

7300-7340 FIRESTONE BLVD

West Downey Plaza, Downey, CA 90241 | Leasing Brochure



RETAIL PAD AND SUITES AVAILABLE

MATTHEWS™

ON FIRESTONE BLVD

THE HEART OF DOWNEY COMMERCE



OLD RIVER SCHOOL RD ±10,000 VPF

FIRESTONE BLVD ±40,600 VPF

LEASING HIGHLIGHTS

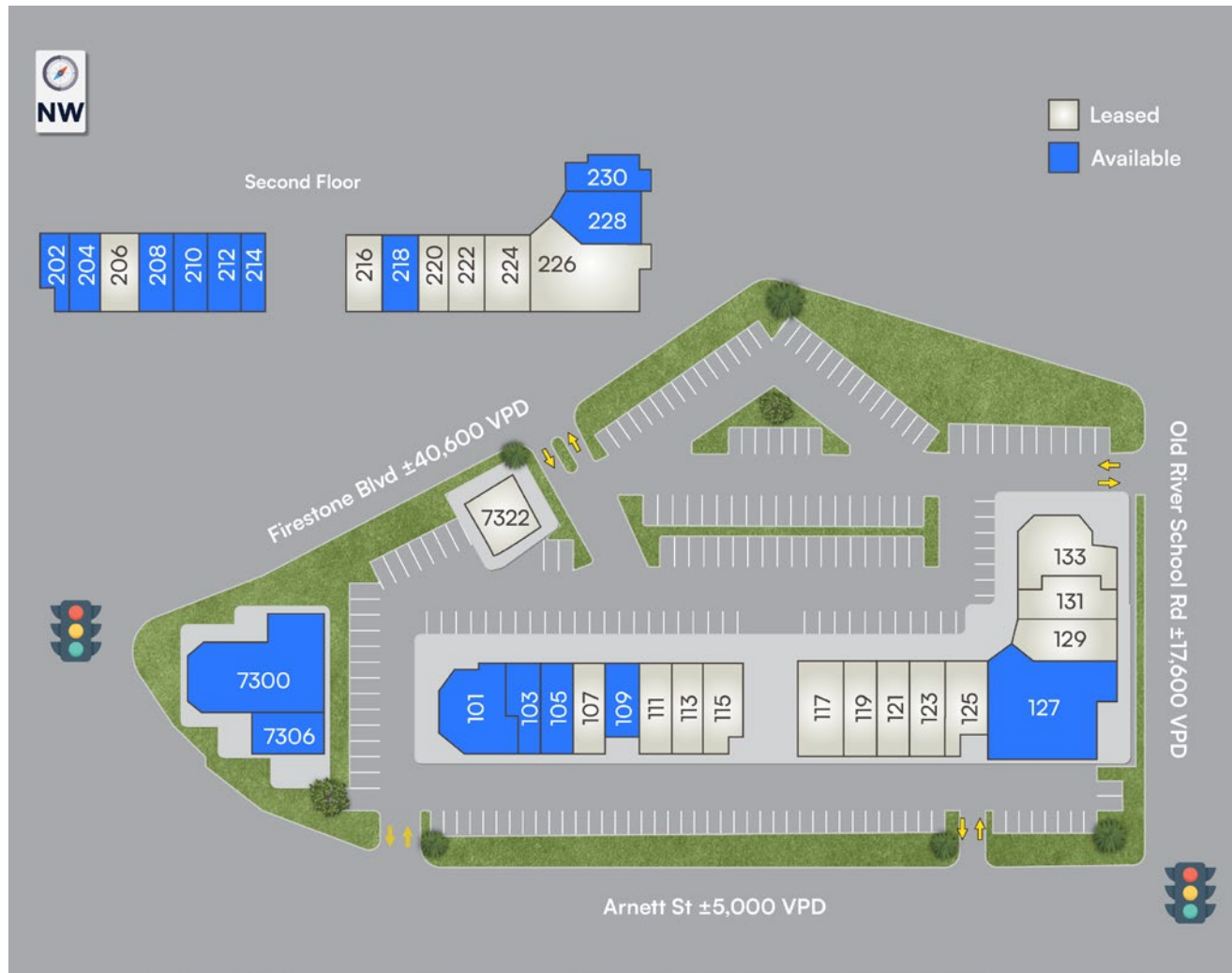
ASKING RENT
CONTACT BROKER

FIRST FLOOR
800 SF — 4,400 SF

SECOND FLOOR
620 SF — 1,150 SF



SITE PLAN



| Unit # | Tenant | GLA (SF) |
|--------|--|----------|
| 101 | Available | 1,900 SF |
| 103 | Available | 1,050 SF |
| 105 | Available | 1,050 SF |
| 107 | Body Molding and Face | 1,100 SF |
| 109 | Available | 800 SF |
| 111 | Acai World | 1,000 SF |
| 113 | Culmin Staffing Group | 1,400 SF |
| 115 | Solomon Chiropractic | 1,350 SF |
| 117 | Eyebrows Threading | 1,450 SF |
| 119 | His and Hers Cuts | 1,100 SF |
| 121 | Atomy Health Product | 1,100 SF |
| 123 | Barber and Beauty World Supplies | 1,100 SF |
| 125 | Dynamic Regacy Group | 1,410 SF |
| 127 | Available | 4,400 SF |
| 129 | Casa Bella Realty Group | 1,410 SF |
| 131 | MDN Employment | 1,450 SF |
| 133 | TFL-Fitness Center | 1,830 SF |
| 202 | Available | 620 SF |
| 204 | Available | 880 SF |
| 206 | Insurance Office | 880 SF |
| 208 | Available | 880 SF |
| 210 | Available | 880 SF |
| 212 | Available | 880 SF |
| 214 | Available | 812 SF |
| 216 | Popular Real Estate / Super Home Loans | 812 SF |
| 218 | Available | 880 SF |
| 220 | Farmer's Insurance | 880 SF |
| 222 | Available | 880 SF |
| 224 | Sabio Tax | 600 SF |
| 226 | Royal Building Service | 4,000 SF |
| 228 | Available | 1,100 SF |
| 230 | Available | 1,150 SF |
| 7300 | Available | 4,500 SF |
| 7306 | Available | 1,100 SF |
| 7322 | Jim's Burger | 1,806 SF |



Downey High School
±4,340 Students

Warren High School
±3,592 Students

CASA LINDA

Ralphs

Coca-Cola



PIH Health Downey Hospital
±199 Beds

Williams Elementary
±656 Students

MARATHON
CAR RENTAL

STATER BROS.
markets.

AD
CarPros Inc

Yoli's Fitness Center
Gym



Pollos A La Brasa
Restaurant

Rocket 76

Old River School Rd ± 17,600 VPD

Subject Property

Firestone Blvd ± 40,600 VPD



Arnett St



Azalea Shopping Center

Walmart Supercenter
ULTA BEAUTY
ROSS DRESS FOR LESS
IN-N-OUT BURGER
Michaels
five BELOW #FRIDAYS
petco
SALLY BEAUTY
Starbucks



Downtown Los Angeles
±12 Miles Away



Subject Property

Arnett St

Firestone Blvd ± 40,600 VPD

Old River School Rd ± 17,600 VPD



DOWNEY, CA

Downey is a well-established and centrally located community in Southeast Los Angeles County, recognized for its strong residential base, diverse economy, and accessibility to major employment hubs. The city benefits from its proximity to Downtown Los Angeles, Long Beach, and Orange County, positioning it as a strategic location for both residents and businesses. With a stable population and a high percentage of working professionals, Downey supports consistent demand for housing, retail, and essential services. The area features a balanced mix of single-family neighborhoods, retail corridors, and medical and aerospace employment centers that contribute to long-term economic stability.

The surrounding Southeast LA region continues to experience steady demand driven by its connectivity via I-5, I-605, I-710, and SR-91, as well as access to major job centers throughout the greater Los Angeles basin. Downey's established infrastructure, strong healthcare presence, and proximity to major industrial and logistics corridors support ongoing economic activity. Limited new development and a mature housing base contribute to stable occupancy levels and consistent consumer spending, making the area attractive for long-term investment and tenant retention.

\$92,500 HH INCOME

WITHIN 3-MILES OF SUBJECT PROPERTY

±145,000 DAYTIME POPULATION

WITHIN 3-MILES OF SUBJECT PROPERTY

±420,000 MONTHLY VISITORS

WITHIN 3-MILES OF SUBJECT PROPERTY

111,800 RESIDENTS

WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.9B CONSUMER SPENDING

WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



MAJOR EMPLOYERS



City of Downey



Downey Unified
SCHOOL DISTRICT



KAISER PERMANENTE®

SURROUNDING SHOPPING CENTERS






±2.3 Miles Away
10.7 Million Annual Visitors
±220,000 SF Power Center
Tenants: Walmart, In-N-Out, Wingstop, Ross, and more

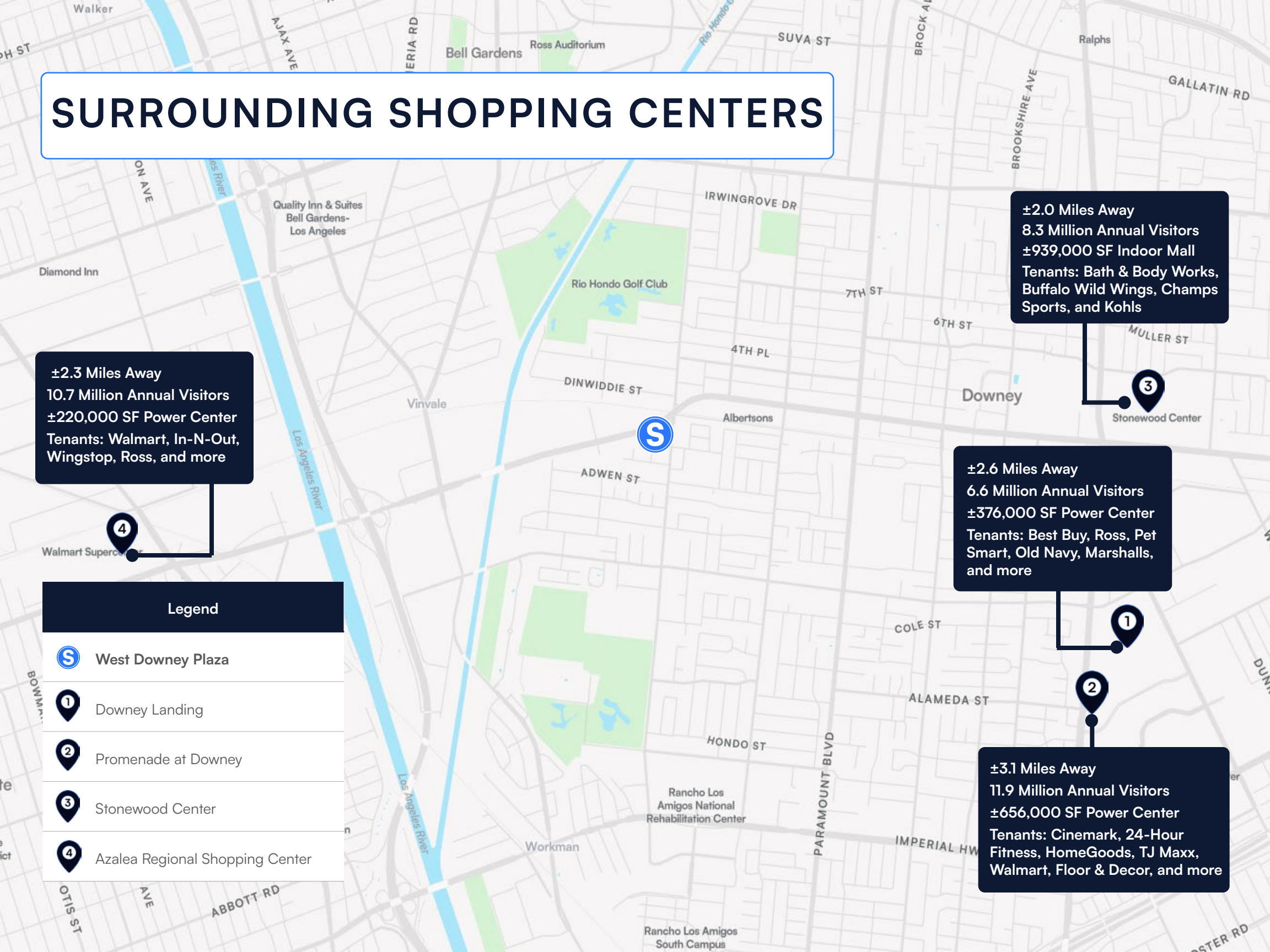
±2.0 Miles Away
8.3 Million Annual Visitors
±939,000 SF Indoor Mall
Tenants: Bath & Body Works, Buffalo Wild Wings, Champs Sports, and Kohls

±2.6 Miles Away
6.6 Million Annual Visitors
±376,000 SF Power Center
Tenants: Best Buy, Ross, Pet Smart, Old Navy, Marshalls, and more

±3.1 Miles Away
11.9 Million Annual Visitors
±656,000 SF Power Center
Tenants: Cinemark, 24-Hour Fitness, HomeGoods, TJ Maxx, Walmart, Floor & Decor, and more

Legend

-  West Downey Plaza
-  Downey Landing
-  Promenade at Downey
-  Stonewood Center
-  Azalea Regional Shopping Center



WEST DOWNEY PLAZA

7300-7340 Firestone Blvd, Downey, CA 90241

Leasing Brochure

EXCLUSIVELY LISTED BY



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