

**OFFICE FOR LEASE**

# Firestone Professional Building

**8211 FIRESTONE BLVD**

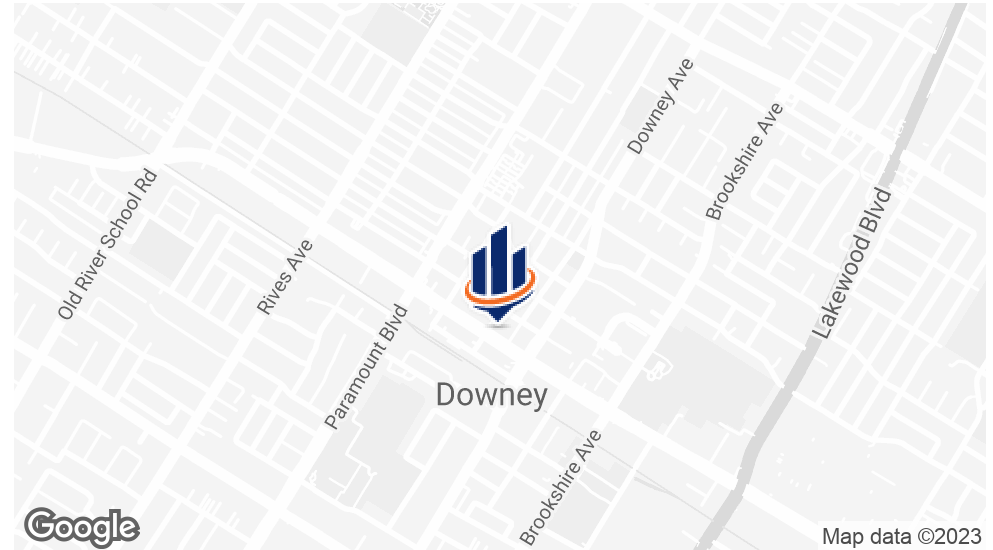
Downey, CA 90241

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$2.60 SF/month (NNN)
AVAILABLE SF:	3,775 SF
YEAR BUILT:	1962
RENOVATED:	2000
ZONING:	C3
TRAFFIC COUNT:	41,000

### PROPERTY OVERVIEW

The Firestone Professional Building is a professional office property located in the City of Downey, CA within the Downtown core area -- Firestone Gateway District. This area is surrounded by high density commercial and residential populations providing the location with excellent visibility and great day & night time traffic counts. Firestone Blvd (40,000+ VPD) serves as one of the main thoroughfares through the area and is a high-traffic retail corridor with many financial institutions, working professionals, restaurants, service businesses and residential populations surrounding the immediate vicinity. Downey is a high-growth urban infill sub-market within LA County that benefits from being a gateway city to the City of Los Angeles with a centralized LA county location within close proximity to Downtown LA, LAX, Long Beach and LB Airport, and the Orange County Cities.

### PROPERTY HIGHLIGHTS

- Great Visibility near the Signalized Intersection of Firestone & La Reina Ave
- Entire First Floor
- High-Traffic Retail Corridor
- Abundant Free Surface Parking

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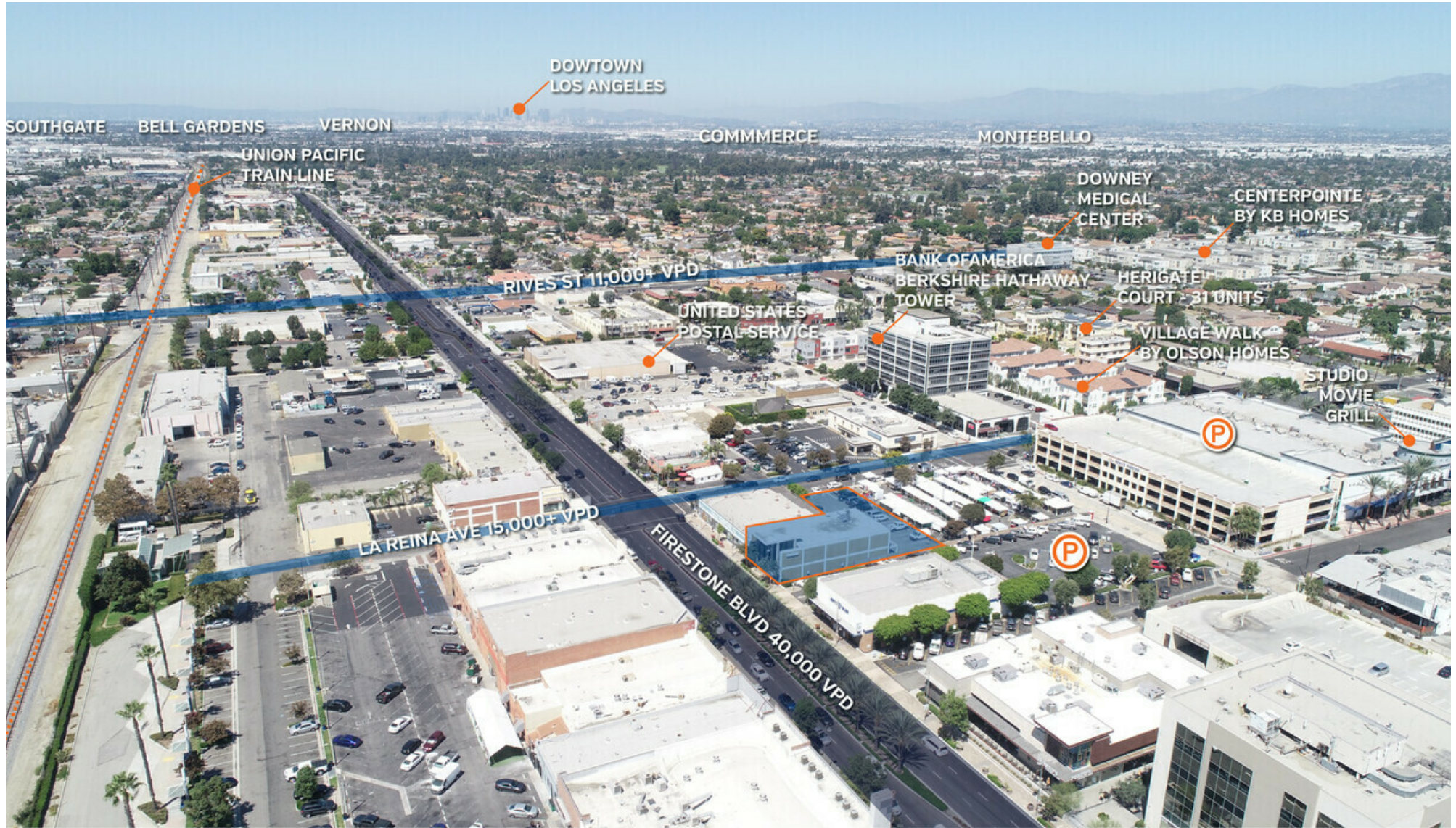
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## ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



"Bull Pen" Area

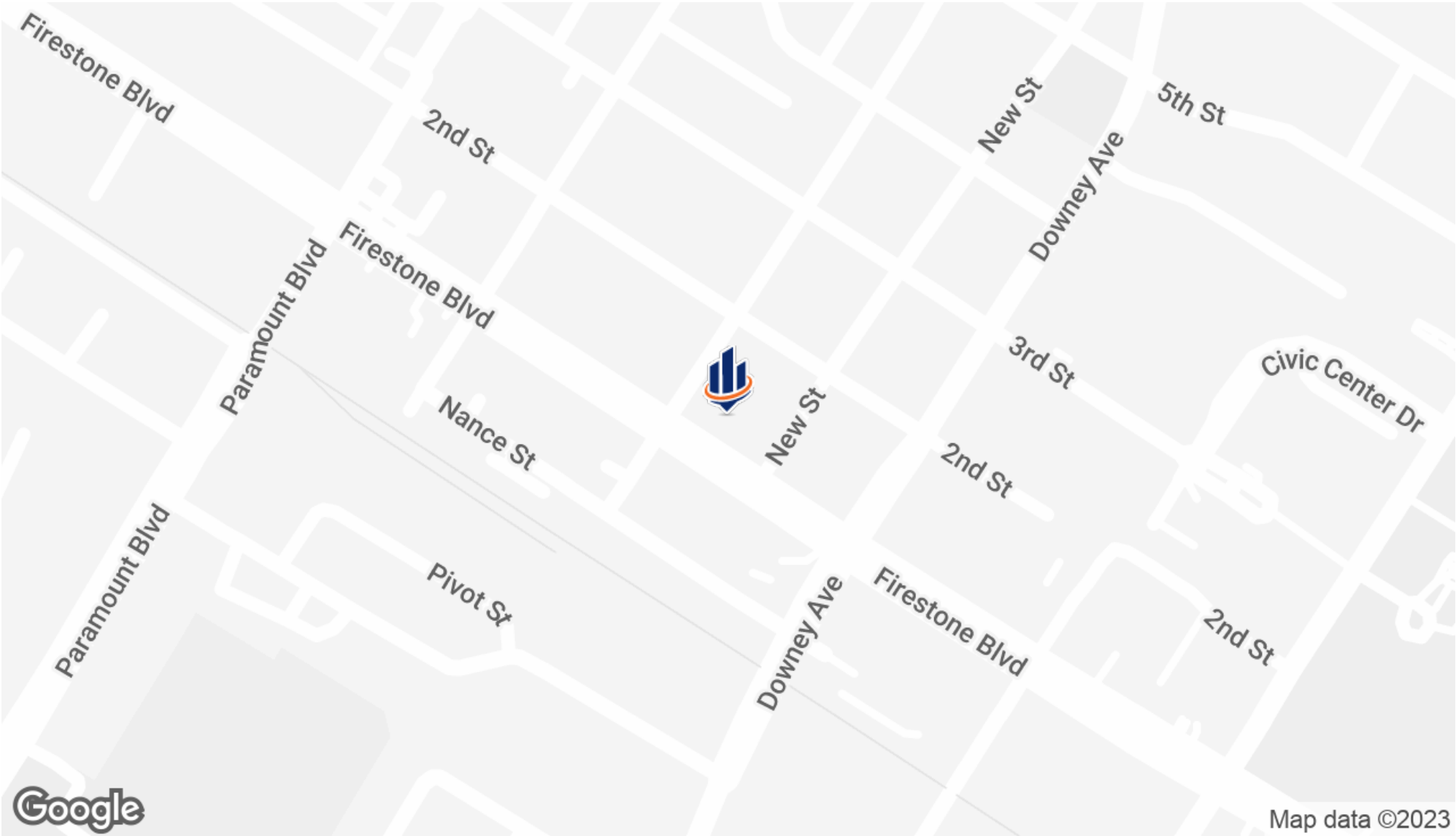
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Conference Room

LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

TOTAL POPULATION	2,005	7,878	33,102
AVERAGE AGE	40.1	37.7	37.0
AVERAGE AGE (MALE)	37.9	35.3	35.7
AVERAGE AGE (FEMALE)	42.7	41.0	38.5

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	677	2,619	10,577
# OF PERSONS PER HH	3.0	3.0	3.1
AVERAGE HH INCOME	\$67,926	\$71,032	\$86,489
AVERAGE HOUSE VALUE	\$543,473	\$549,266	\$532,929

\* Demographic data derived from 2020 ACS - US Census

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