

DOWNEY LANDING

Retail For Lease

SEC Lakewood Blvd. & Stewart and Gray Rd.
Downey, CA 90242



AVAILABLE FOR LEASE

±1,119 SF SHOP OPPORTUNITY

Description:

- Strong national and regional tenant mix, including anchors LA Fitness, Best Buy, Marshalls, Ross, Bed Bath & Beyond, Staples and many more.
- 370,000 square foot power center with 5 major ingress/egress points off Lakewood Boulevard, Bellflower Boulevard and Stewart and Gray Road.
- Tenants in the project benefit from close proximity to Interstate 5, 105 and 605 as well as regional draw of anchor tenants.
- Downey Landing is adjacent to the recently completed 58-acre Promenade at Downey Shopping Center anchored by Walmart, Cinemark, TJ Maxx, Ulta, 24 Hour Fitness in addition to office and residential.

Traffic Count:

- 31,500 Average Daily Traffic on Lakewood Boulevard
- 23,551 Average Daily Traffic on Stewart and Gray Road
- 18,175 Average Daily Traffic on Bellflower Boulevard

Demographics:

	1 MILE	3 MILES	5 MILES
Population '17	30,056	282,107	788,572
Average Income	\$66,639	\$71,889	\$66,739
Daytime Population	23,248	82,333	255,991

Source: ESRI



**Newmark
Knight Frank**

For further information, please contact our exclusive agents:

CHRIS WALTON Senior Managing Director 949.608.2096 cwalton@ngkf.com CA RE License #01839264
JOHN JENNINGS Senior Managing Director 858.875.5927 jjennings@ngkf.com CA RE License #01215740

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 www.ngkf.com

DOWNEY LANDING | Retail For Lease

SEC Lakewood Blvd. & Stewart and Gray Rd., Downey, CA 90242

SITE PLAN

Suite 12140
1,119 SF Shop Opportunity



Tenant Roster

SUITE	TENANT	SF
12002	El Pescador	7,754
12006	Verizon Wireless	2,500
12008	Philly's Best	1,500
12010	Rubio's Baja Grill	2,350
12016	Starbucks	1,500
12018	Jimmy John's	1,200
12020	Jamba Juice	1,500
12022	Zen Chinese Chicken	1,800
12024	Cold Stone Creamery	1,250
12028	Aloha Hawaiian Grill	2,030
12030	Chili's Bar & Grill	6,163
12036	Johnny Carino's	6,500
12050	Massage Envy	5,000
12056	Harbor Freight Tools	15,789
12058	DSW	20,826
12060	Bed Bath & Beyond	30,394
12070	Staples	20,608
12074	L.A. Fitness	35,000
12076	Party America	10,000
12080	Pier 1 Imports	10,791
12090	Old Navy	19,068
12100	Michaels	23,768
12106	Marshalls	33,004
12110	G-Stage Apparel	5,574
12118	Best Buy	45,800
12126	PetSmart	19,035
12130	Ross	30,138
12136	Vitamin Shoppe	3,500
12140	Available	1,119
12142	West Coast Auto Insurance	1,119
12144	GameStop	1,200
12146	Menchie's Frozen Yogurt	1,500
12148	America's Best Contacts & Eyeglasses	3,200
12154	Nail Spa	3,200
12156	Dental Pro	1,405

CONTACT:

CHRIS WALTON
Senior Managing Director
949.608.2096
cwalton@ngkf.com
CA RE License #01839264

JOHN JENNINGS
Senior Managing Director
858.875.5927
jjennings@ngkf.com
CA RE License #01215740

DOWNEY LANDING

Retail For Lease

SEC Lakewood Blvd. & Stewart and Gray Rd.
Downey, CA 90242



Executive Summary

12006 Lakewood Blvd, Downey, California, 90241
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.92762
Longitude: -118.12984

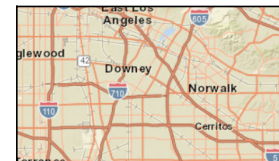
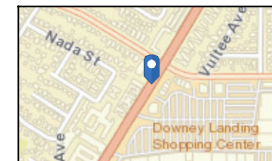
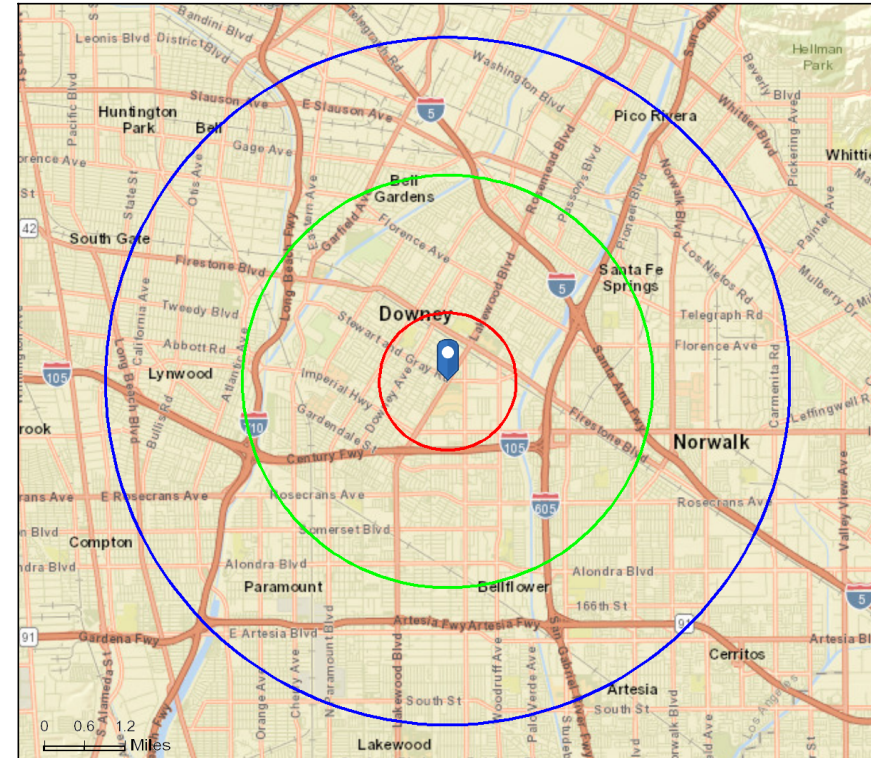
	1 mile	3 miles	5 miles
Population			
2000 Population	28,155	265,452	750,876
2010 Population	28,798	271,373	758,981
2017 Population	30,056	282,107	788,572
2022 Population	30,963	290,107	810,654
2000-2010 Annual Rate	0.23%	0.22%	0.11%
2010-2017 Annual Rate	0.59%	0.54%	0.53%
2017-2022 Annual Rate	0.60%	0.56%	0.55%
2017 Male Population	48.8%	49.0%	49.4%
2017 Female Population	51.2%	51.0%	50.6%
2017 Median Age	32.2	33.0	31.7
Households			
2000 Households	8,916	76,139	198,212
2010 Households	8,864	76,285	200,264
2017 Total Households	9,119	78,352	206,089
2022 Total Households	9,337	80,201	210,934
2000-2010 Annual Rate	-0.06%	0.02%	0.10%
2010-2017 Annual Rate	0.39%	0.37%	0.40%
2017-2022 Annual Rate	0.47%	0.47%	0.47%
2017 Average Household Size	3.27	3.58	3.79
Median Household Income			
2017 Median Household Income	\$53,091	\$56,793	\$52,660
2022 Median Household Income	\$57,628	\$61,997	\$56,360
2017-2022 Annual Rate	1.65%	1.77%	1.37%
Average Household Income			
2017 Average Household Income	\$66,639	\$71,889	\$66,739
2022 Average Household Income	\$75,940	\$81,740	\$75,491
2017-2022 Annual Rate	2.65%	2.60%	2.50%
Per Capita Income			
2017 Per Capita Income	\$20,439	\$20,298	\$17,812
2022 Per Capita Income	\$23,093	\$22,925	\$20,001
2017-2022 Annual Rate	2.47%	2.46%	2.35%



Site Map

12006 Lakewood Blvd, Downey, California, 90241
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.92762
Longitude: -118.12984



CONTACT:

CHRIS WALTON
Senior Managing Director
949.608.2096
cwalton@ngkf.com
CA RE License #01839264

JOHN JENNINGS
Senior Managing Director
858.875.5927
jjennings@ngkf.com
CA RE License #01215740



4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.