



THE **BANK** AT DOWNEY

8300 FIRESTONE BLVD. DOWNEY, CA



MAIN & MAIN

8300 Firestone Boulevard, Downey, California

VISIBILITY: THE BANK

Is located at the intersection of Firestone Blvd. and Downey Ave., in the heart of downtown, arguably the best intersection in the City of Downey.



DOWNTOWN SPECIFIC PLAN

Part of the Downtown Downey specific plan to promote and create a vibrant center: provide a wide array of working, living, shopping, entertainment, dining, and cultural opportunities.

THE BANK IS THE GATEWAY TO DOWNTOWN DOWNEY WITH SOME OF THE MOST SUCCESSFUL REDEVELOPMENT IN THE TRADE AREA SITTING AT THE INTERSECTION: PORTO'S BAKERY & DOWNEY GATEWAY PROJECT.



LUPPIES

There is an underserved community of young, affluent Latinos in this dense urban area.

805,919 people in a 5-mile radius with an Average Household Income of approximately \$65K.

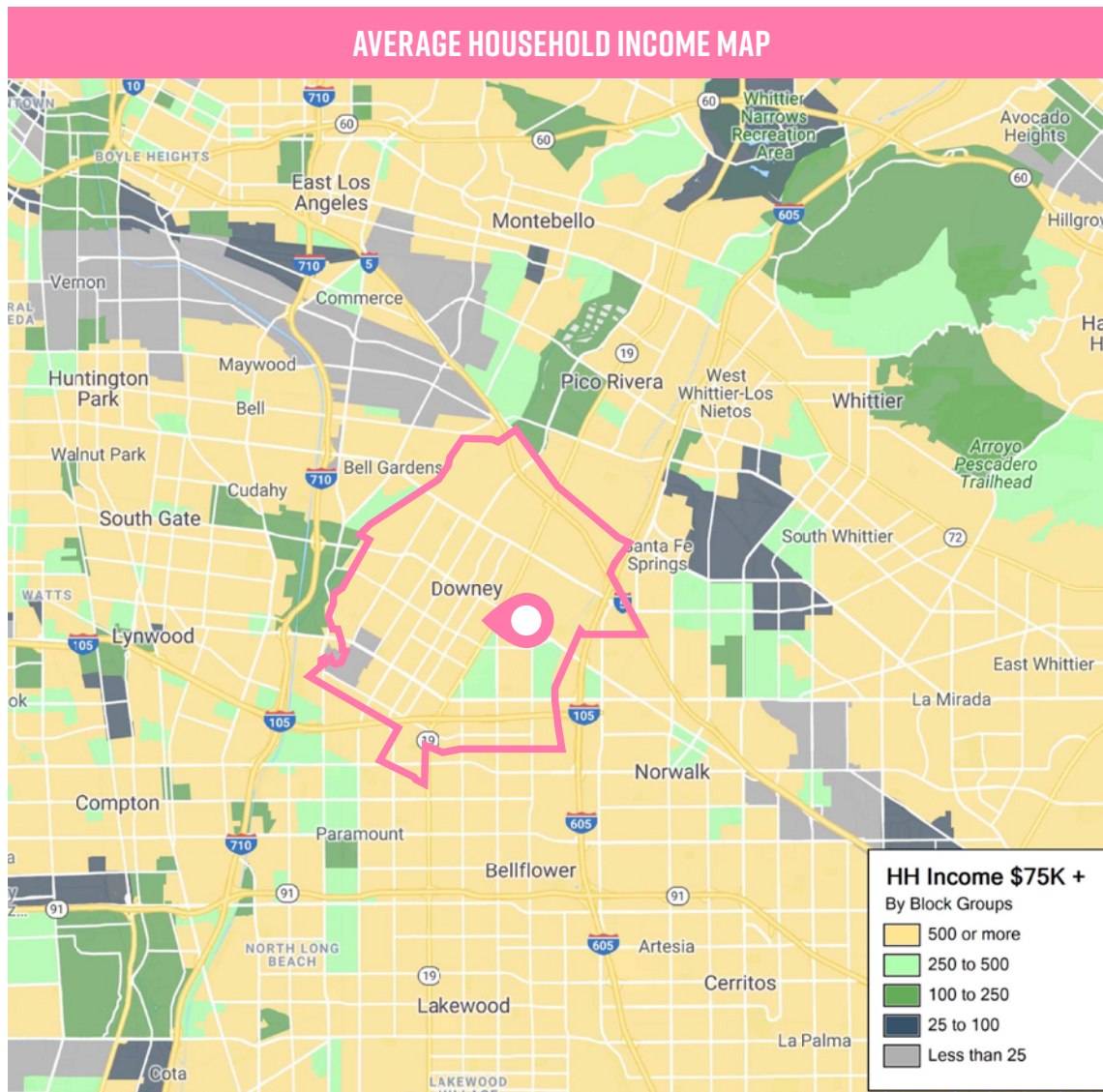


HHI OF \$75K - \$100K

1 MILE	1,694
3 MILES	11,190
5 MILES	25,980

“LATINOS’ RISING FORTUNES ARE EPITOMIZED IN DOWNEY –
DOWNEY CONSIDERED TO BE THE NEW LATINO BEVERLY HILLS”
– LA TIMES

THE TRADE AREA



DEMOGRAPHICS

DEMOGRAPHICS	3 MILES
POPULATION (2017 ESTIMATE)	272,734
DAYTIME POPULATION	252,718
HOUSEHOLDS	75,067
AVG HHI	\$82,915

SOURCE U.S. Census Bureau

TOTAL RETAIL EXPENDITURE

1 MILE	\$323M
3 MILES	\$2.23B
5 MILES	\$5.98B

TRAFFIC COUNTS

	CARS PER DAY
DOWNEY AVENUE	9,200
FIRESTONE BLVD	30,000
I-605	292,000



NEIGHBORING TENANTS

The downtown Downey retail corridor is the top corridor in the trade area with several nation & regional tenants.

LARGEST EMPLOYERS

Kaiser Permanente	4,500 Employees
Downey Unified School District	2,450 Employees
Stonewood Shopping Center	1,765 Employees
Office of Education, County of LA	1,685 Employees
Rancho Los Amigos Medical Center	1,410 Employees

NEARBY OFFICES

Multech Fire Alarm & Security	1.4 miles
Julia's Produce	0.5 miles
Supercare Health	0.2 miles
Efficient Home Builders	1.0 miles
The Bat Cave	1.8 miles
FPCU Downey	2.8 miles
Perse James Enterprises Inc	3.9 miles
Anthony Cruz Re/Max Sky	2.4 miles

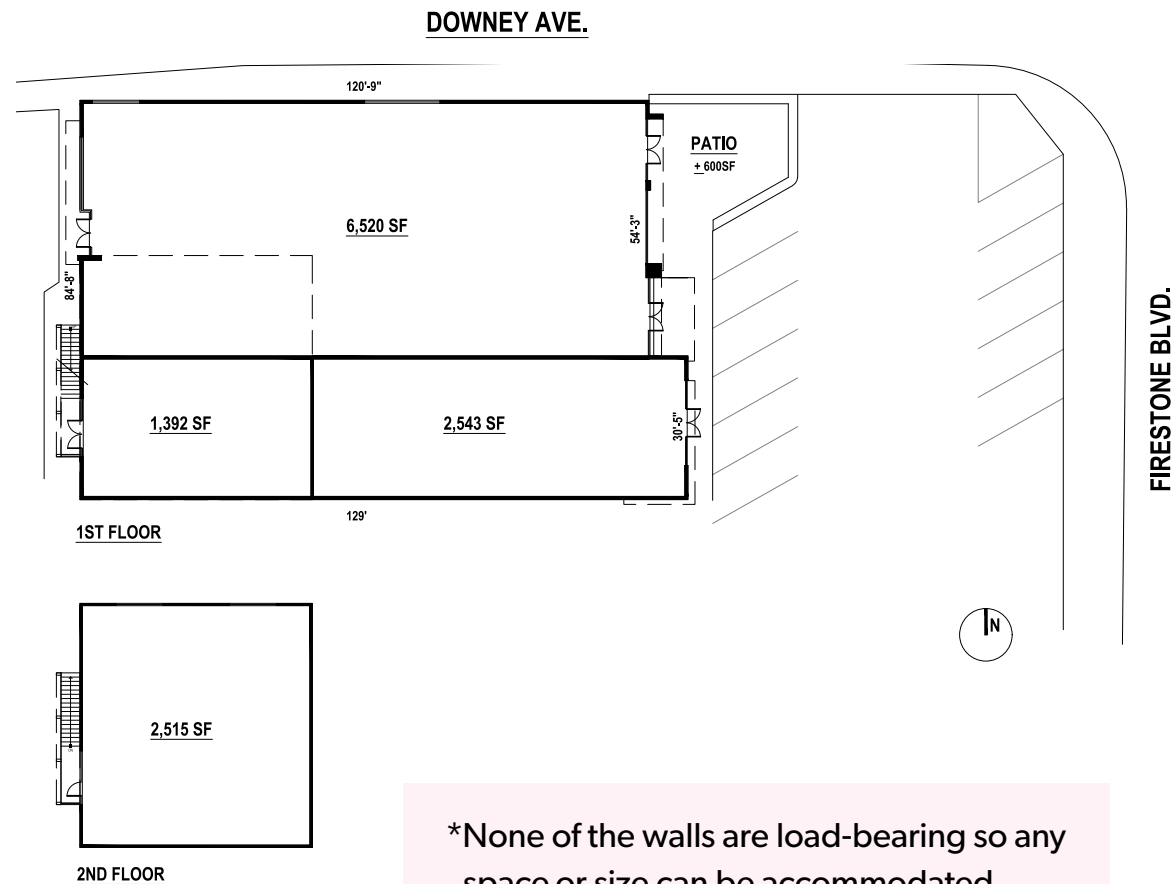
NEARBY HOTELS

Embassy Suites	1.0 miles
Days Inn	0.9 miles
Quality	1.2 miles
Red Lion Hotels	2.5 miles
Travel Lodge	3.4 miles

THE LEASING PLAN

Currently a four-tenant retail center 12,943 SF.

Parking - Shared parking & cross access throughout the property all the way to Dolan Ave.



*None of the walls are load-bearing so any space or size can be accommodated.

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