



FOR  
SALE



**Kidder  
Mathews**

## Downey Owner-User Office Opportunity

±8,165 SF THREE-STORY OFFICE BUILDING | 8202 FLORENCE AVENUE, DOWNEY, CA 90240

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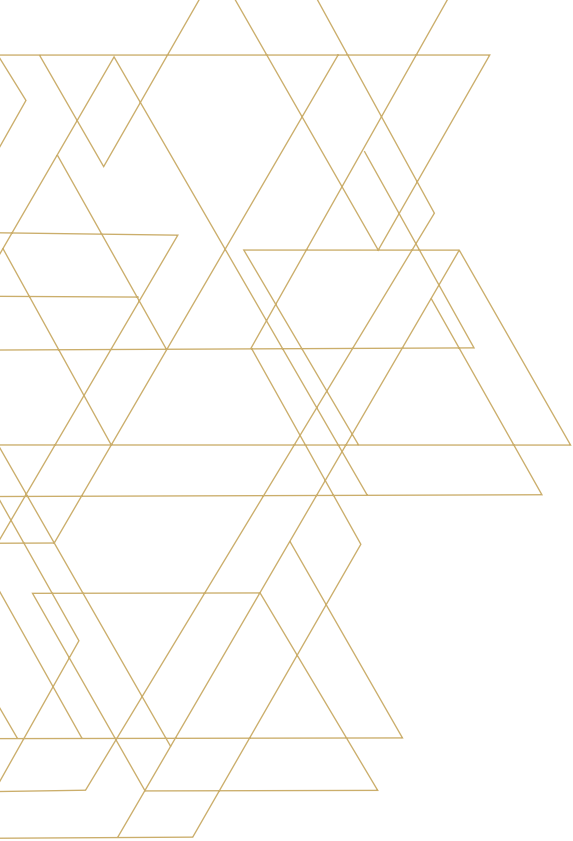


# INVESTMENT SUMMARY

## PROPERTY OVERVIEW

Address	8202 Florence Avenue, Downey, CA 90240
Price	\$3,700,000
Price / SF	\$453 / SF
Total SF	8,165 SF
Lot Size	13,554 SF
APN	6252-021-035
Zoning	C-P
Year Built	1988
Parking	26 single stall secured parking spaces





## PROPERTY HIGHLIGHTS

**RARE** owner-user opportunity

**HIGH-QUALITY** building improvements

**WELL-MAINTAINED**

**RECENT** capital improvements

**FAVORABLE** lease structure for immediate income to an owner-user

**EXCELLENT** location on Florence

**AMPLE** parking



# PROPERTY PHOTOS



# FINANCIAL OVERVIEW

## RENT ROLL 2021

Tenant	Suite SF	Lease Commencement	Lease Expiration	Lease Type	Monthly Rent	Annual Rent
Suite 100 - Joseph Dobrik	845	06/2017	M-T-M	Gross	\$1,950	
Suite 101 - Luis Dominicus	845	01/1999	M-T-M	Gross	\$1,900	
Suite 200 - Richmond Insurance Services	900	10/2015	M-T-M	Gross	\$2,000	
Suite 201 - Excellence Real Estate	900	06/2017	M-T-M	Gross	\$2,000	
Suite 202 - ABA	900	10/2010	M-T-M	Gross	\$2,000	
Suite 203 - Get Capital, LLC	900	11/2011	M-T-M	Gross	\$2,200	
Suite 300 - Alvin Haveson	890	06/1988	M-T-M	Gross	\$3,000	
<b>Totals</b>	<b>6,170</b>				<b>\$15,050</b>	<b>\$180,600</b>

## OPERATING EXPENSES (ESTIMATED)

Operating Expenses	Annual	PSF
Property Taxes	\$22,058*	\$2.70
Insurance	\$2,357	\$0.29
Maintenance	\$14,000	\$1.71
Electric	\$16,500	\$2.02
Gas/Water/Trash/Elevator	\$7,500	\$0.92
<b>Totals</b>	<b>\$62,415</b>	<b>\$7.64</b>

\*PROPERTY TAXES ARE FOR EXISTING AND CURRENT ASSESSED VALUE AND NOT FOR THE ESTIMATED NEW SALE VALUE

# LOCAL AMENITIES



**SUBJECT PROPERTY**

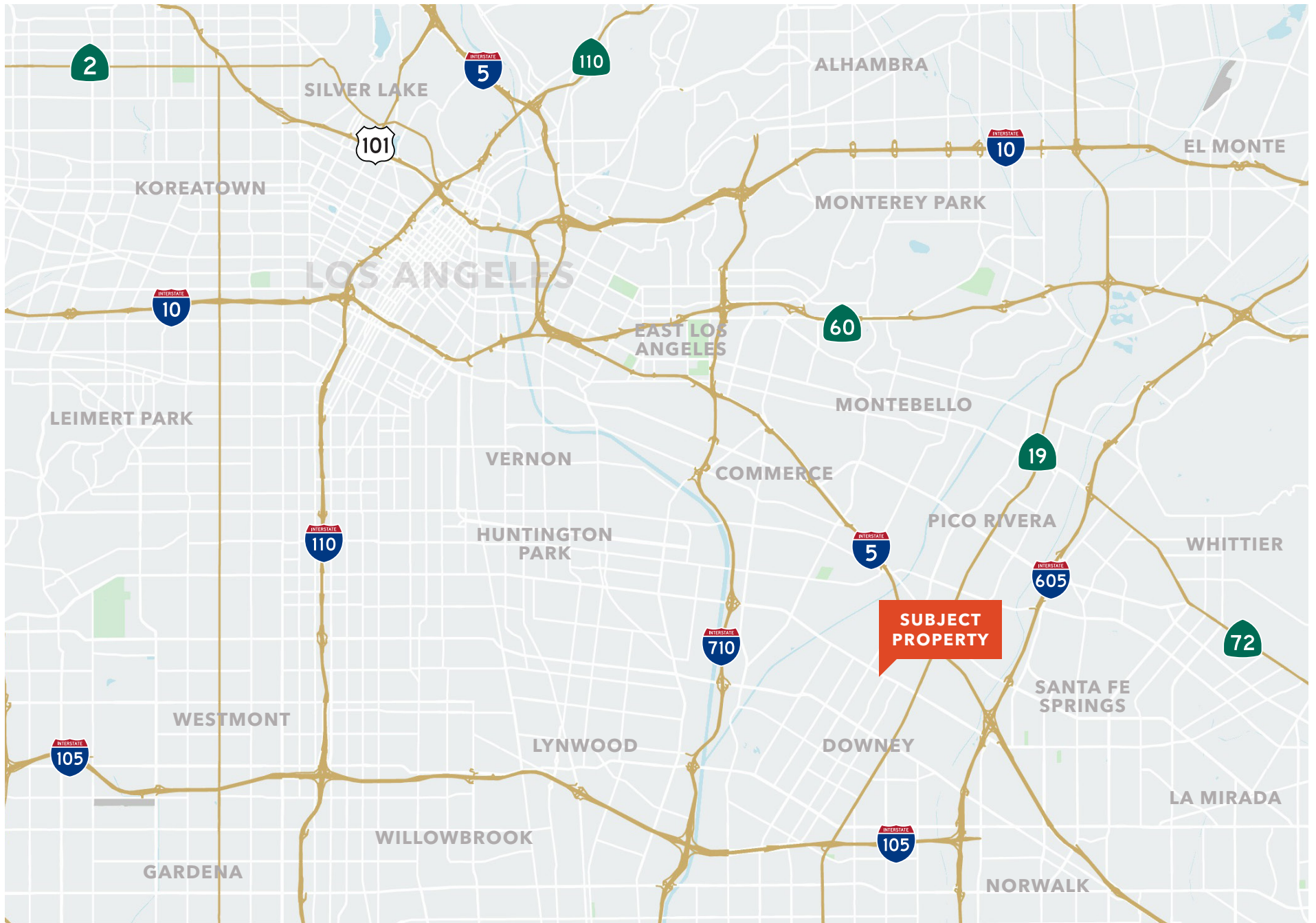
**DOWNY GATEWAY**  
 Yogurtland, WaBa Grill, CrossFit, Subway, Taquero Mucho, La Chula, The Hummus Factory, Financial Partners Credit Union

**DOWNY HIGH SCHOOL**

**STONEWOOD CENTER**  
 Macy's, Kohl's, JCPenny, Days Inn, Starbucks, H&M, See's Candies, Buffalo Wild Wings, Tillys, Bath & Body Works, BJ's Restaurant & Brewhouse, Sunglass Hut, Victoria's Secret, Forever 21, Vans, Express, Journeys, Lids, Fantastic Sams, American Eagle, and more

Ralphs, Boston Market, Enterprise Rent-A-Car, Petco, Chipotle, Panda Express, The UPS Store, The Coffee Bean & Tea Leaf, Wingstop, Supercuts

# LOCAL MAP





# DOWNEY CITY STRENGTHS



ACCESS TO FOUR FREEWAYS



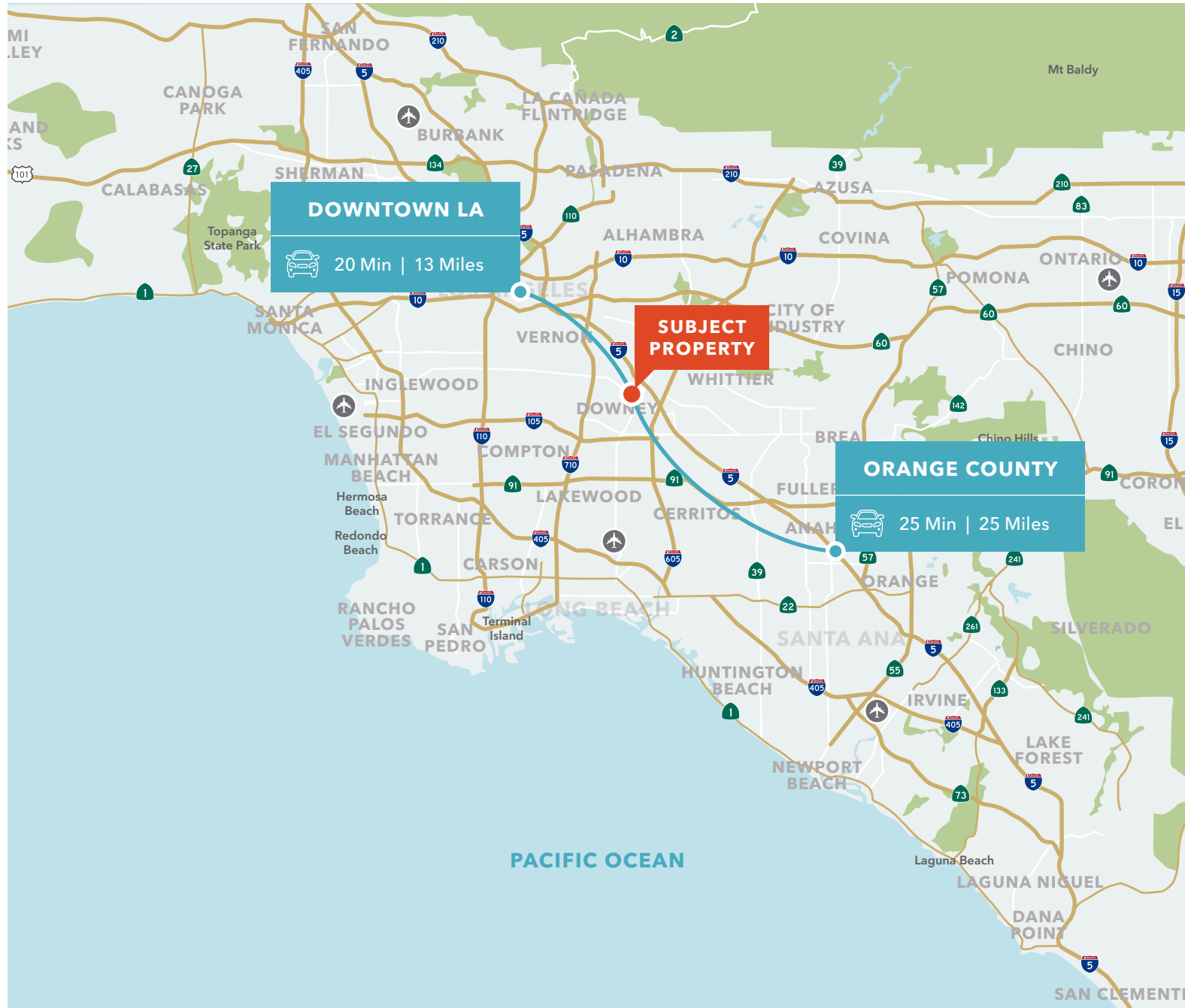
DIRECT FREEWAY ACCESS  
TO LAX AIRPORT

**13 MI**

TO MAJOR EMPLOYMENT  
CENTERS IN DOWNTOWN  
LOS ANGELES

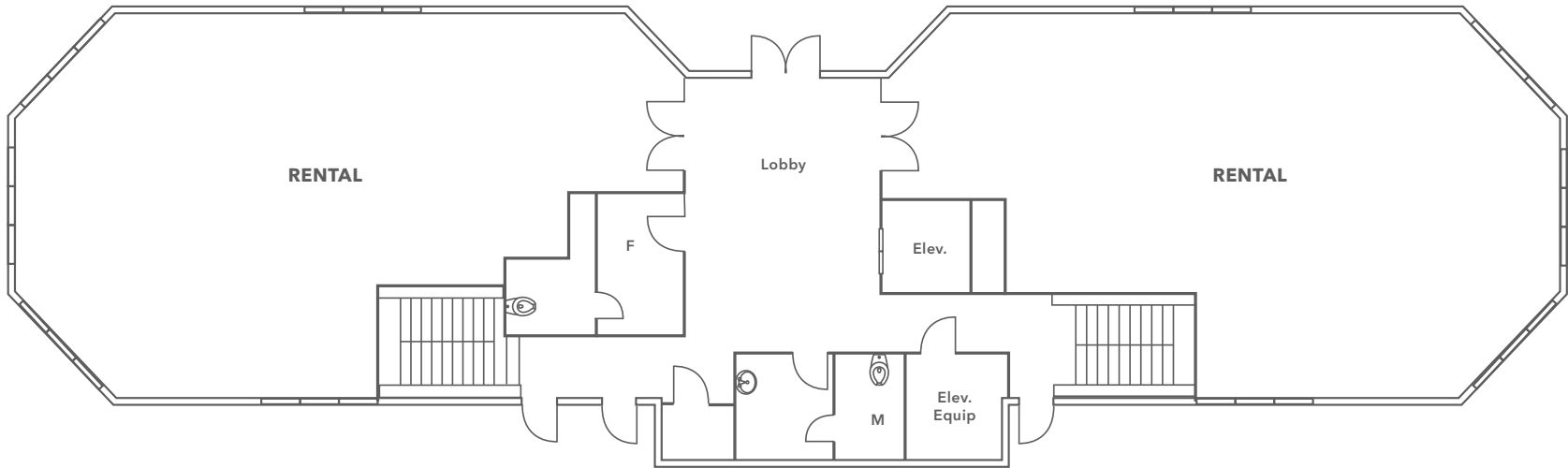
**25 MI**

TO MAJOR EMPLOYMENT  
CENTERS IN ORANGE COUNTY

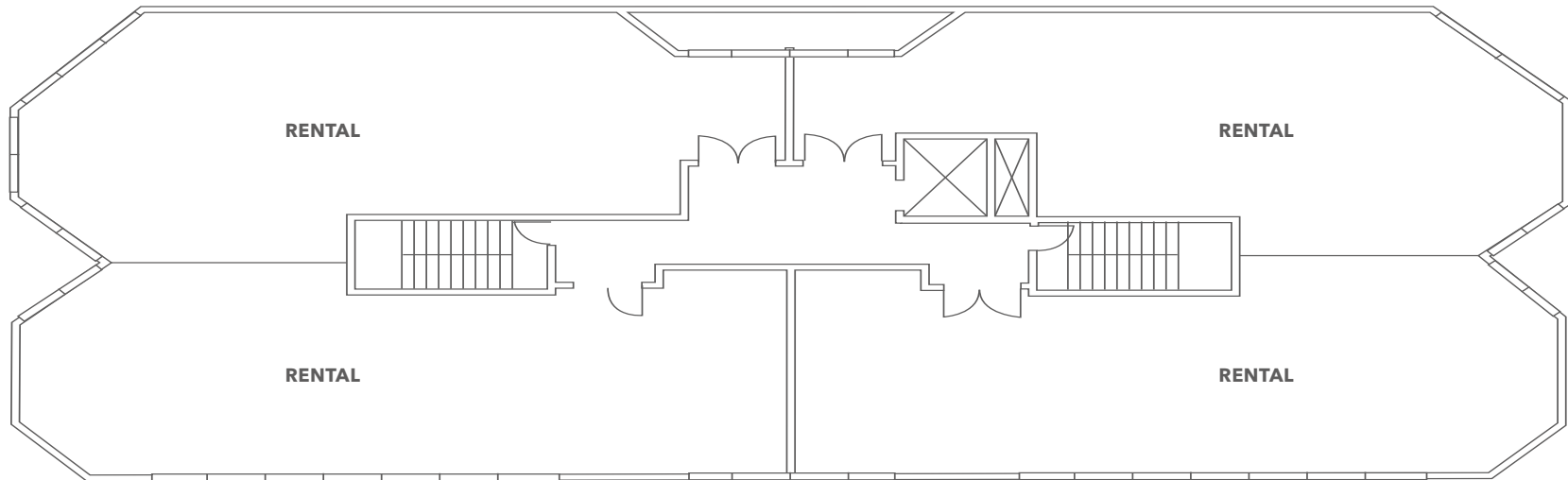


# FLOOR PLANS

## GROUND FLOOR

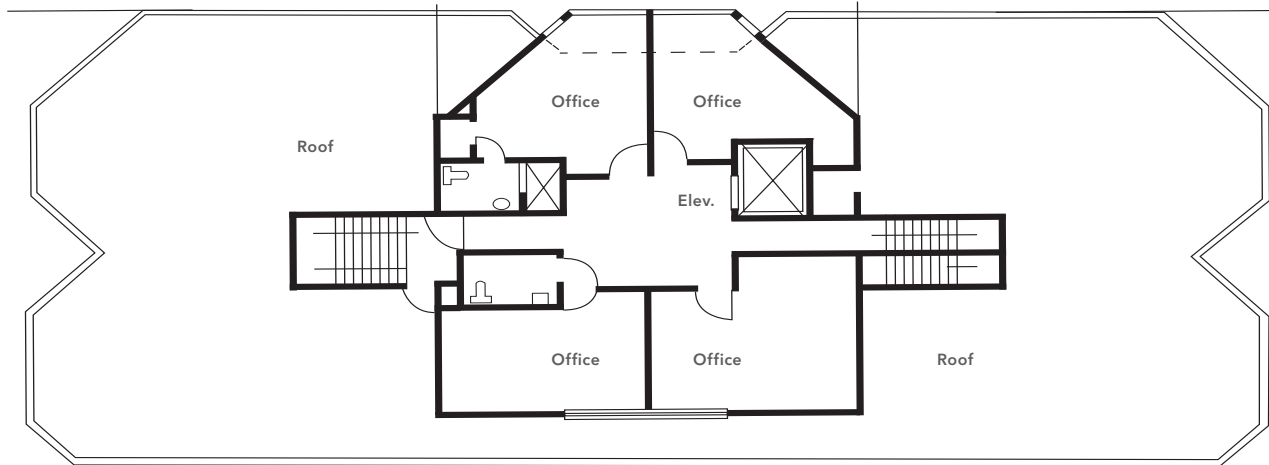


## SECOND FLOOR



# FLOOR PLANS

## THIRD FLOOR



## VIRTUAL TOURS

[> EXTERIOR, LOBBY, & PARKING](#)

[> SUITE 100](#)

[> SUITE 101](#)

[> SUITE 200](#)

[> SUITE 201](#)

[> SUITE 202](#)

[> SUITE 203](#)

[> SUITE 300](#)

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