OFFERING MEMORANDUM

# DOWNEY DEVELOPMENT OPPORTUNITY

8321-8331 IMPERIAL HIGHWAY, DOWNEY, CA 90242

Kidder Mathews

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# EXECUTIVE SUMMARY

# *PREMIER* OFFERING IN THE HEART OF DOWNEY

## *The Offering*

Kidder Mathews is pleased to present the opportunity to acquire the fee simple interest in 8321-8331 Imperial Highway ("The Property"), an approximate ±59,705 SF site located in Downey, California. The Property is offered at $7,500,000, or approximately $126 per SF for the land.

The Property is currently owned and occupied by the Downey Church of Christ. The Property is located at the signalized intersection of Downey Avenue and Imperial Highway, with access points on both streets.

The Property benefits from a convenient location, with direct access to Interstate 105 and Interstate 710, as well as easy access to Interstate 605 and Interstate 5. Additionally, there are multiple schools, major shopping destinations, and hospitals within an approximate mile radius of The Property. Both Kaiser and PIH Health are major employers in the City of Downey, and are located in close vicinity of The Property.

The offering is positioned to appeal towards developers. The Property offers one of the few opportunities of scale available in the city of Downey over the past 10+ years and is a blank canvas ready for a new beginning.

| | |
|---|---|
| ADDRESS | 8321- 8331 Imperial Hwy, Downey, CA |
| TOTAL BUILDING AREA | ±10,960 SF |
| TOTAL LAND AREA | ±1.37 AC |
| OFFERING PRICE | $7,500,000 |
| PRICE/SF LAND | $126 |
| APNS | 6261-006-028 & 6261-006-021 |
| ZONING | C-P Zoning |

IMPERIAL HWY
6261-006-021
15,059 SF
6261-006-028
44,646 SF

# INVESTMENT HIGHLIGHTS

*Irreplaceable Downey location*

*Clean Site that is fully owner occupied, no lease encumbrance*

*Strong city fundamentals*

# PURPOSE OF THE *C-P ZONE*

## C-P ZONING DEFINITION

The C-P Zone is intended to provide for the development of integrated office and professional areas wherein related types of uses and facilities may also be located. The provisions of this zone are intended to encourage the most desirable relationship of permitted uses and to provide a transition between more intensive commercial activities and residential areas.

## EXAMPLES OF PERMITTED C-P ZONE USES

- Offices
- Public Utility Offices
- Schools
- Medical
- Public Buildings and Facilities
- Restaurants
- Financial Services

## DEVELOPMENT STANDARDS FOR C-P ZONING

- Floor Area Ratio - Maximum: 2.0
- Building Height - 75 feet or 5 stories

Source: City of Downey, CA | Article IX Land Use | Chapter 3 Zones and Standards

# LOCATION OVERVIEW

# AMENITY MAP

FIRESTONE BLVD
710
Downtown Downey
DOWNEY HIGH SCHOOL
19
FLORENCE AVE
605
LOS AMIGOS GOLF COURSE
WARREN HIGH SCHOOL
STONEWOOD SHOPPING CENTER
5
PIH HEALTH
ALDO
H&M
ST. RAYMOND SCHOOL
APOLLO PARK
IMPERIAL HWY
ALAMEDA ELEMENTARY SCHOOL
LAKEWOOD BLVD
JCPenney
DOWNEY COURTHOUSE
SUBJECT PROPERTY
HOLLYDALE REGIONAL PARK
SUSSMAN MIDDLE SCHOOL
PROMENADE AT DOWNEY
ULTA BEAUTY
BENIHANA
TJ maxx
PARAMOUNT BLVD
IMPERIAL ELEMENTARY SCHOOL
BEST BUY
DAISO
HomeGoods
COSTCO WHOLESALE
KAISER PERMANENTE
Chick-fil-A
105
N

# LOCATION OVERVIEW

# DOWNEY CITY FACTS & DEMOGRAPHICS

## POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| ESTIMATED 2026 TOTAL | 33,311 | 276,319 | 801,816 |
| MEDIAN AGE | 38.2 | 37.1 | 36.8 |

## INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| 2026 AVERAGE HH INCOME | $118,893 | $117,013 | $112,001 |

## RACE/ETHNICITY

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| HISPANIC | 72.1% | 72.3% | 72.4% |
| WHITE | 24.9% | 23.1% | 22.2% |
| ASIAN | 8.0% | 7.9% | 8.3% |
| BLACK OR AFRICAN AMERICAN | 5.6% | 7.5% | 8.3% |
| OTHER RACE | 39.7% | 39.4% | 40.0% |

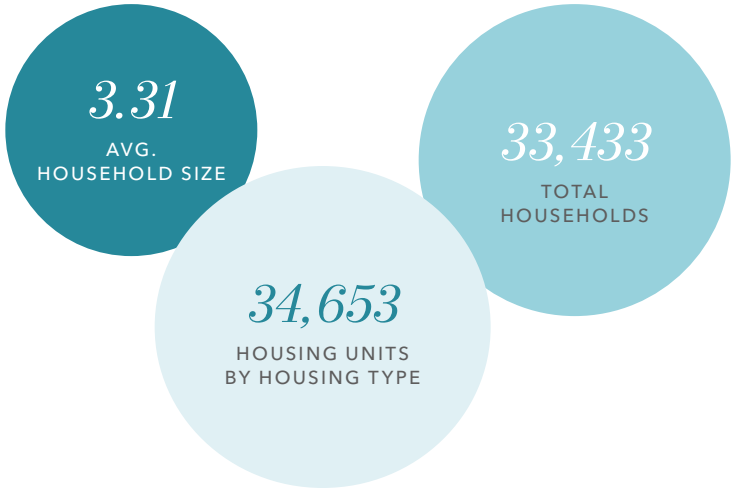
## BUSINESS

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| TOTAL BUSINESSES | 706 | 8,947 | 23,959 |
| TOTAL EMPLOYEES | 8,104 | 78,054 | 231,336 |

Source: 2022-2023 Community Profile, City of Downey

## HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| ESTIMATED 2026 TOTAL | 9,905 | 80,889 | 228,607 |
| OWNER-OCCUPIED | 50.2% | 48.3% | 48.2% |
| RENTER-OCCUPIED | 49.8% | 51.7% | 51.8% |




Downey rents rise while much of Southern California sees declines

Downey was one of just eight cities where one-bedroom rents increased year over year, even as several Southern California cities recorded declines

Source: The Downey Patriot 09/22/2026

## LARGEST EMPLOYERS

Kaiser Permanente
5,400
EMPLOYEES

Stonewood Center
2,000
EMPLOYEES

Rancho Los Amigos National Rehabilitation Center
1,600
EMPLOYEES

PIH Health Downey Hospital
1,500
EMPLOYEES

Los Angeles County Office of Education
1,425
EMPLOYEES

Downey Unified School District
1,354
EMPLOYEES

Coca-Cola Bottling Co. Consolidated
800
EMPLOYEES

City of Downey
700
EMPLOYEES

## LOCATION FACTS

**Pacific Coastline**
20 mi. away

**LAX, LGB, and JWA Airports**
17 mi. away

**Disneyland, Knott's, and Universal Studios**
20 mi. away

## POPULATION FACTS

111,263
TOTAL POPULATION

74,348
POPULATION OVER 25 YEARS OF AGE

51.1%
FEMALE POPULATION

48.8%
MALE POPULATION

# THE CITY OF DOWNEY

*The City of Downey, home to more than 113,000 residents in 12.41 square miles, is a diverse and dynamic community in the heart of Los Angeles County.*

Downey is approximately 15 miles from Downtown Los Angeles, and 5 miles from Orange County.

The City prides itself in being a full-service municipal organization with over 800 employees providing an array of services including police, fire protection, emergency medical services, water distribution, library services, and parks and recreational facilities.

Residents in Downey are able to enjoy nationally-recognized schools, numerous well-kept parks, and various amenities, including a regional mall, major shopping and business centers, the Downey Theatre, Downey Library and the Columbia Memorial Space Center. Downey is a wonderful community where individuals, families and businesses are proud to live, work, and play.

## LOCATION AND CLIMATE

Situated 12 miles southeast of Downtown Los Angeles, Downey is only five miles from Orange County, and about 10 miles from the beautiful Pacific coastline. Conveniently located near several major freeways, the city is an ideal home base from which to take advantage of the business resources and hundreds of cultural and recreational activities in Southern California.

Source:City of Downey, City Profile & Residents

The average annual minimum temperature is 46 degrees, and the average annual maximum is 83 degrees. Downey is 117 feet above sea level; prevailing winds are from the West at 6 mph. Average annual rainfall is 14.85 inches.

## THE PARKS

All parks and many recreation facilities are operated by the city. Almost 100 acres are devoted to 11 area parks, including fishing lakes at Wilderness Park, the Independence Park Tennis Center, and Meredith Perkins Skate Park, the David R. Gavin Dog Park and fitness courses at Furman and Apollo parks. For golf enthusiasts, there is the 18-hole Rio Hondo Golf Course, or the Los Amigos Golf Course, the latter run by Los Angeles County.

## THE ARTS

To find a bit of culture, you needn't look far: The 750-seat Downey Theatre, operated by VenuTech, presents productions by the Downey Symphonic Society, as well as other special productions throughout the year. Or you can browse through the Downey History Center or the Columbia Memorial Space Center.

## THE BUSINESSES

Downey is home for thousands of businesses and services. The city's largest employer, with about 2,500 employees, is Rancho Los Amigos National Rehabilitation Center. Rancho Los Amigos is a world renown spinal injury treatment center. Originally, Rockwell International aerospace was the major employer that put Downey on the map in the 60's, earning us the name "Home of the Apollo."

## THE PEOPLE

Caring and Civic-Minded--those are two words that describe Downey's residents. There are more than 120 civic and service groups that work together to make Downey a better place to live.

## POPULATION AND HOUSING

With a population of 113,000 in an area of 12.5 square miles, Downey offers a wide range of housing opportunities. City building records for 1997 show that 60 percent of the total dwelling units are single-family homes. Another 40 percent are apartments and condominiums. Downey rents rise while much of Southern California sees declines.

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