TREE TRUNKS AT ALL TREES NOT PLANTED WITHIN 18" OF TRUNK.
  - REMOVE EXISTING STORM AND GUTS WITHIN AT ALL TREES IN LANDSCAPED AREAS.

**APPROVED**  
 AUG 13 2011  
 CITY OF DOWNEY PLANNING DIVISION  
 APPROVED  
 AUG 13 2011



**REVIEWED**  
 AUG 11 2011  
 INTERIM CONSULTING GROUP

**Westland Real Estate Group**  
 6666 West Imperial Avenue, Suite 200  
 Los Angeles, CA 90045  
 (310) 634-7300 Fax (310) 634-7008

**AMUSEMENT INDUSTRY COMMERCIAL PROPERTIES PARTNERSHIP #2**  
 6208 DOWNEY GATEWAY  
 DOWNEY, CA 90241

**PROJECT**  
 DOWNEY GATEWAY  
 6208 DOWNEY GATEWAY  
 DOWNEY, CA 90241

**OWNER**  
 AMUSEMENT INDUSTRY COMMERCIAL PROPERTIES PARTNERSHIP #2  
 6208 DOWNEY GATEWAY  
 DOWNEY, CA 90241

**REVISIONS**

| No.      | Description           | Date     |
|----------|-----------------------|----------|
| 04-06-11 | Bldg Submittal        | 04-06-11 |
| 06-09-11 | Bldg Dept Corrections | 06-09-11 |
| 07-09-11 | Bldg Dept Corrections | 07-09-11 |

**PAVING PLAN**

Sheet # **SA.0.1**

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Location



# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



099\_Firestone\_0098



100\_Firestone\_0099

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



098\_Firestone\_0097



067\_Firestone\_0066

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



066\_Firestone\_0065



065\_Firestone\_0064

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



062\_Firestone\_0061



061\_Firestone\_0060

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



060\_Firestone\_0059



059\_Firestone\_0058

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



058\_Firestone\_0057



056\_Firestone\_0055

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



055\_Firestone\_0054



054\_Firestone\_0053

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



044\_Firestone\_0043



045\_Firestone\_0044

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241

## Property Photos



047\_Firestone\_0046



048\_Firestone\_0047

# Downey Gateway

8236-8274 Firestone Blvd, Downey, CA 90241



**Tom Theung**

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(626) 482-0652

**MS Properties**

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El Monte, CA 91731

