

# DOWNEY LANDING

## Retail For Lease

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

### FOR LEASE

**±7,754 SF RESTAURANT PAD AVAILABLE**  
**±1,119 SF SHOP OPPORTUNITY**

#### 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. Close proximity to Interstate 5, 105 and 605.
- 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 Count:

- 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 '15	29,751	278,343	783,248
Average Income	\$62,777	\$69,760	\$64,045
Daytime Population	21,008	91,235	268,855

Source: ESRI



**Newmark**  
**Knight Frank**

For further information, please contact our exclusive agents:

<b>CHRIS WALTON</b>	Senior Managing Director	949.608.2096	cwalton@ngkf.com	CA RE License #01839264
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4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491 [www.ngkf.com](http://www.ngkf.com)



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

## SITE PLAN

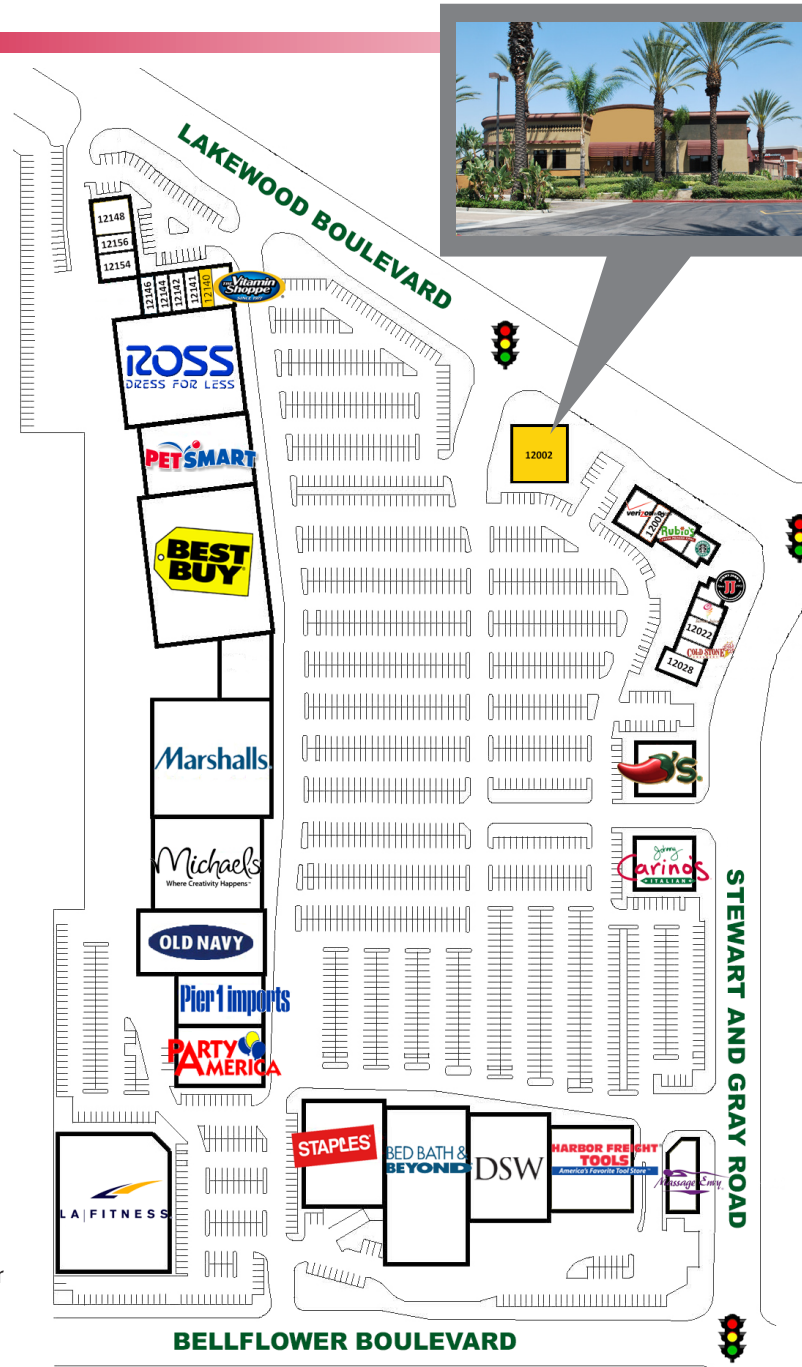
### Suite 12002

7,754 SF Restaurant Opportunity



### Suite 12140

1,119 SF Shop Opportunity



### 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

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### Executive Summary

Downey Landing  
12118 Lakewood Blvd, Downey, California, 90242  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.92541  
Longitude: -118.13148

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	28,784	268,639	764,992
2010 Population	29,419	274,333	773,072
2015 Population	29,751	278,343	783,248
2020 Population	30,305	283,854	798,725
2000-2010 Annual Rate	0.22%	0.21%	0.11%
2010-2015 Annual Rate	0.21%	0.28%	0.25%
2015-2020 Annual Rate	0.37%	0.39%	0.39%
2015 Male Population	48.8%	49.0%	49.3%
2015 Female Population	51.2%	51.0%	50.7%
2015 Median Age	31.8	32.5	31.3
<b>Households</b>			
2000 Households	8,896	77,709	202,327
2010 Households	8,866	77,787	204,390
2015 Total Households	8,906	78,496	206,306
2020 Total Households	9,056	79,979	210,273
2000-2010 Annual Rate	-0.03%	0.01%	0.10%
2010-2015 Annual Rate	0.09%	0.17%	0.18%
2015-2020 Annual Rate	0.33%	0.38%	0.38%
2015 Average Household Size	3.31	3.52	3.76
<b>Median Household Income</b>			
2015 Median Household Income	\$50,326	\$55,759	\$51,346
2020 Median Household Income	\$57,234	\$63,288	\$57,516
2015-2020 Annual Rate	2.61%	2.57%	2.30%
<b>Average Household Income</b>			
2015 Average Household Income	\$62,777	\$69,760	\$64,045
2020 Average Household Income	\$71,205	\$78,774	\$72,391
2015-2020 Annual Rate	2.55%	2.46%	2.48%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$19,043	\$19,806	\$17,065
2020 Per Capita Income	\$21,543	\$22,327	\$19,252
2015-2020 Annual Rate	2.50%	2.43%	2.44%

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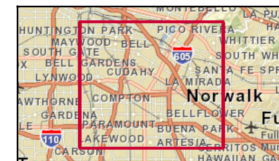
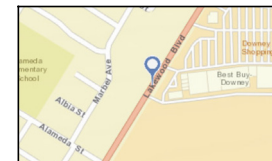
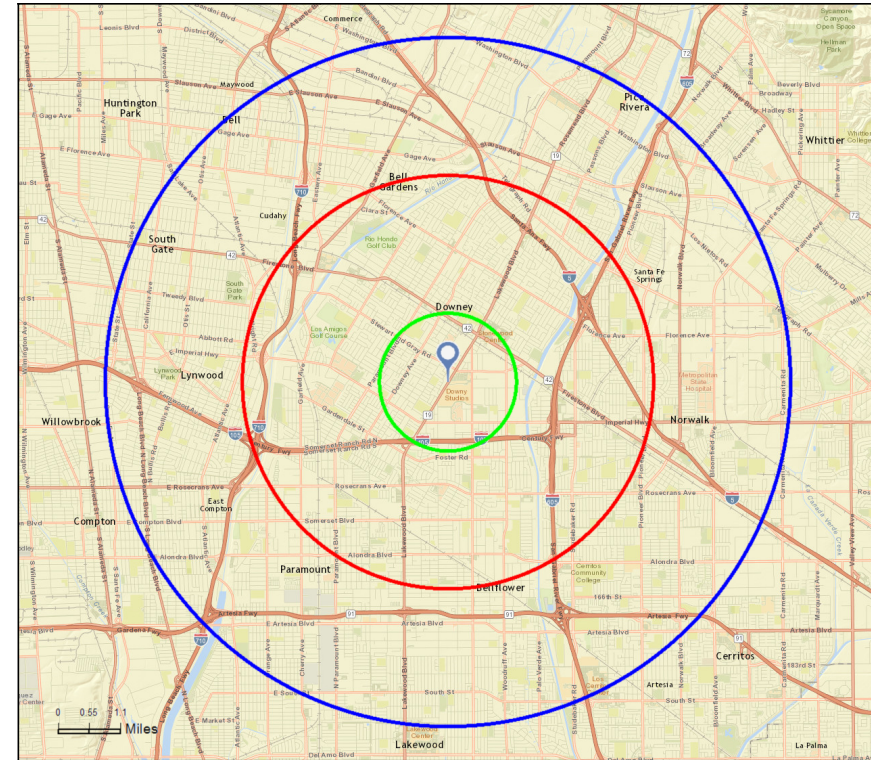
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.



### Site Map

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