



# THE PROMENADE AT DOWNEY

FOR LEASE > 23,177 SF CREATIVE OFFICE BUILDING  
12214 LAKEWOOD BOULEVARD, DOWNEY, CALIFORNIA

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## PROPERTY FEATURES

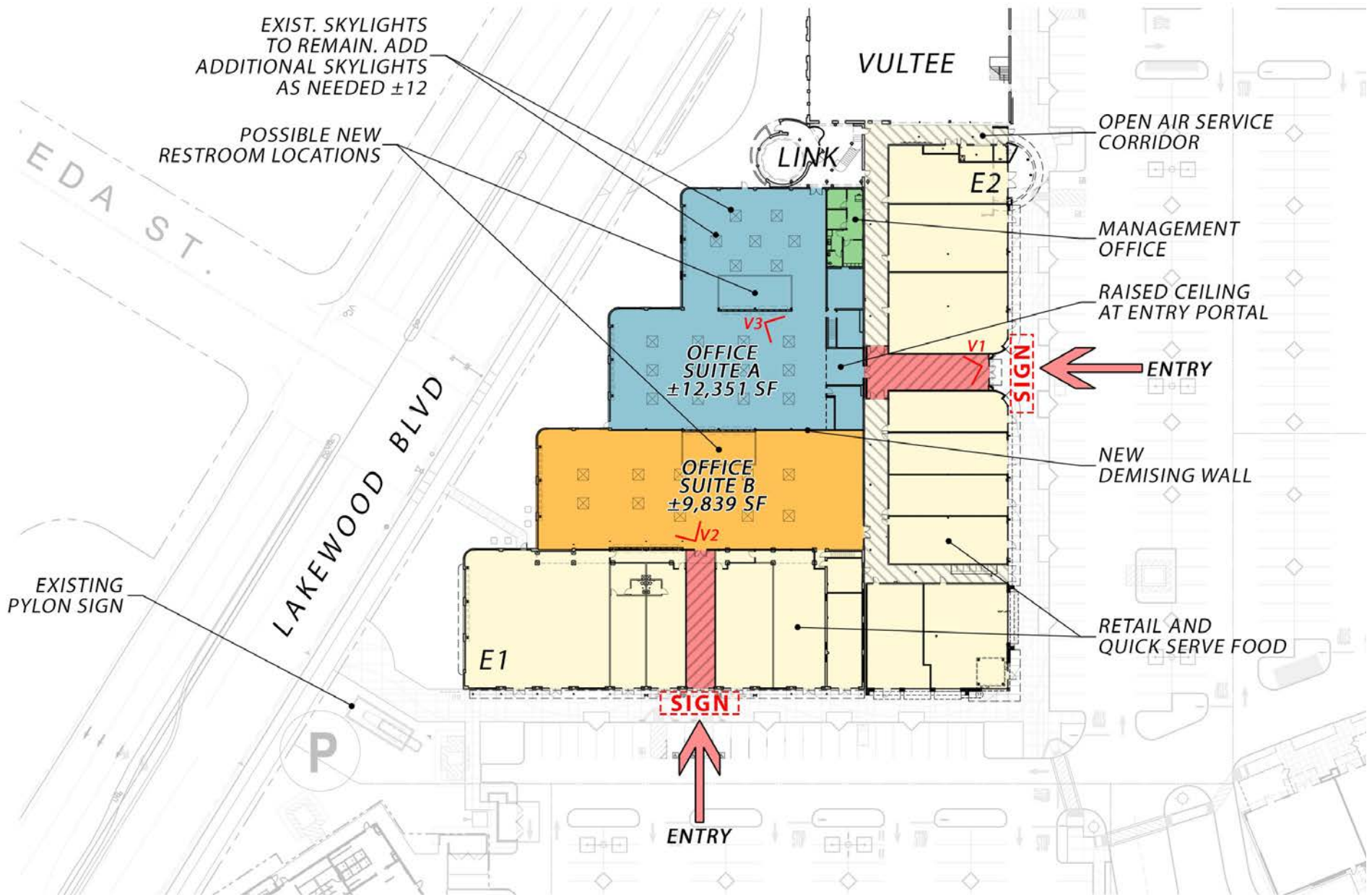
- > 23,177 square foot creative office building
- > Divisible to 9,839 square feet
- > Bow truss ceiling
- > 4:1 parking
- > Numerous amenities onsite and within walking distance
- > Tenant improvements to suit





 **MED**  
WELLNESS

# FLOOR PLAN



# PROMENADE AT DOWNEY

12214 Lakewood Blvd is situated within the Promenade at Downey, the city's new community gathering spot and tourist destination, merging retail, dining, and entertainment with a one-of-a-kind walk through history.

Honoring Downey's historical connection to the NASA space program and motion picture production, the history walk is a self-guided tour through the property's entertainment court.



## DEPARTMENT STORES

- TJ Maxx
- Walmart

## FOOD/GROCERIES

- Walmart

## CINEMA

- Cinemark Downey

## RESTAURANTS/EATERIES

- Bar Louie
- Benihana
- California Fish Grill
- Chipotle
- Class 302
- Dickey's BBQ
- Five Guys Burgers
- Fresh Griller
- Gaucho Grill
- Green Olive
- Jersey Mike's Subs
- Lazy Dog Café
- MOD Pizza
- Noodles & Co.
- Panera Bread
- Pick-Up Stix
- Ruby's Diner
- The Flame Broiler
- U-Swirl

## WOMEN'S, MEN'S & CHILDREN'S APPAREL

- Active Ride
- Carter's
- Claset G
- dressbarn
- Fashion Trend LA
- Lane Bryant
- Oshkosh B'Gosh
- TJ Maxx

## SERVICES

- AT&T
- Chase Bank
- Homestreet Bank
- Pac Dental
- T-Mobile

## SHOES

- Active Ride
- Famous Footwear
- Skechers

## FITNESS/HEALTH/BEAUTY

- 24 Hour Fitness
- Avalon Nails
- European Wax Center
- GNC
- Great Clips
- Ulta Beauty

## HOME

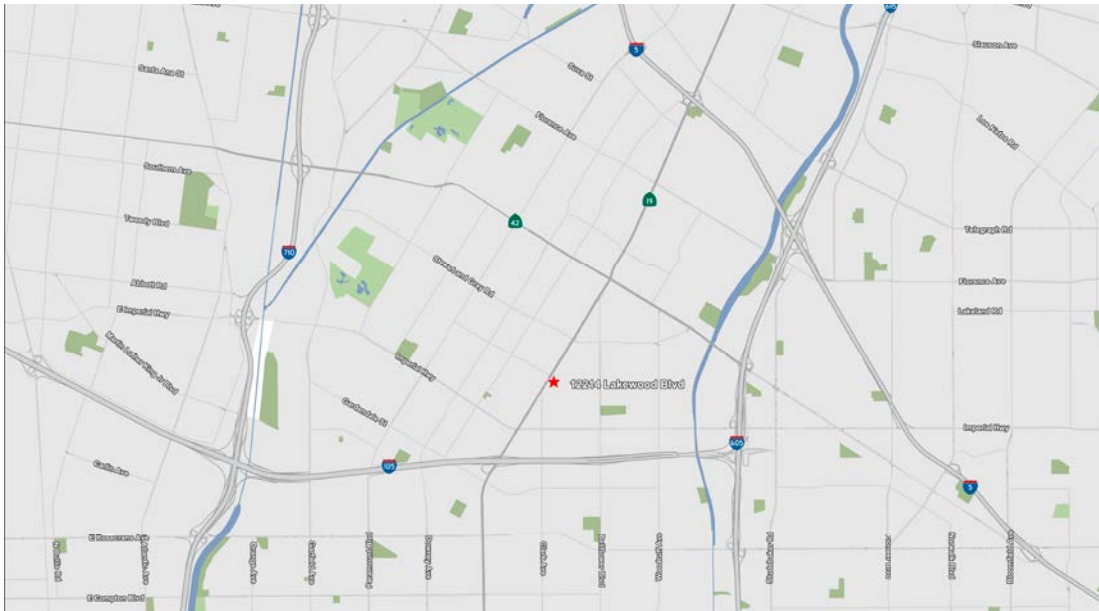
- Floor & Decor
- HomeGoods



- SPACE HISTORY WALK
- MOVIE HISTORY WALK
- FOUNTAIN
- VALET DROP-OFF DRIVE THRU
- MANAGEMENT SECURITY OFFICE
- ELECTRIC CHARGING STATION

## LOCATION HIGHLIGHTS

- The Promenade at Downey is conveniently located in the heart of Downey, California, a unique community in southeast Los Angeles County. The Property's close proximity to the 105, 605 and I-5 Freeways make it an ideal destination for business owners and employees alike to take advantage of business resources, affordable housing and hundreds of cultural and recreational activities in Southern California.
- The Property is within walking distance to numerous amenities including Downey Landing, the city's newest commercial retail center. It is home to a wide variety of businesses including shops, restaurants, fitness centers and offices including Best Buy, Bed Bath & Beyond, DSW Shoe Warehouse, Bally Total Fitness, PetSmart, Pier 1 Imports, Staples, Chili's Restaurant, Elephant Bar Restaurant, Jamba Juice, Quizno's Subs, Rubio's Fresh Mexican Grill and more.
- Downey is highly recognized for its centralized location, top medical facilities, quality residential neighborhoods and schools, excellent golf courses, and an unmatched family lifestyle. Downey has been rated in the top 25% of "100 Best Cities To Do Business in California" by California Business Magazine.



# AREA AMENITIES



Brea

La Mirada

Fullerton

Buena Park

Ahaneim

Norwalk



San Gabriel River

Stewart & Gray Rd

Bellflower Blvd

Imperial Hwy

Downey Landing

Downey Promenade

Kaiser Permanente Downey Medical Center

Lakewood Blvd

SUBJECT

Columbia Memorial Space Center

Alameda Elementary School



## Contact Us

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