

Downey Gateway

The New Face of Downtown

8250 Firestone Boulevard

www.downeygateway.com



Be a Part of the New Grand Entrance to Downtown.

Downey Gateway is located at the city's very center; on the corner of Firestone Blvd. and Downey. This busy, revitalized intersection is primed to be Downey's exciting new point of destination for local residents and visitors alike.

Plenty of Parking

The Downey Gateway Shopping Center will be situated on 1.15 acres and will comprise 4 separate buildings ranging in size from nearly 3,000 sq ft. to over 13,000 sq ft. Convenient parking for Gateway customers is assured with 135 new spaces.

Great Customer Draws

Directly across from the new Portos Bakery and Fresh & Easy and one short block from the Krikorian Theatre complex, Downey Gateway is surrounded by big name customer draws. Join with the other great retailers and tenants who have already decided to make this vibrant location their next stop.

Current Tenants Include:

- Yogurtland
- Pacific Fish Grill
- Burger City Grill
- Fresh Cutt Carving Grill
- Subway
- Round Table Pizza
- Starfish Sushi
- Waba Grill
- KB Beauty
- U.S. Armed Forces

8250 Firestone Blvd.
Downey, CA 90241

Status:

Under Construction

Space Available:

780 SF to 3,500 SF

Gross Leasable Area:

25,000 SF

Space Type:

Retail and Food Service

Broker Participation:

3%

Traffic Count:

95,682





The GATEWAY
TULLY TUESDAY
TACO SHILL
WITCH MURRAY
BITBOX
BEAUTY
SALTO

Tully Tuesday

BISTRO CAFE

HOP

ONE BLVD.

Spencer





At Downey Gateway you're in Good Company.



Logos represent businesses in the immediate trade area.

One of California's top 100 Best Cities for Business

Boasting a rich history, the city of Downey is where the Apollo Space Program began its journey to the stars. Downey is where you can find the world's oldest McDonalds restaurant and the site of the first Taco Bell eatery. This is the city where the pop recording artists "The Carpenters" were inspired with many hit records. Today, the city is admired for its strong retail base and quality housing.

It is a unique community in the heart of Southern California that combines the best of both large and small. An active city of 110,000 people, Downey nevertheless maintains a friendly small town atmosphere. It is a place of pride, history, involvement, and community. Downey is recognized for its centralized location, top medical facilities, quality residential neighborhoods and schools, excellent golf courses, and an unmatched family lifestyle. In fact, Downey has been rated in the top 25% of "100 Best Cities to Do Business in California" by California Business Magazine. Downey's winning formula can be the key to your business success. Come discover Downey, the place where America began its journey to the stars.



Downtown Downey - The Heart of a City Reborn

Downtown is the city's central business district and is home to a wide variety of businesses including shops, restaurants and offices. Two minutes from Stonewood Mall; the downtown area is centrally located in the heart of Downey and is surrounded by several major Los Angeles freeways, including Interstates 5, 105, 605 and 710.

Krikorian Theatre Sparks Renaissance

The area is currently experiencing a renaissance after the opening of a stunning 10-screen Krikorian Theatre Complex a few short blocks from The Downey Gateway Center. Banners calling to "Celebrate Downtown Downey" have been installed to brighten up and add instant excitement to the area.

Downtown Downey Serves a Wide Variety of Tastes

Downtown is also home to over 20 restaurants serving a wide range of cuisine from Japanese and Italian to Mediterranean and Mexican. Other highlights of the area include the Civic Center, Downey Theatre, Embassy Suites Hotel, several major office buildings plus Portos Bakery and Fresh and Easy

Downey's Business Priority

...To attract and retain businesses, the City Council has developed a comprehensive economic strategy that includes:

- > Simplified business tax renewals;
- > Over-the counter permit processing;
- > A development review committee;
- > Business outreach program;
- > Business watch program;
- > Customer service surveys and channels for problem identification and solutions.

Downey Gateway Neighborhood Demographics

Market Specific Criteria

3 Mile Radius

Population:	274,512
Households:	73,618
Average HH Size:	3.69
Median Age:	29.4
Population by Sex:	29.40
Population Age 25-34:	41,189
Population Age 35-44:	41,189
Population Age 45-54:	32,155
Population Age 55-64:	22,735
Population Age 65+:	23,000
White/Blue Collar Ratio:	41,189
Education Level:	41,189
Average HH Income:	\$64,321
Median HH Income:	\$54,210
Per Capita Income:	\$17,501
Income \$35K - \$49K:	15.9%
Income \$50K+:	24.4%
Income \$75K+:	16.4%
Income \$100K+:	9.4%
Homeowners:	36,899
Ethnicity:	White: 46.8% Black: 3.3% Asian: 5.7% Hispanic (any race): 74.5%

Streamlining the Business Process

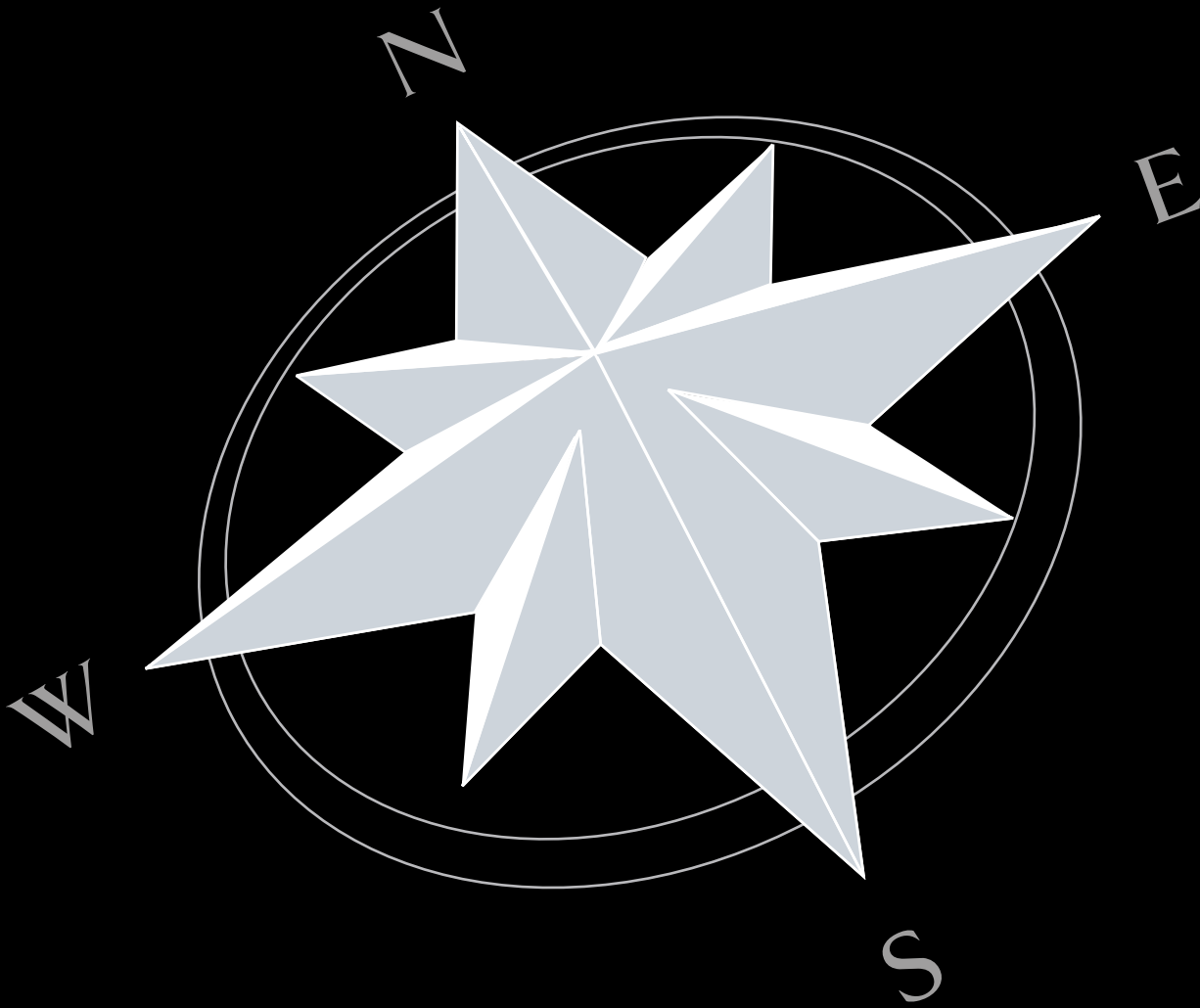
...These economic efforts have helped Downey attract Porto's Bakery, which will open in early November; Bob's Big Boy Restaurant, and BJ's Restaurant and Brewhouse, which opened without public assistance.

Porto's Bakery, which has locations in Burbank and Glendale, is expected to draw 1,500 customers a day and be a cornerstone redevelopment property in downtown.

With Porto's Bakery and Bob's Big Boy, Downey provided city revenue for job creation. In exchange, Porto's Bakery will maintain 40 full-time jobs for five years and Bob's Big Boy will provide 40 full-time positions for 15 years.

BJ's Restaurant and Brewhouse opened six months after applying with the city. "It's an example of how streamlined our permitting process is," said Brian Saeki, Downey's director of economic development.

Puente, Kelly & Zonkel, Phillip. "Striving to be the best" Press Telegram 12 October 2010.



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