



FOR SALE

# MEDICAL OFFICE BUILDING



**Kidder  
Mathews**

## Downey Owner-User Medical Office Opportunity

±4,618 SF TWO-STORY OFFICE BUILDING W/ PARKING | 8351 FLORENCE AVENUE, DOWNEY, CA 90240

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**DOWNEY CITY STRENGTHS**

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# INVESTMENT SUMMARY



## PROPERTY OVERVIEW

Address	8351 Florence Ave, Downey, CA 90240
Price	\$2,500,000
Price/SF	\$541/SF
Total SF	± 4,618 SF
Lot Size	± 9,328 SF
APN	6262-018-007
Zoning	C-P
Year Built	2007
Parking	14 single stall parking spaces

## PROPOSED LOAN

Purchase Price	\$2,500,000
Equity Down (10%)	\$250,000
Loan-to-Value Ratio	90%
Loan Amount Requested	\$2,250,000 (plus any TI's)
Loan Type	SBA 504
Interest Rate	3.500% (Blended)
Amortization (Months)	300
Monthly Debt Service	\$11,264
Annual Debt Service	\$135,168

Quote provided by: Glenn Gioseffi | 206.398.2291 | glenn.gioseffi@kidder.com  
Contact for further loan detail information.



# EXECUTIVE SUMMARY

## THE OFFERING

8351 Florence Avenue ("The Property") is a rare owner-user medical building for sale located on Florence Avenue in the city of Downey.

The Property is a two-story medical office building, currently occupied by the owner (Ofir Orthodontics). 8351 Florence Avenue has been well-maintained by current ownership since the acquisition in 2008, at which time the Property underwent an extensive buildout to prepare for the operation of a dental clinic. Approximately half of

the interior office space of the building is in shell condition, allowing for a blank canvas for a user to construct a space to their vision. 8351 Florence Avenue has approximately 14 single stall secured parking spaces with additional parking on Florence Avenue. There is also opportunity to increase the parking by approximately three (3) spaces with unused space in the lot.





## PROPERTY HIGHLIGHTS

**RARE** owner-user opportunity in the city of Downey

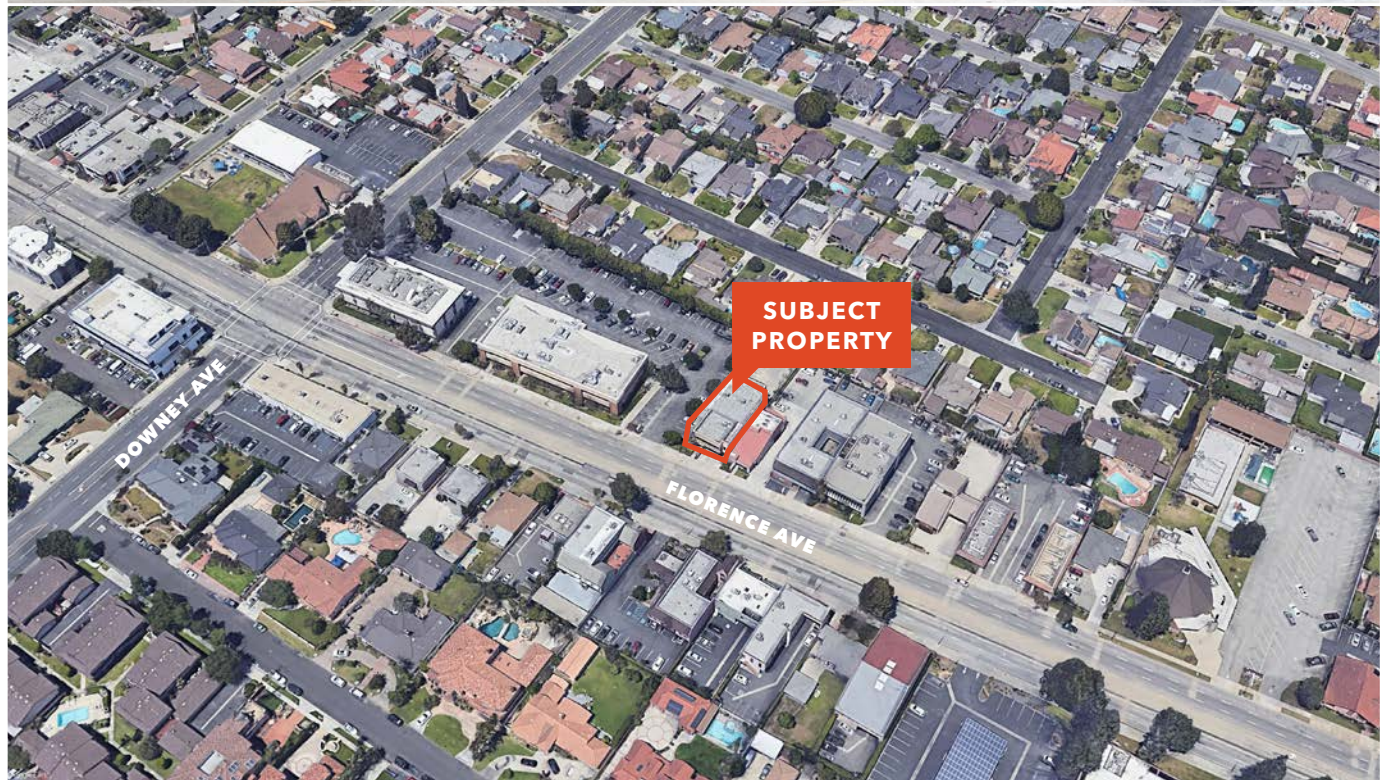
**MEDICAL OFFICE** Buildout

**14 SINGLE STALL** parking spaces with additional available

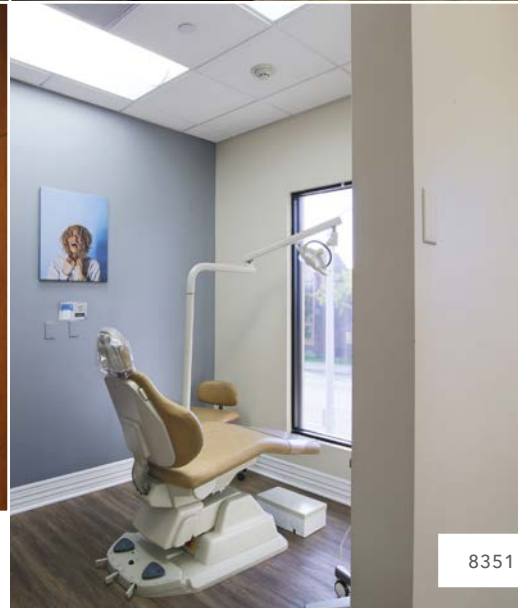
**WELL MAINTAINED** by current ownership

**FRONTAGE ON** highly trafficked Florence Avenue

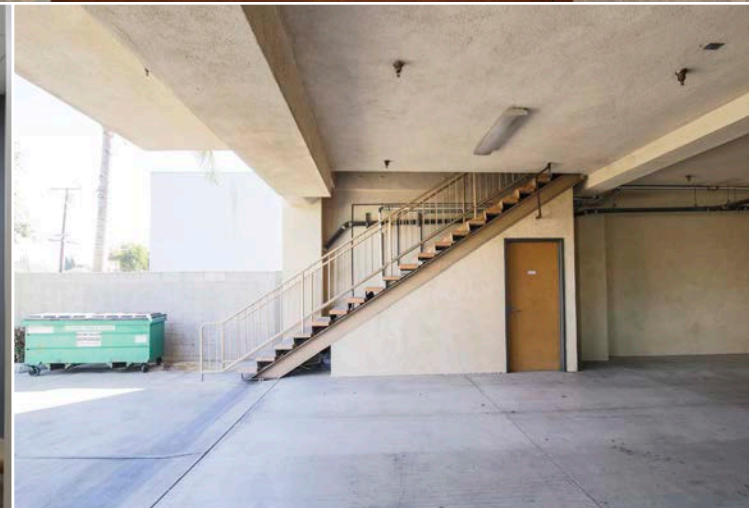
**EASE OF ACCESS** to major arterials



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCAL AMENITIES



CVS pharmacy, TACOS Gavilan, See's CANDIES.

Starbucks, SUBWAY, Pizza-Hut, BR, YOSHINOYA, CADIZ

BANK OF AMERICA, BURGER KING, AutoZone

FLAME BROILER, TACO BELL

CHASE, ALLSTATE MEDICAL GROUP

golden corral, Ralphs, T-Mobile, SUPERCUTS

BANK OF WEST, SHOE CITY, SUBJECT PROPERTY

Southland

Teddy's RED TACOS, enterprise

usbank

Jack In the box

ARCO

O'Reilly

RITE AID

Chevron

Peppercorns

McDonald's

DOLLAR TREE

Chevron

Albertsons

WATER

42

AMERICAN TIRE DEPOT

Sizzler

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

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

CVS pharmacy

DEL TACO

Creamistry

PORTO'S

**DOWNEY HIGH SCHOOL**

19

**STONEMOOD 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

GROCERY OUTLET

DOLLAR

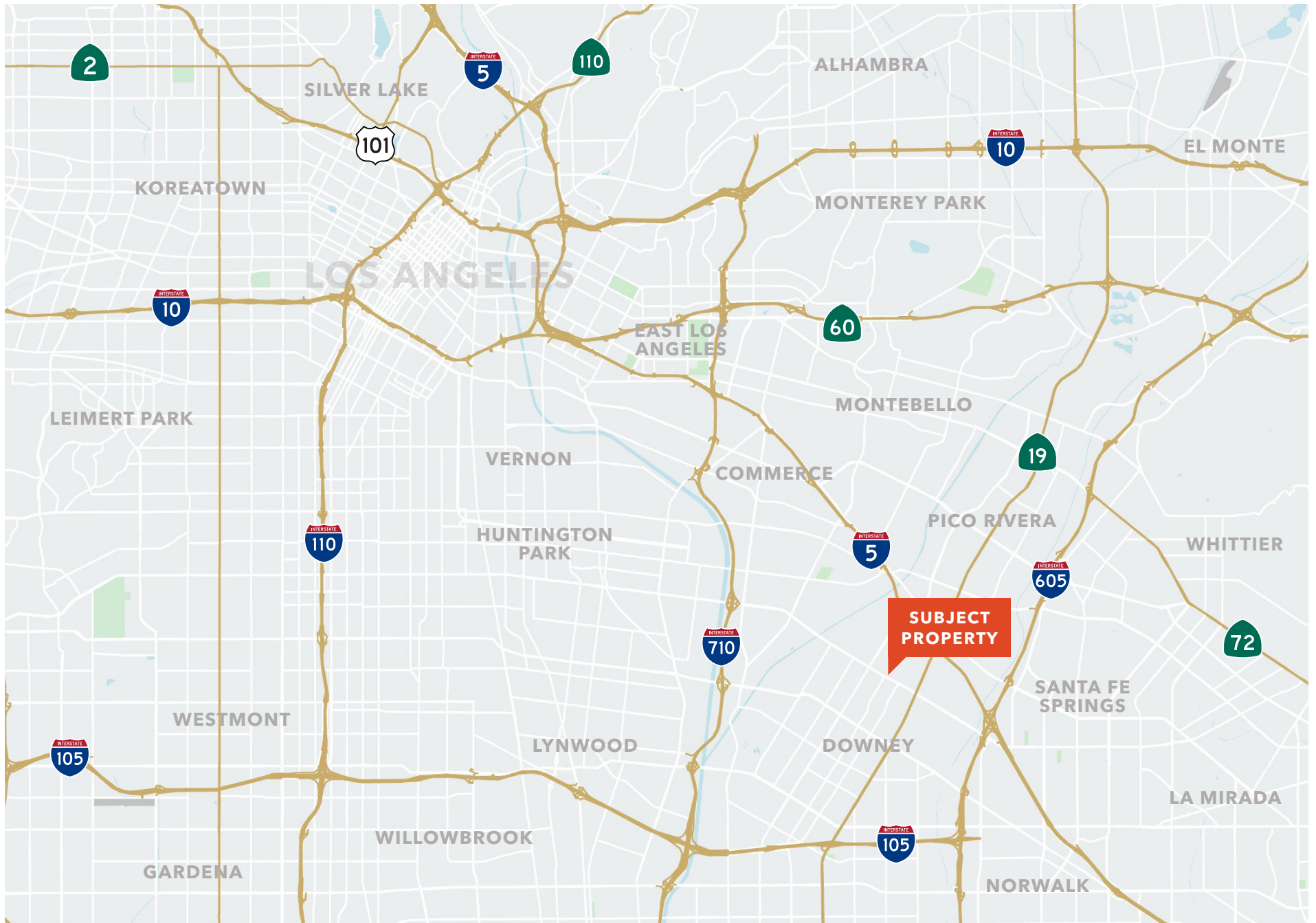
**UNITED MEDICAL IMAGING OF DOWNEY**

Chick-fil-A

IN-N-OUT BURGER

**PIH HEALTH DOWNEY HOSPITAL**

# LOCAL MAP

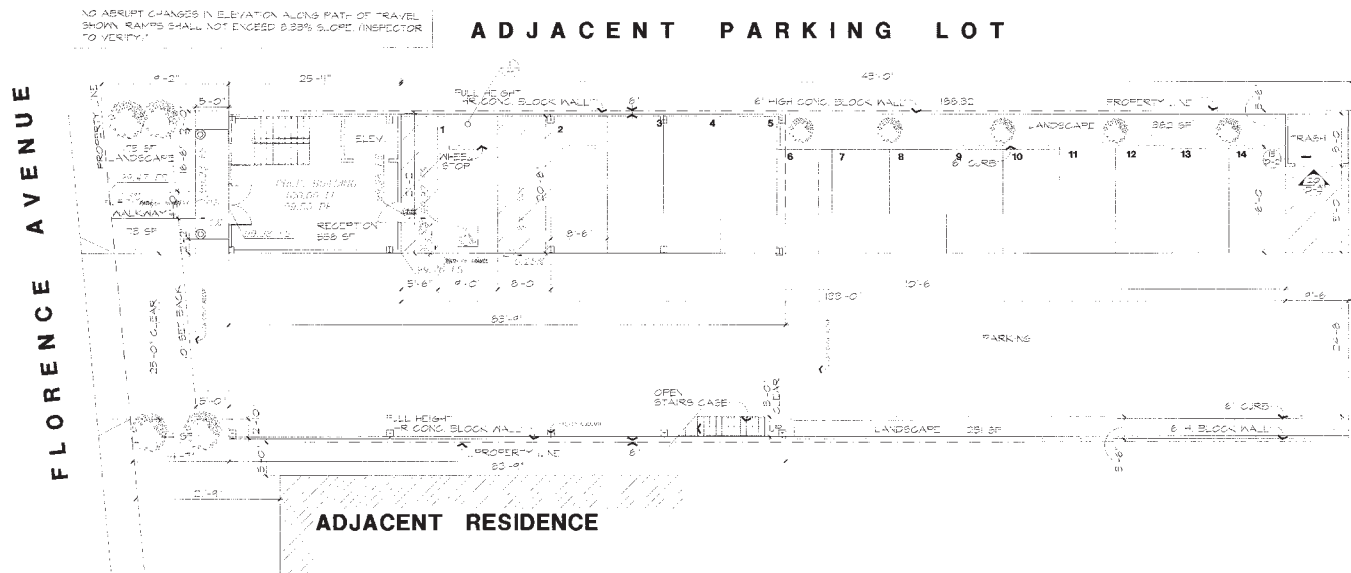
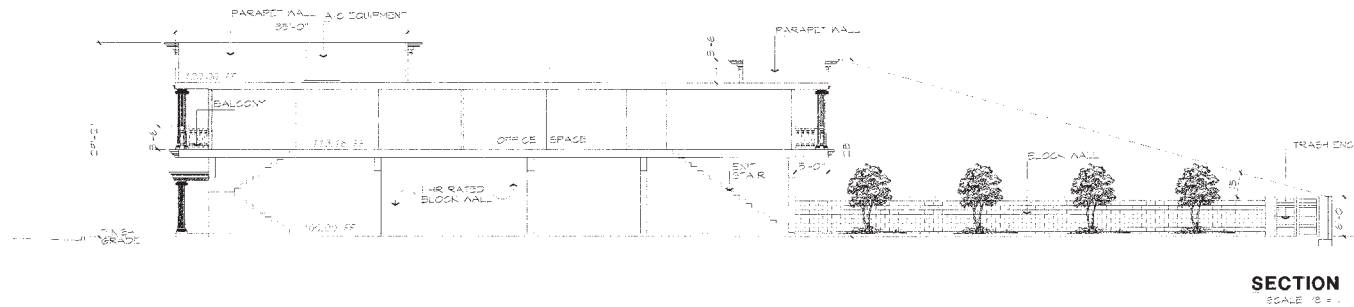






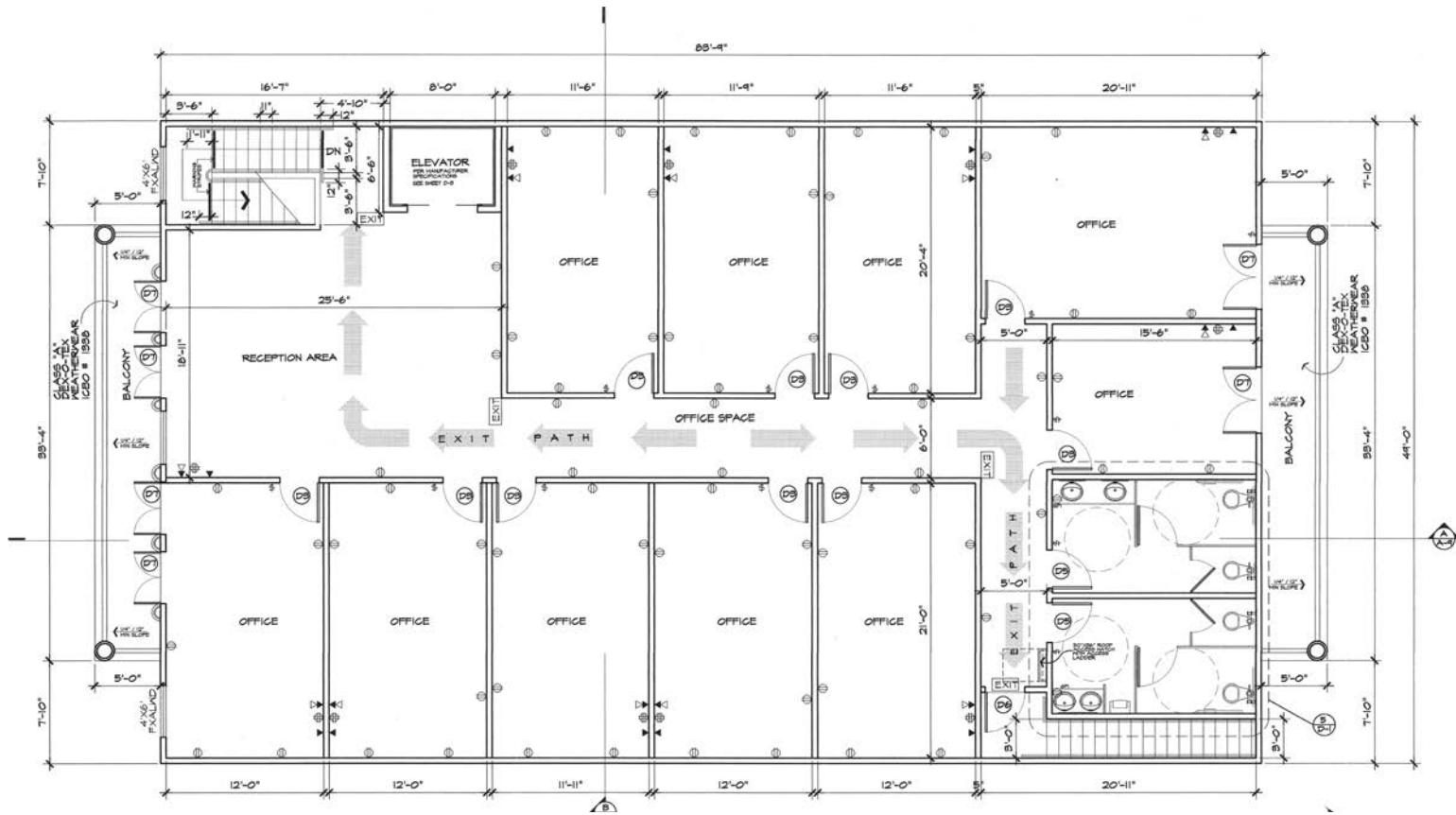
# FLOOR PLANS

## SITE PLAN



# FLOOR PLANS

## SECOND FLOOR



FLOOR PLAN REFLECTS BUILDOUT PRIOR TO 2008 RENOVATIONS

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