



7860 Florence Avenue, Downey, CA 90240

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*Charming Sit-Down Restaurant Property Available For Lease
Rare Opportunity! First Time on Market in Decades!*

PROPERTY HIGHLIGHTS:

- *Seats roughly eighty-five to one hundred people*
- *Spacious Restaurant Bar Area*
- *Building Size: 5,124 square feet*
- *Lot Size: 25,647 square feet*
- *40 parking spaces*
- *Large Kitchen*

DEMOGRAPHICS:

- *Densely populated area surrounded by thousands of homes and businesses*
- *2010 estimated population in the City of Downey: 111,656*
- *Within one-mile area: Estimated median household income: \$75,805*

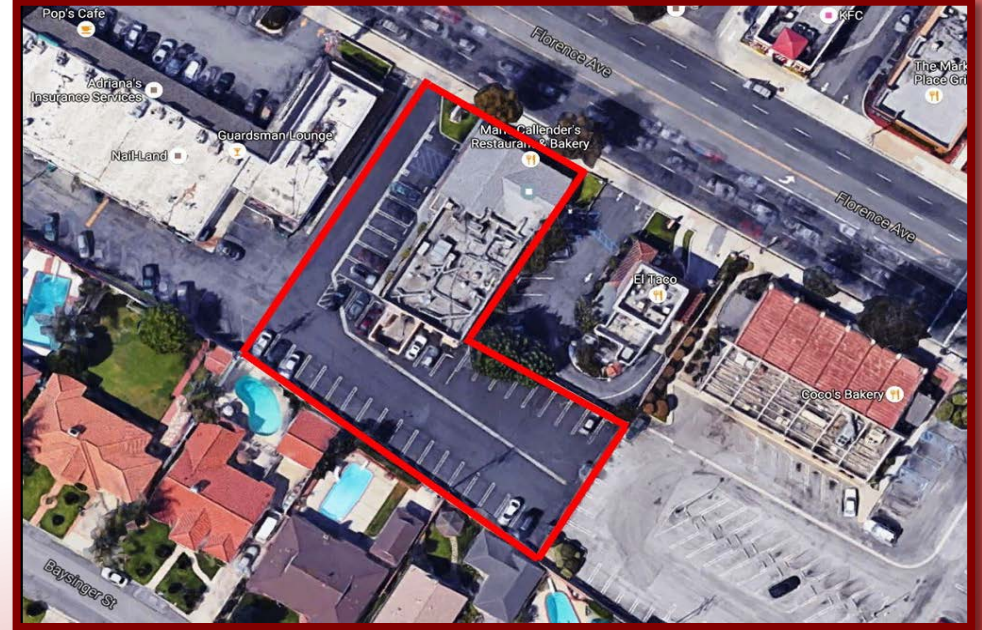
SURROUNDING COMMUNITIES:

- *Santa Fe Springs, Norwalk, Bellflower, Lynwood, South Gate, Bell Gardens*

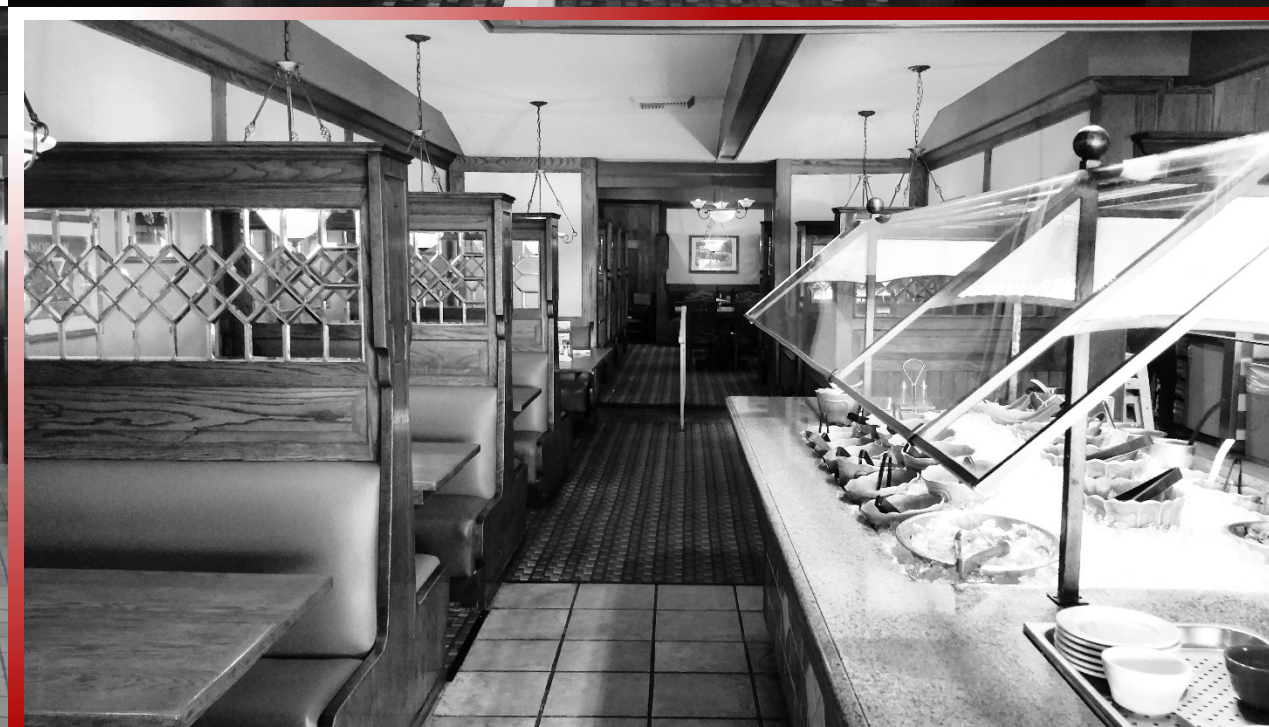
PERMITTED USES (Zoning C-1):

- *Bakeries, Restaurants, Café's, Coffee establishments, General Office, Medical and Dental, Pharmacies, General Retail.*
- *Subject to obtaining a conditional use permit (CUP): Adult and Child Day Care Facilities, Liquor store.*

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