

# 5815 DOWNEY AVE

Long Beach, CA 90805

Leasing Brochure



2ND GEN DRIVE THRU OPPORTUNITY

**MATTHEWS**™

# PROPERTY HIGHLIGHTS

**±1,452 SF**  
Building Size

**±0.35 AC**  
Lot Size

**NI-2**  
Zoning

**7121-009-038**  
APN



**\$175,000/YR NNN**  
Lease Rate

## Drive-Thru Ready QSR Site

±0.35-acre parcel with existing restaurant use, well-suited for redevelopment or repositioning as a modern drive-thru QSR concept.

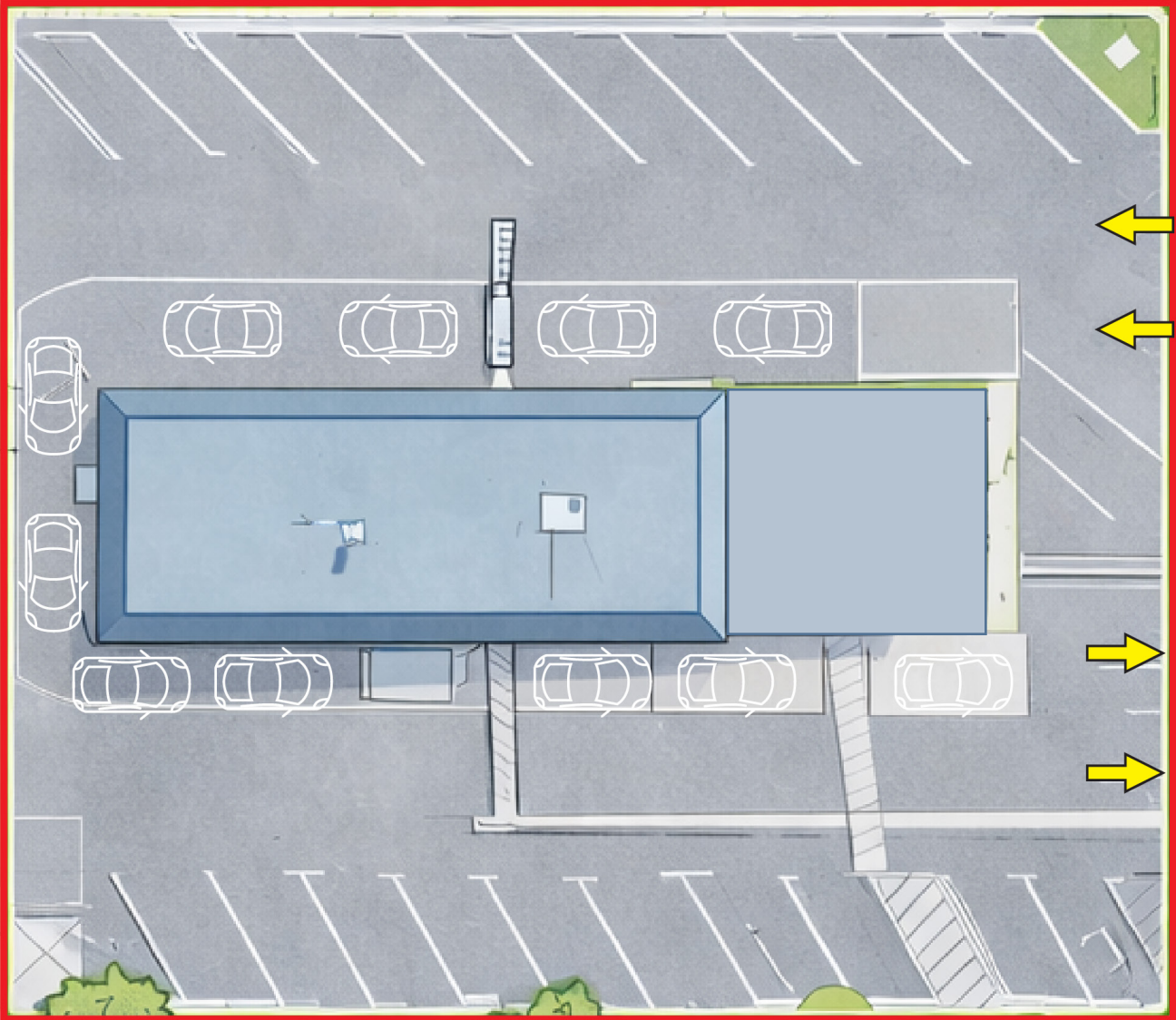
## Dense Urban Population

Located in Long Beach (population ±450,000), one of the largest and most densely populated cities in Los Angeles County, supporting strong consumer demand.

## High Visibility Corner Location

Prominent frontage along Downey Avenue with strong commuter traffic and convenient connectivity to Artesia Boulevard, I-710, and SR-91.

# SITE PLAN



Downey Ave ± 23,263 VPD

91

± 259,000 VPD



 **Jordan High School**  
±3,128 Students



 **Collins Elementary School**  
±414 Students

19

 **Craig Williams Elementary School**  
±560 Students



 **Grant Elementary**  
±600 Students



**Subject Property**



 **Stephen Foster Elementary**  
±524 Students

South St ± 27,129 VPD

 **Harte Elementary School**  
±400 Students




± 23,263 VPD



 **Northpointe Apartments**  
±528 Units



 **Barton Elementary School**  
±1,147 Students



Lakewood Blvd ± 34,034 VPD



 **Riley Elementary School**  
±462 Students




Google Earth

# NORTH LONG BEACH, CA

Located along the highly traveled Highway 111 corridor in Indio, 83500 Hwy 111 is strategically positioned within the Coachella Valley's robust, tourism-driven economy. The region attracts approximately 14.4 million visitors annually, generating a record-setting \$9 billion in total economic impact in 2023/2024 and supporting roughly one in four local jobs, with spending concentrated primarily in lodging, dining, entertainment, and retail sectors. Indio, widely recognized as the "City of Festivals," serves as a focal point for this activity, hosting internationally known events such as the Coachella Valley Music and Arts Festival and Stagecoach, which bring significant short-term visitor surges and elevated consumer spending. The area also benefits from year-round demand generated by regional attractions including the BNP Paribas Open at Indian Wells and the newly developed Acrisure Arena, which has expanded the Valley's capacity to host major concerts, sporting events, and large-scale entertainment. Together, these drivers create a diversified and resilient visitor economy with both steady baseline traffic and pronounced event-related peaks, enhancing the long-term commercial appeal, visibility, and demand profile for properties located along Highway 111.

## MARKET OVERVIEW



**\$95,294** HH INCOME  
WITHIN 3-MILES OF SUBJECT PROPERTY

**82,611** HOUSEHOLDS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**263,605** RESIDENTS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**\$2.9B** CONSUMER SPENDING  
WITHIN 3-MILES OF SUBJECT PROPERTY



# INFRASTRUCTURE INVESTMENT

## Uptown Commons

Uptown Commons is a recently developed neighborhood retail and dining center at the intersection of Atlantic Avenue and Artesia Boulevard in North Long Beach. Developed by Frontier Real Estate Investments, the project transformed a previously underutilized site into a modern retail destination featuring national and local restaurant concepts arranged around a central outdoor plaza.

## The Artesia Redevelopment

The Artesia “Great Boulevard” Corridor Redevelopment is a \$40M+ City of Long Beach infrastructure investment along Artesia Boulevard from Harbor Avenue to Downey Avenue. The project includes roadway reconstruction, new landscaping and medians, bike lanes, upgraded lighting, and improved bus stops, and is expected to increase traffic flow and support continued business growth in North Long Beach.



# 5815 DOWNEY AVE

Long Beach, CA 90805

Leasing Brochure



EXCLUSIVELY LISTED BY

**MICHAEL PAKRAVAN**  
SVP & NATIONAL DIRECTOR  
michael.pakravan@matthews.com  
DIR (310) 919-5737  
LIC No. 01706065 (CA)

**KEVIN BETTINGER**  
SENIOR ASSOCIATE  
kevin.bettinger@matthews.com  
DIR (310) 579-9692  
LIC No. 02168242 (CA)

**INDIANA MCALPINE**  
ASSOCIATE  
indiana.mcalpine@matthews.com  
DIR (310) 955-5836  
LIC No. 02214956 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No. 01320460 (CA) | Firm Lic. No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **5815 Downey Ave, Long Beach, CA 90805** ("Property"). It has been prepared by Matthews". This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.