



FOR LEASE

# 10,791 SF Jr. Anchor Opportunity

## Downey Landing

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

## PROPERTY DETAILS

- Strong national and regional tenant mix, including anchors LA Fitness, Sprouts, Best Buy, Marshalls, Ross, Staples and many more.
- 376,645 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.

## 12080 LAKEWOOD BLVD.

- 10,791 Square Feet of Retail Space
- Jr. Anchor Opportunity
- 73 ft. of Frontage
- HVAC: 34 tons
- Electrical: 1,250 amps

## SITE PLAN



## DEMOGRAPHIC INFORMATION



### 2020 Population

1 Mile:	3 Miles:	5 Miles:
29,369	278,698	774,425



### 2020 Total Households

1 Mile:	3 Miles:	5 Miles:
8,904	77,309	202,497



### 2020 Average Household Income

1 Mile:	3 Miles:	5 Miles:
\$75,276	\$85,569	\$77,623



### Traffic Counts

Lakewood Blvd:	Stewart and Gray Rd:	Bellflower Blvd:
± 30,760	± 20,456	± 19,912