

Restaurant For Lease



DOWNEY LANDING

12002 Lakewood Boulevard | Downey, California 90242



Newmark Grubb
Knight Frank

DOWNEY LANDING

12002 Lakewood Boulevard | Downey, California 90242

±7,754 SF RESTAURANT PAD

DESCRIPTION

- ◆ Strong national and regional tenant mix including anchors LA Fitness, Best Buy, Marshalls, Ross, Bed Bath and 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 Wal-Mart, Cinemark, TJ Maxx, Ulta, 24 Hour Fitness in addition to office and residential.

TRAFFIC COUNTS

- ◆ 31,500 Average Daily Traffic on Lakewood Boulevard.
- ◆ 16,500 Average Daily Traffic on Stewart and Gray Road.
- ◆ 18,002 Average Daily Traffic on Bellflower Boulevard.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population '17	30,432	282,383	788,439
Average H.H. Income	\$66,944	\$72,063	\$66,698
Daytime Population	45,098	253,106	759,615

Source: 2017, ESRI



NOTABLE TENANTS

ROSS
DRESS FOR LESS

Marshalls

OLD NAVY

Michaels

BED BATH &
BEYOND

BEST
BUY

PET SMART

DSW



116 K AVERAGE
H.H. INCOME

34.1 MEDIAN
AGE

\$77.3 K AVERAGE
H.H. INCOME

\$60.3 K MEDIAN
H.H. INCOME

\$495 K MEDIAN
HOME VALUE

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Tenant Roster

SUITE	TENANT	SF
12002	Restaurant Pad Available	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	Americas Best Contacts & Eyeglasses	3,200
12154	Nail Spa	3,200
12156	Dental Pro	1,405

For further information, please contact our exclusive agents:

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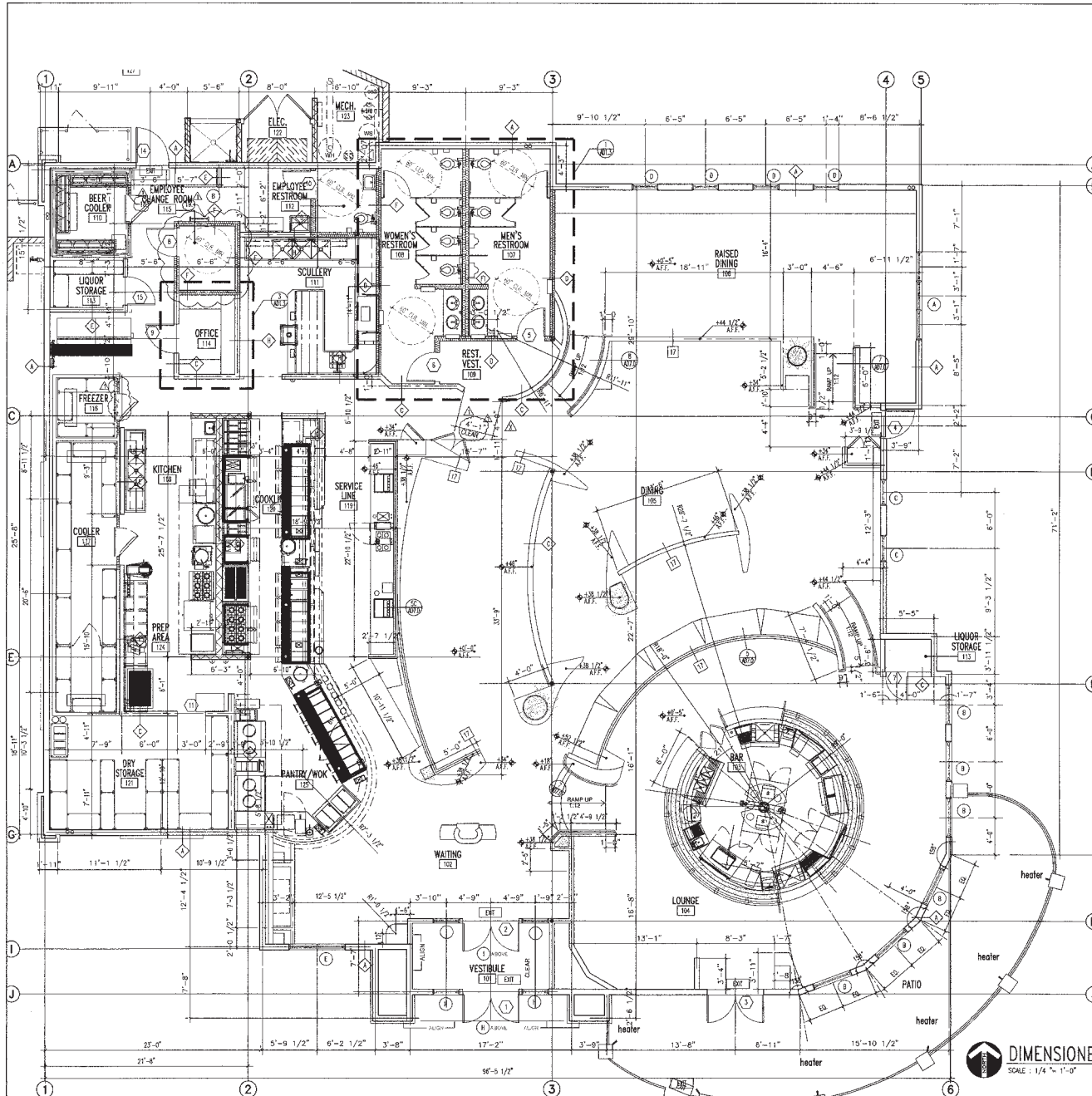
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FLOOR PLAN NOTES

- HEIGHT REFERENCES ON PLANTS ARE FROM DATUM FINISH FLOOR ELEVATION 5'-4" (140).
- ALL DIMENSIONS ARE TO CENTERLINE OF STUD / COLUMN OR FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.
- OCCUPANT LOAD SIGN SHALL BE POSTED AT THE MAIN EXIT OF ANY AREA WHICH EXCEEDS AN OCCUPANT LOAD OF 50 PERSONS.
- ALL WALLS SEPARATING DINING AREAS FROM FOOD SERVICE AREAS AND FROM TOILET ROOMS SHALL BE FULLY INSULATED WITH SOUND INSULATION BATS. ALL BATS SHALL BE WIND IN PLACE. INSUAL INSULATION BATS, AS NOTED ABOVE, IN THE PARTITION SEPARATING THE MEN'S AND WOMEN'S TOILET ROOMS, LAY SOUND INSULATION BATS CONTIGUOUSLY IN THE CEILING CAVITY ABOVE THE TOILET ROOMS.
- ILLUMINATED EXIT SIGNS SHALL HAVE LETTERS WITH 3/4" MINIMUM WIRE STROKE BY 8" HIGH ON CONTRASTING BACKGROUND AND SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE BUILDING CODES. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND OVERSEEN FROM SEPARATE CIRCUITS. EXIT SIGNS SHALL BE LOCATED SO THAT THEY ARE CLEARLY VISIBLE WHICHEVER THE BUILDING IS OCCUPIED.
- REFER TO DRAWING 402 FOR ADDITIONAL INFORMATION ON DISABLED ACCESS DETAILS AND SYMBOLS.
- PROVIDE SEISMIC TIE DOWN'S FOR WATER HEATER, STORAGE TANK, AND CO2 TANK AS REQUIRED BY LOCAL BUILDING CODE.
- PROVIDE PORTABLE FIRE EXTINGUISHERS WITH RATINGS OF NOT LESS THAN 2-A OR 2-ABOVE WITHIN 75 FT. OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING, DURING CONSTRUCTION AND AFTER COMPLETION. PROVIDE SEMI-RECESSED-FIRE-EXTINGUISHER CABINETS IN PUBLIC AREAS.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 40 BC IN KITCHEN. LOCATE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- CONSPICUOUSLY MARK GAS SHUT-OFF VALVE.
- DOORS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS.
- HOT WATER AND DRINK PIPES UNDERNEATH LAUNDRIES SHALL BE INSULATED AND FREE FROM SWAMP OR ABRAISIVE SURFACES.
- THE ENTIRE AREA UNDER THE BUILDING SLAB SHALL BE TREATED WITH A SOLUTION SPECIALLY FORMULATED TO PREVENT THE INFESTATION OF TERMITES.
- INTERIOR WALLS SCHEDULED TO RECEIVE RECESSED OR SURFACE MOUNTED EQUIPMENT SHALL BE PROVIDED WITH APPROPRIATE FLOORING AND REINFORCING AS REQUIRED FOR PROPER INSTALLATION.
- GLAZING WITHIN 24" OF DOORS SHALL BE SAFETY GLAZING WHICH COMPLES WITH ALL APPLICABLE CODES AND ORDINANCES.
- REFER TO DRAWING 401 FOR MATERIAL AND FINISH LEGENDS. REFER TO DRAWING 403 FOR FLOOR FINISH PLAN AND 402 FOR SEATING LAYOUT.
- BOOTHWALL TO BE BY OWNER/RENDER N/C TO G.C.
- WALK-IN COOLER/FREEZER BY A.C.C.
- ROOF LADDER REF. DETAIL
- PROVIDE PUBLIC COUNTERS WITH A HEIGHT BETWEEN 38 AND 40 INCHES. COUNTERS MUST BE A MINIMUM OF 36 INCHES LONG WITH FACE CLEARANCE OF 27 INCHES ON BOTH PUBLIC AND EMPLOYEE SIDES.
NOTE: FACE CLEARANCE IS NOT REQUIRED FOR SIDE APPROACH.

FLOOR PLAN GENERAL NOTES:

- ALL WALL DIMENSIONS FOR EXTERIOR WALLS ARE SHOWN TO FACE OF STUD.
- ALL DIMENSIONS FOR INTERIOR WALLS ARE SHOWN TO FACE OF FINISH.

WALL LEGEND

- REFER TO 402.0 FOR PARTITION TYPES
- TYPICAL EXTERIOR WALL (FULL HEIGHT) 2 X 6 WOOD STUDS AT 16" O.C. (140) INSTALL R-19 INSULATION. REFER TO EXTERIOR LEGENDS FOR EXTERIOR FINISH AND ROOM FINISH SCHEDULE FOR INTERIOR FINISH.
 - TYPICAL INTERIOR WALL: 2 X 4 WOOD STUDS AT 16" O.C. (140). REFER TO ROOM FINISH SCHEDULE FOR FINISH.
 - TYPICAL INTERIOR LOW WALL: 2 X 4 WOOD STUDS AT 16" O.C. (140). REFER TO ROOM FINISH SCHEDULE FOR FINISH. REFER TO FLOOR PLAN FOR HEIGHT.
 - TYPICAL INTERIOR LOW WALL WITH GLASS ON THE TOP: 2 X 4 WOOD STUDS AT 16" O.C. (140). REFER TO ROOM FINISH SCHEDULE FOR FINISH. REFER TO FLOOR PLAN FOR HEIGHT.
 - BOOKEND WALL (2X6) WOOD STUDS, 6" X 6" GALV. METAL STUDS AT 16" O.C. IF CONCRETE SLAB USED. USE 2X6 WOOD STUDS WITH INSULATED CONCRETE BACKER BOARD TO A HEIGHT OF 6'-8" ABOVE THE FINISH FLOOR.
 - INTERIOR SOUND-BAITED WALL: COMPOSITE TYPICAL INTERIOR WALL: METAL 5-1/2" (140) FIBERGLASS BATT INSULATION.
 - SERVICE YARD WALL: CONCRETE MASSIVE UNIT. APPLY EXTERIOR PLASTER SHIM COAT AT EXTERIOR FACES AND SEMI-GLOSS ENAMEL PAINT AT INTERIOR FACES.



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ISSUE DATE

No.	Date	Description
1	01-21-14	ISSUE FOR PERMIT
2	01-21-14	ISSUE FOR PERMIT
3	01-21-14	ISSUE FOR PERMIT

PROJECT

ELEPHANT BAR RESTAURANT
12002 LAKEWOOD BLVD.
DOWNNEY, CA 90242

BUILDING TYPE

PROJECT NO.
05084
TITLE
DIMENSIONED FLOOR PLAN

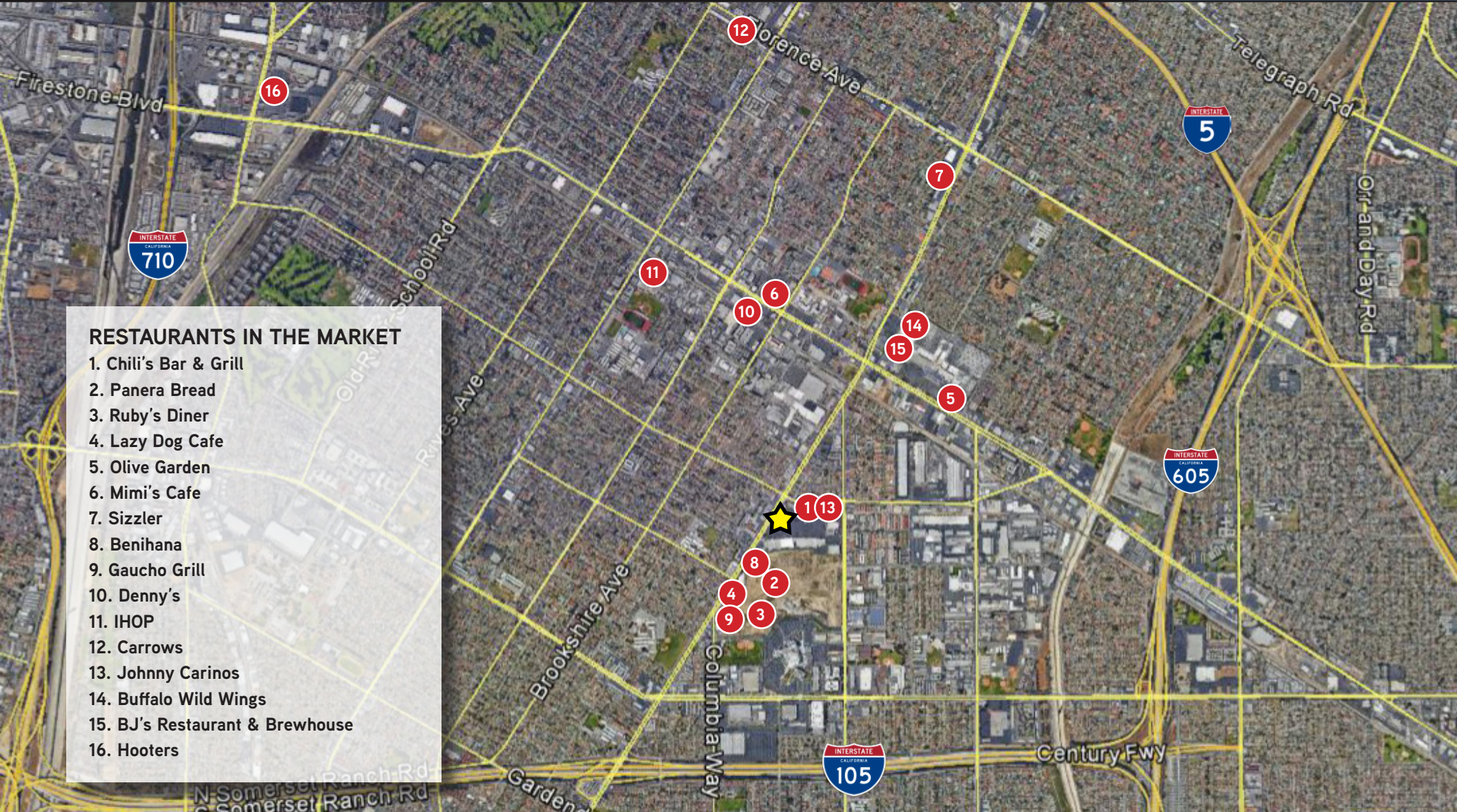
SHEET NO.

AD1.0
OF
DATE PRINTED

DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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