

FOR LEASE

8211 FIRESTONE BLVD

ALTERRA BUILDING

Downey, CA 90241

PRESENTED BY:

ANTHONY YING, BRE#02052345

O: 949.558.0305

tying@svn.com

CalDRE #02052345

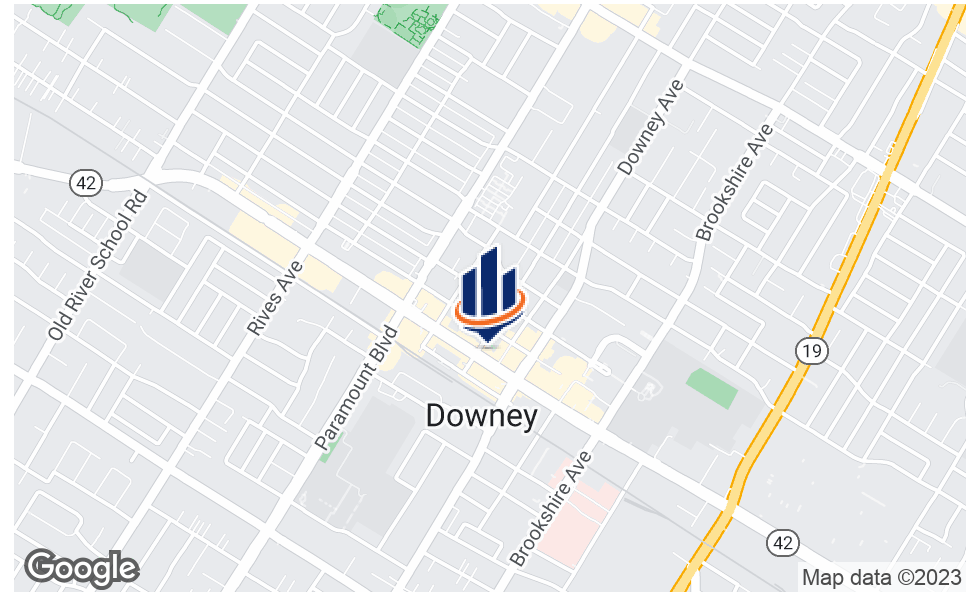
JAY NO, BRE#02052695

O: 949.558.0311

jno@svn.com

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OFFERING SUMMARY

LEASE RATE:	N/A
BUILDING SIZE:	7,545 SF
AVAILABLE SF:	3,775 SF [1st Floor]
LOT SIZE:	13,763 SF
ZONING:	DOC*3
TRAFFIC COUNT:	40,000+ Firestone
PARKING:	23+ Stalls Street Parking Public Parking Lot

PROPERTY OVERVIEW

The Alterra Building on Firestone Blvd is an in-line professional office property located in the City of Downey, CA. The property is situated within Downey's Downtown core area -- Firestone Gateway District, which 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.

The 2nd floor of the building is currently vacant with current buildout in configuration for a traditional office user. Space can be delivered free of any fixtures & furniture or kept in-place as move-in ready condition. The space offers private offices, large bullpen area, reception area, conference room, kitchen area & restrooms.

PROPERTY HIGHLIGHTS

- Building offers professional office buildout with similar configurations on both First and Second Floors; executive office suites, conference rooms, bullpen, kitchen area and restrooms
- Two Access Points via Firestone Blvd, & at the Rear of Building via Parking Lot Entrance on La Reina Ave.
- Approx. 50ft of Frontage on Firestone Blvd [40,000+ VPD]
- Great Visibility near the Signalized Intersection of Firestone & La Reina Ave

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LEASE INFORMATION

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

TOTAL SPACE:

Approx. 3,775 SF

LEASE RATE:

\$2.60

AVAILABLE SPACES SUITE

TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

Professional Office - 1st Floor -

3,775 SF

NNN

\$2.60 SF/month

The 1st floor is currently occupied but will be available within 60 days of new lease signing. The space offers private offices, large bullpen area, reception area, conference room, kitchen and restrooms.

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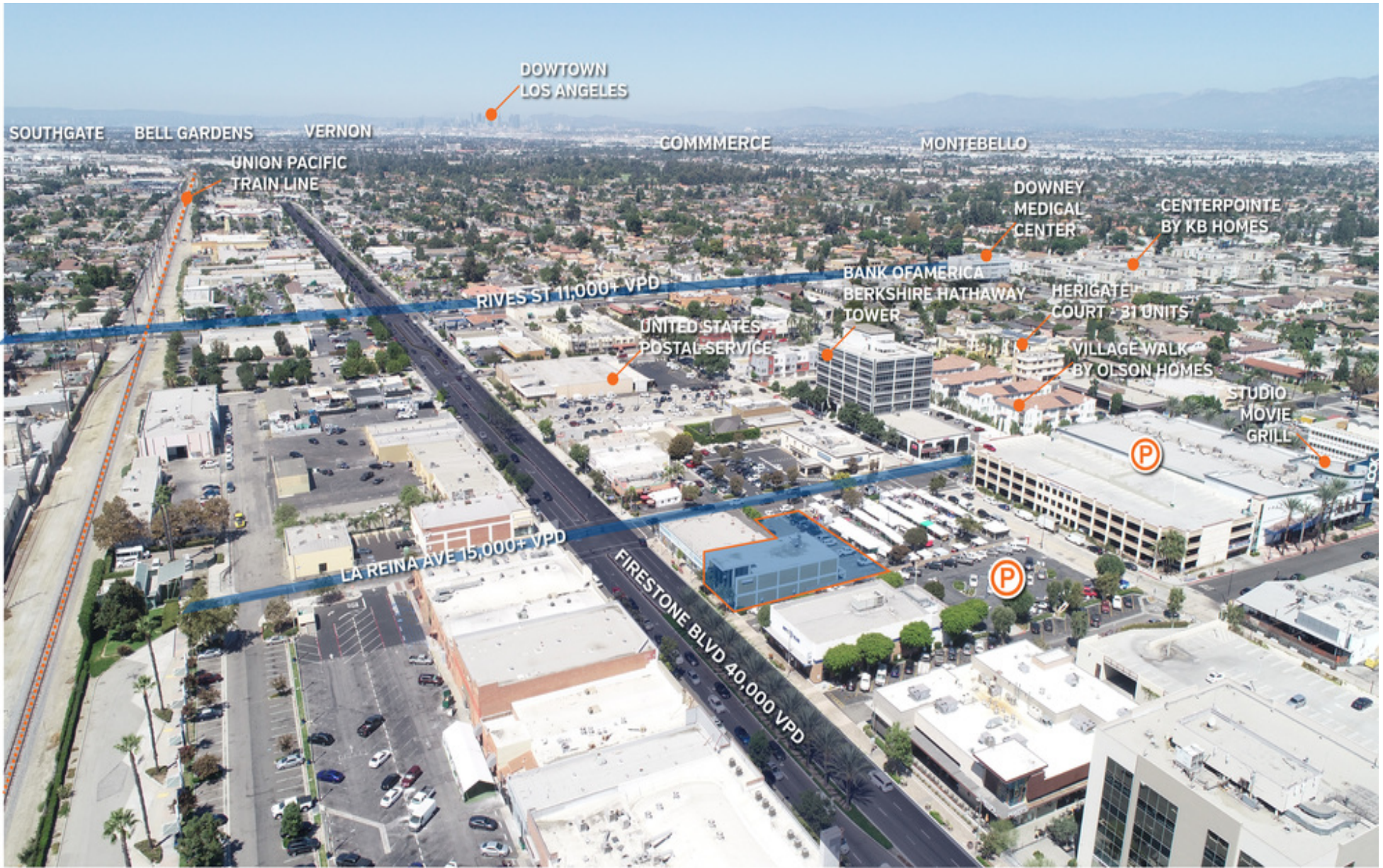
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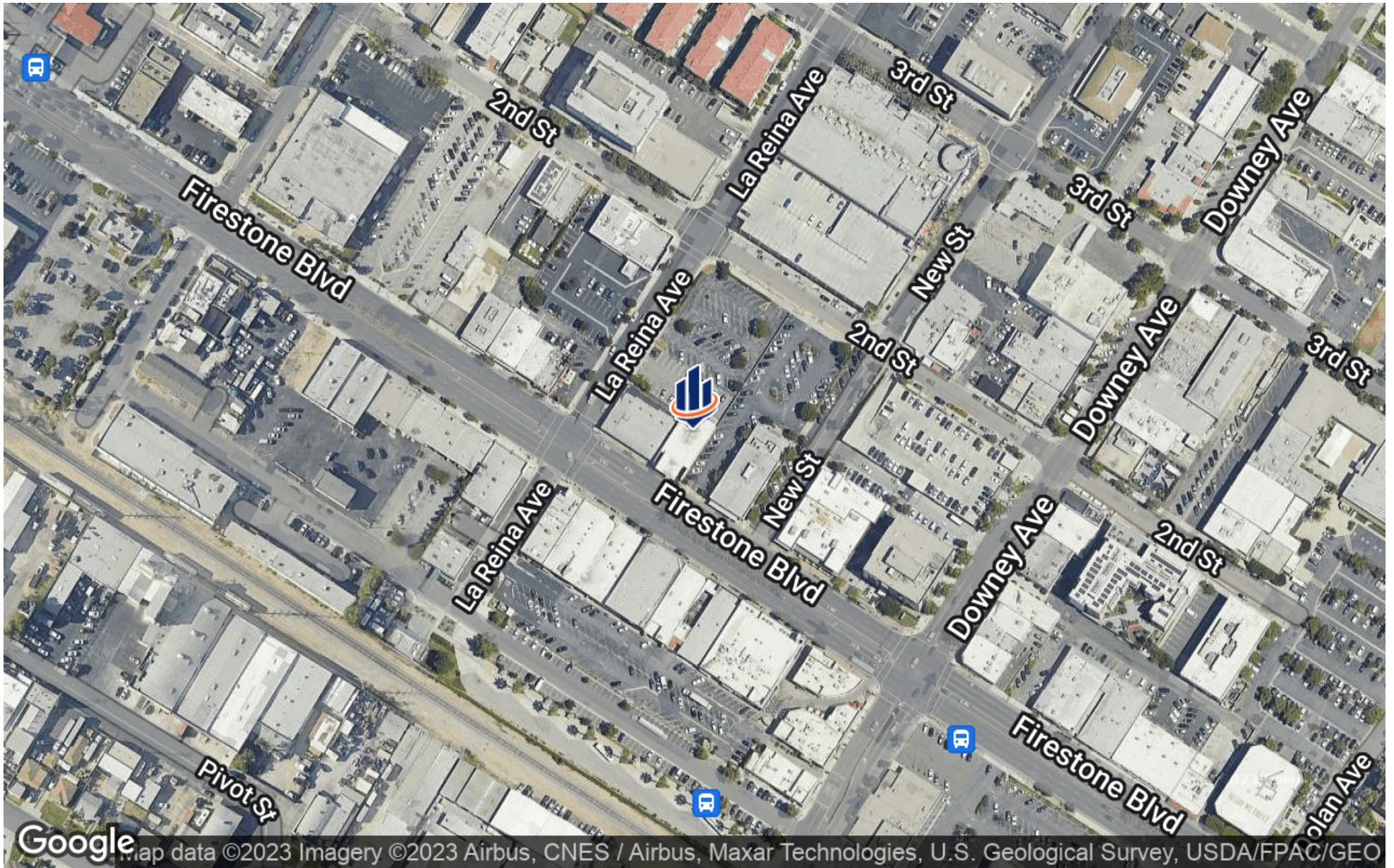
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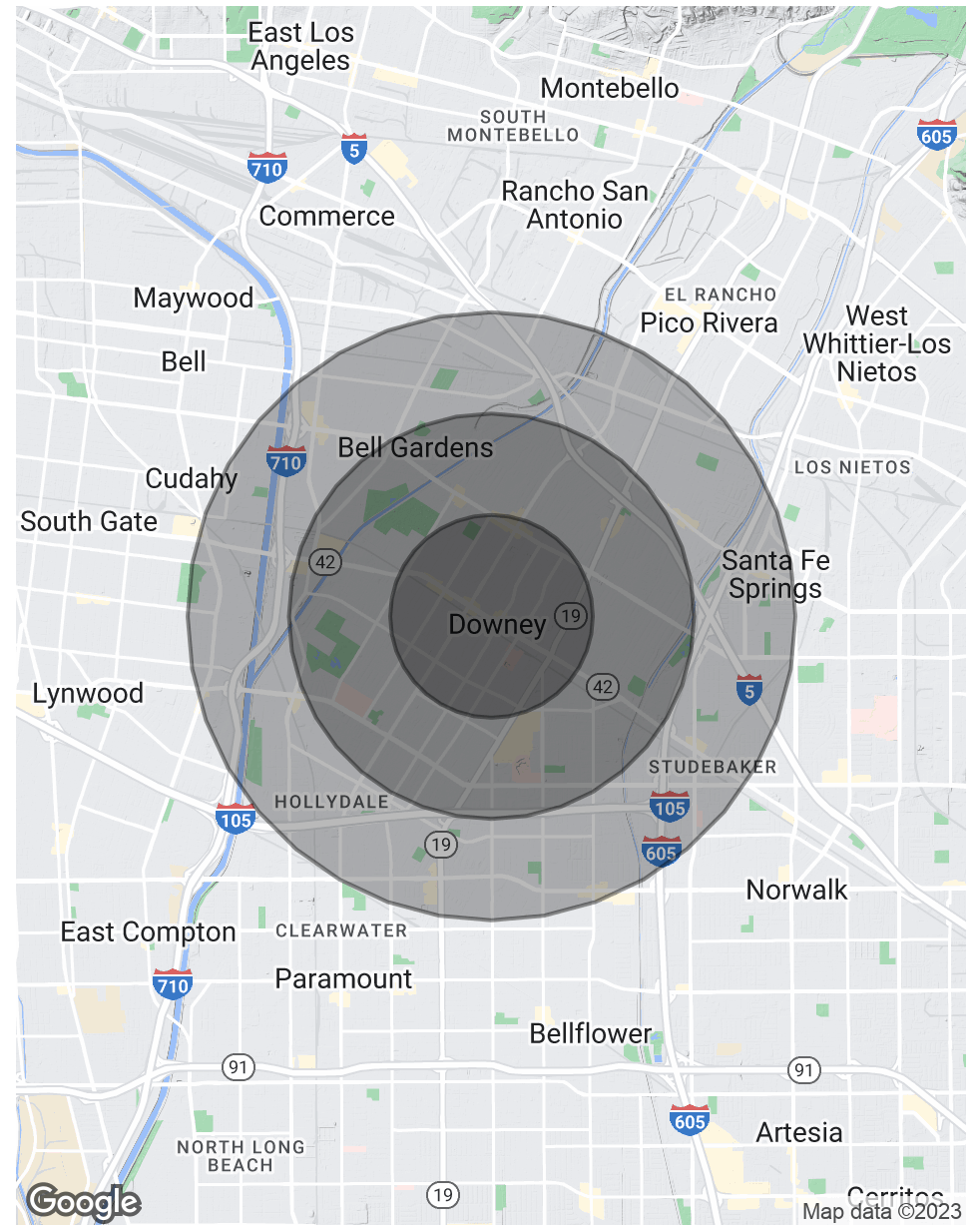
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	29,160	115,094	254,410
AVERAGE AGE	33.8	33.2	32.0
AVERAGE AGE (MALE)	33.2	32.1	30.7
AVERAGE AGE (FEMALE)	34.7	34.6	33.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,540	34,470	71,407
# OF PERSONS PER HH	3.1	3.3	3.6
AVERAGE HH INCOME	\$65,309	\$70,573	\$66,586
AVERAGE HOUSE VALUE	\$520,026	\$525,864	\$466,890

* Demographic data derived from 2020 ACS - US Census



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