

# FOR SALE & LEASE MEDICAL OFFICE CENTER

Two Medical Office Buildings Totaling  $\pm 15,213$  SF on 1.10 Acres of Land with 4.4/1,000 Parking Ratio  
8600 & 8630 FLORENCE AVE | DOWNEY, CA 90240

**MAJOR PRICE REDUCTION:**

~~\$5,600,000~~  **\$4,550,000**



**AVISON  
YOUNG**

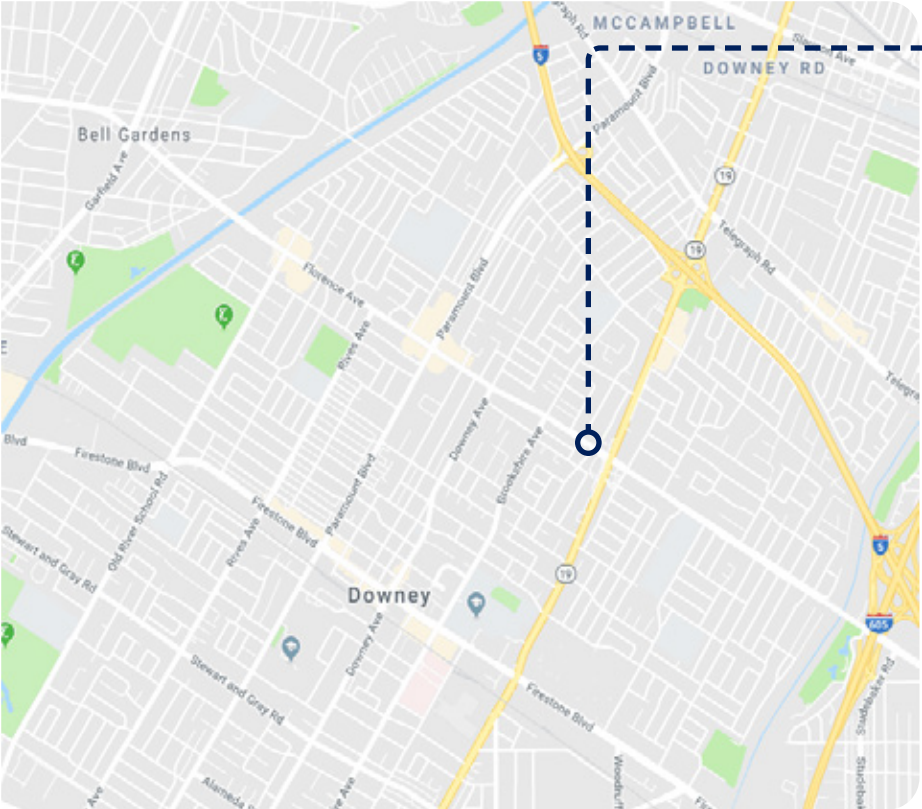
EXCLUSIVE  
ADVISOR:

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# PROPERTY OVERVIEW

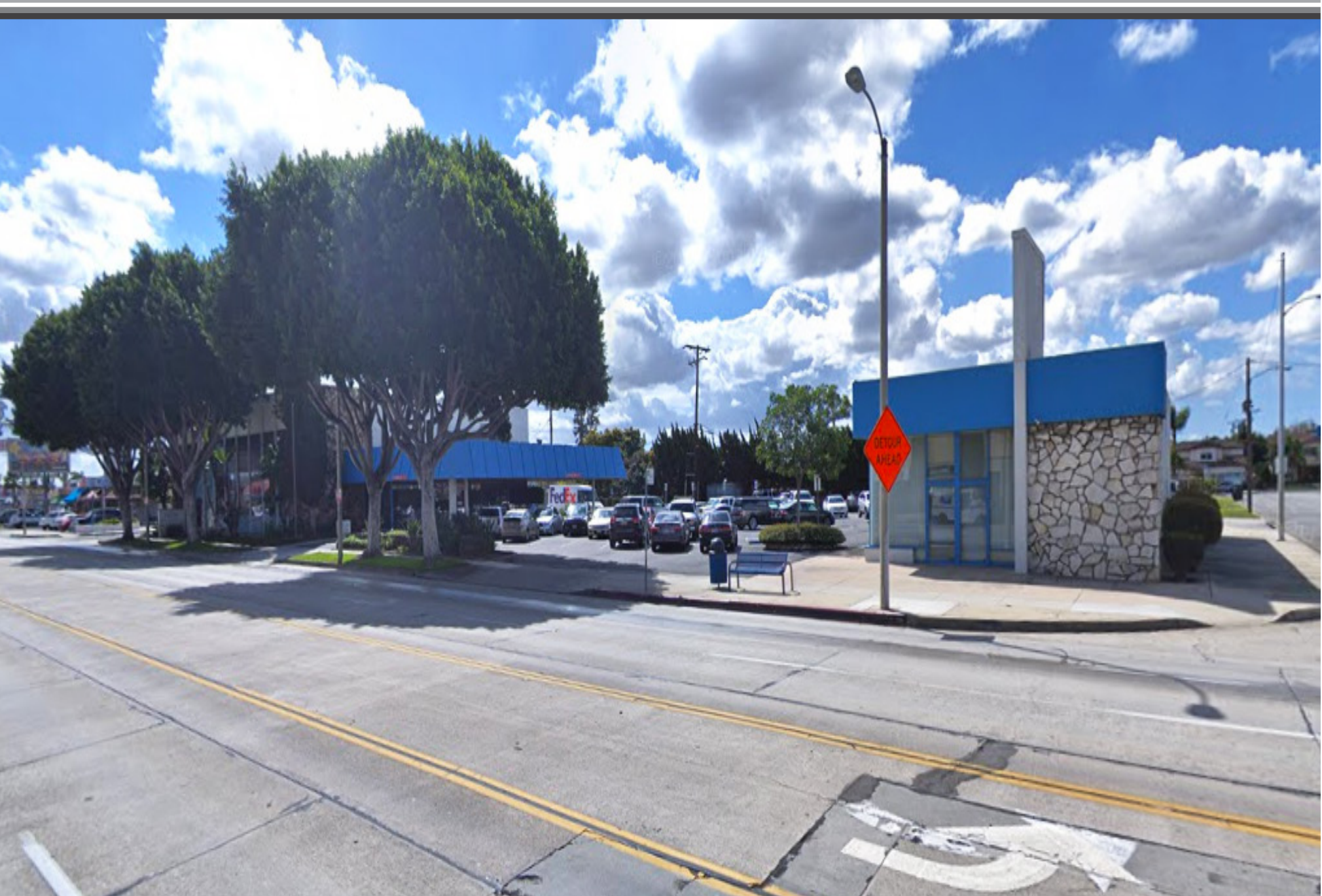
The subject property includes two office buildings constructed in 1969. The main building (8630 Florence Avenue) is a former dialysis center and includes two stories and a partial basement area. The ground floor is improved for medical use and was used as the dialysis center. In addition to the dialysis space, the ground floor includes a reception area, a lunchroom and four restrooms. The second floor is accessed via two stairways (no elevator) and is used as general offices. It includes several private offices, a conference room, kitchen area and two restrooms. The basement area is used for storage space and electrical room. The second building (8600 Florence Avenue) is the smaller of the two buildings and can be used as medical/office space. 8600 & 8630 Florence Avenue are just within a 2.5 miles from PIH Health Downey Hospital and Kaiser Permanente Hospital.



8600 & 8630 FLORENCE AVENUE	
APN	6252-001-004, 005, 022, 023, 024
County	Los Angeles
Land Size (AC/ SF)	±1.1 AC/ 47,408 SF
8600 Building SF	± 2,280 SF
8630 Building SF	±12,934 SF
Year Built	1969
Zoning	Downey C-P Professional Office
Parking	64 Free Surface Spaces (4.47/1,000 SF)
LEASE TERMS	
Lease Rate	\$2.35/FS
Term	5 - 10 Year Minimum
TI	TBD / Submit
SALE TERMS	
Sale Price	\$4,550,000
\$/SF	\$299.07



## 8600 AND 8630 FLORENCE AVE. DOWNEY, CA 90240 MEDICAL/OFFICE SPACE FOR SALE & LEASE





# 8600 FLORENCE AVE DOWNEY, CA 90240

## OVERVIEW

The subject property is ±2,200 SF is one-story and can be used as general offices with a small conference room, private offices and restroom. Overall, this building is in good condition and includes a functional design and layout.

## PROPERTY HIGHLIGHTS

- Abundance of parking
- Located on busy Florence Avenue (31,000 CPD)
- With 2.5 Miles from Major Hospitals (Kaiser Permanente Downey and PHI Health Downey Hospital)
- Located within an established commercial corridor within the city of Downey.
- Three street access with 4 ingress/egress
- 111 Metro Bus stop steps away

## BUILDING HIGHLIGHTS

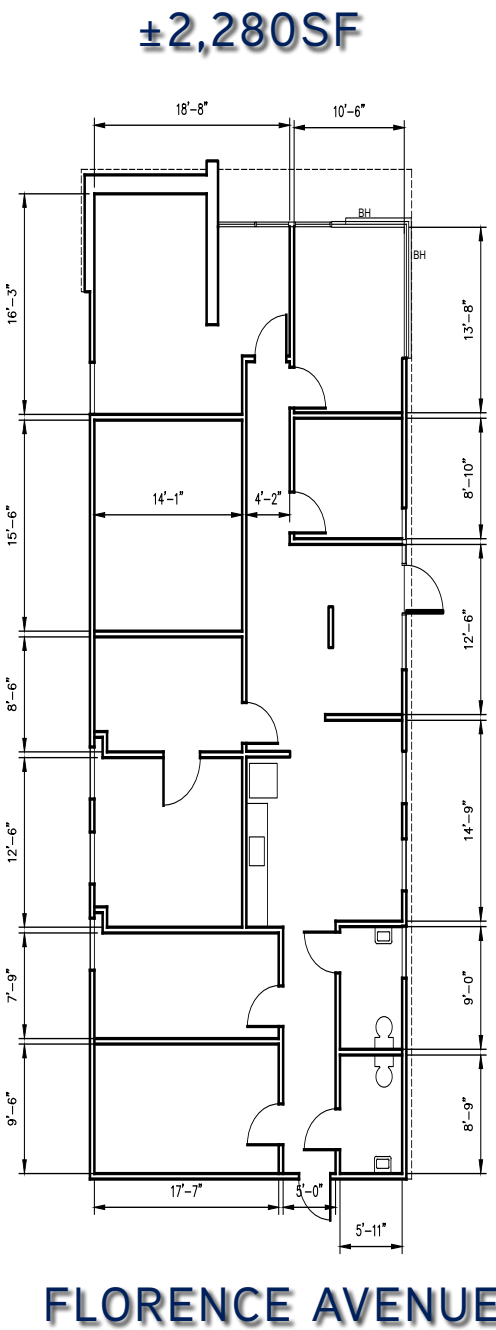
- Lots of windows for light
- Free standing office building on south corner (Florence and Birchdale)
- Building signage with excellent visibility
- 7 private offices including break-room and two restrooms

8600 FLORENCE AVE,DOWNEY, CA	
Land Size (AC/ SF)	±1.1 AC/ 47,408 SF
8600 Building SF	±2,280 SF
Building Type	Medical & General Office
Year Built	1969
Zoning	Downey C-P Professional Office
Construction	Masonry
Parking	9 Free Surface Spaces
Features	Single Story
Lease Rate	\$2.35/FS
Lease Term	Minimum 5 Years



# 8600 FLORENCE AVE, DOWNEY, CA 90240

## MEDICAL OR GENERAL OFFICE - FLOOR PLAN









# 8630 FLORENCE AVE DOWNEY, CA 90240

## OVERVIEW

The ground floor is improved for medical use and was used as a dialysis center. In addition to the dialysis center, the ground floor includes a reception area, a lunchroom and four restrooms. The second floor is accessed via two stairways (no elevator) and is used as general offices. It includes several private offices, a conference room, kitchen area and two restrooms. The basement area is used for storage space and electrical room. The building is in average to good condition and includes a functional design and layout.

## PROPERTY HIGHLIGHTS

- Abundance of parking
- Located on busy Florence Avenue (±31,000 CPD)
- With 2.5 Miles from Major Hospitals (Kaiser Permanente Downey and PHI Health Downey Hospital)
- Located within an established commercial corridor
- Three street access
- 111 Metro Bus stop steps away

## BUILDING HIGHLIGHTS

- Possible multi-tenant building
- Building signage with excellent visibility
- Visibale office building on a soft corner (Florence and Bellman)

8630 FLORENCE AVE,DOWNEY, CA	
Land Size (AC/ SF)	±1.1 AC/ 47,408 SF
8630 Building SF	Ground Floor ±7,138 SF
	2nd Floor ±3,900 SF
	Basement ±1,895 SF
	<b>Total ±12,933.67</b>
Building Type	Medical & General Office
Year Built	1969
Zoning	Downey C-P Professional Office
Construction	Steel & Wood frame
Parking	55 Free Surface Spaces
Electric Service	600 AMPS Power
Lease Rate	\$2.35/FS
Heating and Air	Central Roof Mounted HVAC Units



# 8630 FLORENCE AVE, DOWNEY, CA 90240 MEDICAL/OFFICE







RENDERING OF POTENTIAL SPACE PLAN FOR MEDICAL USER

**GROUND FLOOR**  
**7,138.18 SF**

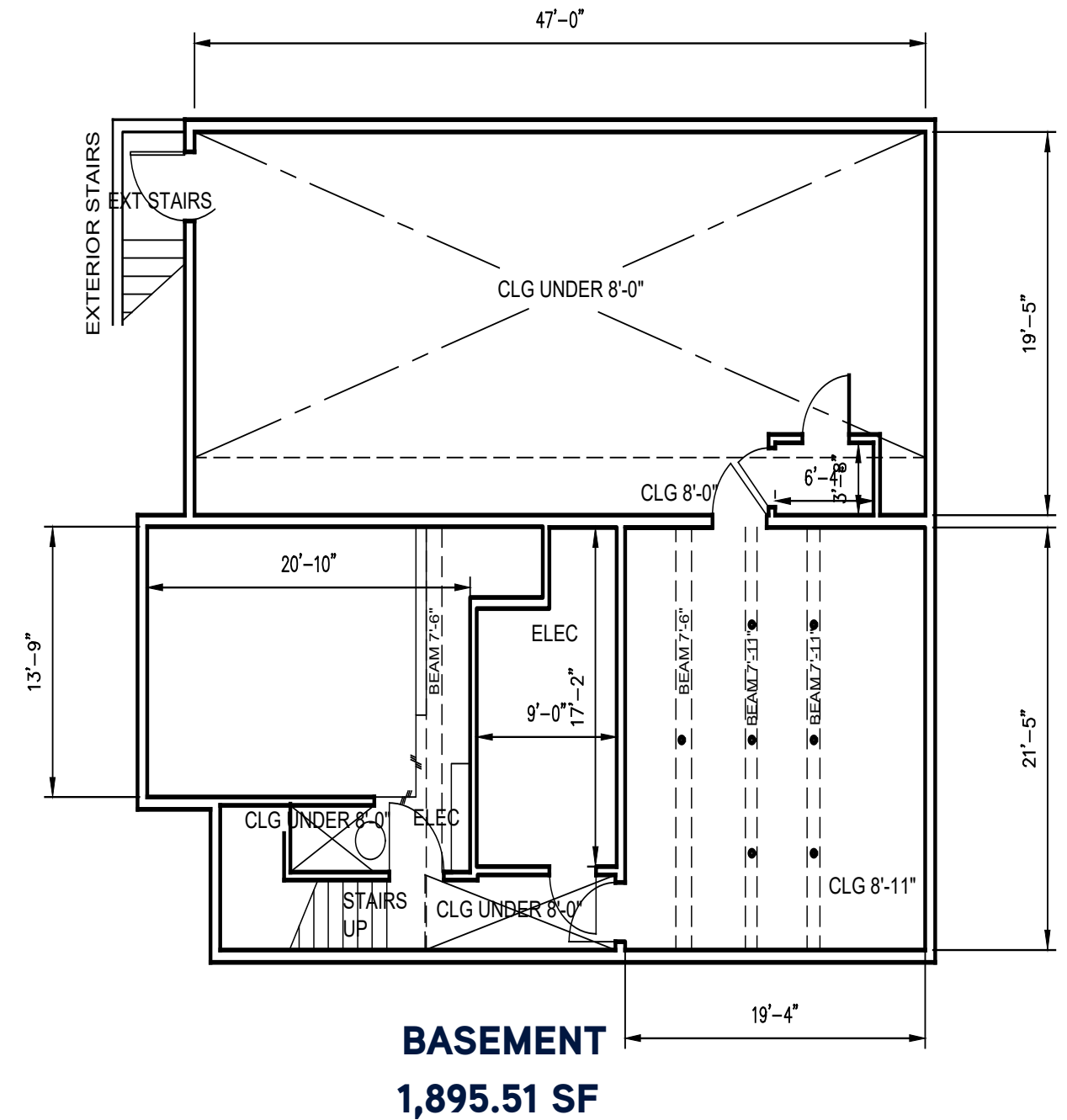


RENDERING OF POTENTIAL SPACE PLAN FOR MEDICAL USER

**SECOND FLOOR**  
**3,899.98 SF**



8630 FLORENCE AVE. DOWNEY, CA 90240  
MEDICAL/OFFICE FOR LEASE





# DOWNEY CA, 90214

Located in the heart of the business-friendly City of Downey, this asset is surrounded by expansive retail, entertainment, hotel, and service amenities. With great access to Southern California’s Freeway System, including Interstate-5, Interstate-105, Interstate-604, and Highway 19-- the surrounding five-mile radius is home to over 739,400 residents.

## POPULATION

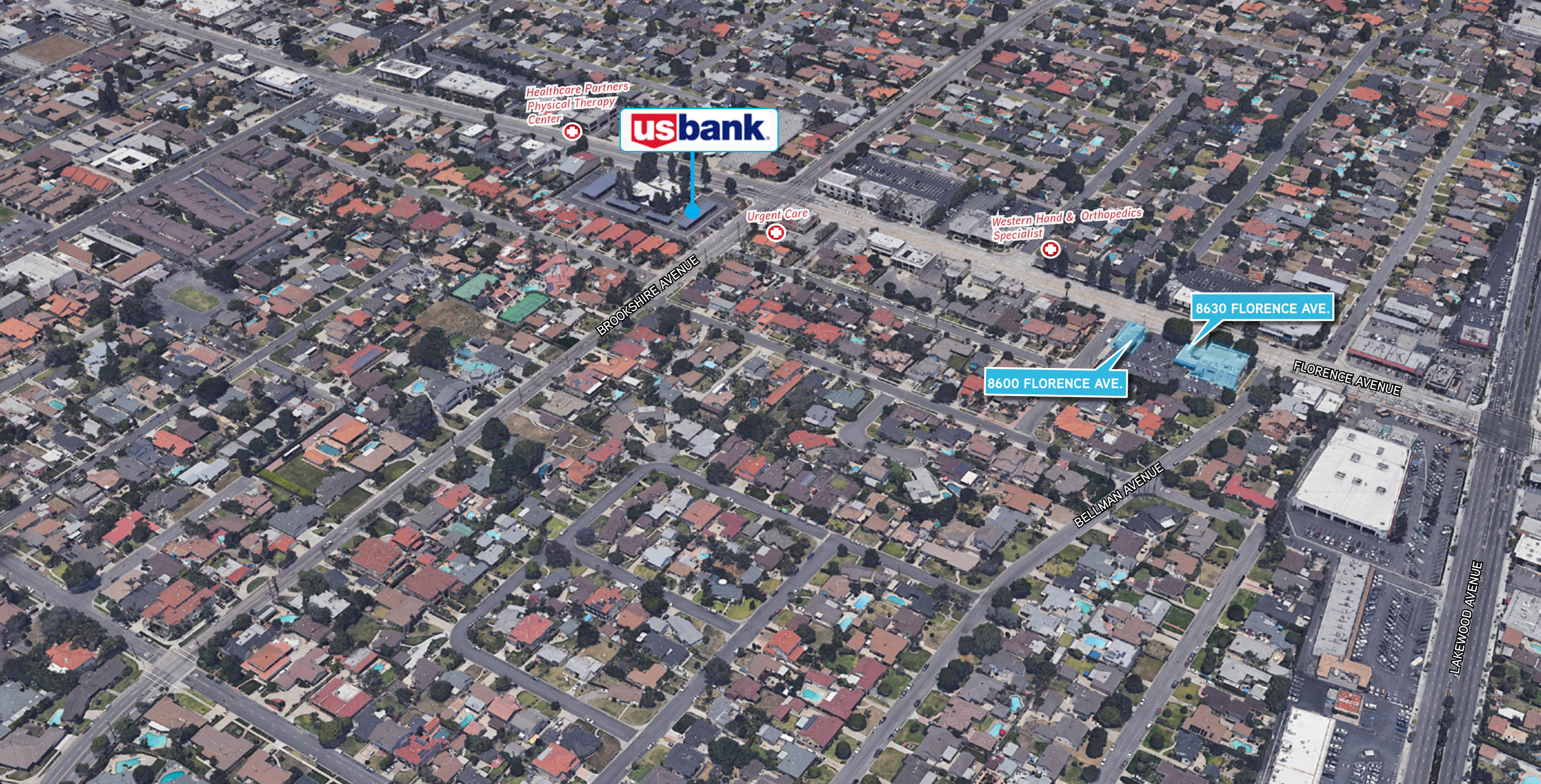
	1 Mile	3 Mile	5 Mile
2018 Estimated Population	28,046	250,503	750,942
2010 Census Population	27,568	246,567	739,482
2023 Projected Population	26,659	240,246	722,340
Growth 2010-2018	1.73%	1.60%	1.55%
Growth 2018-2023	3.41%	2.63%	2.37%

## HOUSING

	1 Mile	3 Mile	5 Mile
2018 Estimated Households	8,963	70,227	201,361
2010 Census Households	8,809	69,071	198,146
2023 Projected Households	8,510	67,025	192,847
Owner Occupied	53.52%	52.64%	49.67%
Renter Occupied	46.48%	47.36%	50.33%

## EMPLOYMENT

	1 Mile	3 Mile	5 Mile
Civilian % Employed	63.24%	61.24%	59.84%
Civilian % Unemployed	2.44%	2.81%	3.04%
Civilian % Non-Labor Force	34.30%	35.89%	37.09%
Armed Forces	0.01%	0.06%	0.03%
Average Household Income	\$102,456	\$77,837	\$69,836







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