

DOWNEY

 epsteen & associates

SEQ LAKEWOOD BLVD & FIRESTONE BLVD

+/- 10,000 SF of Shops Available for Lease



DEMOGRAPHICS:



Population

1 MILE	28,611
3 MILE	258,869
5 MILE	714,709



Daytime Population

1 MILE	18,436
3 MILE	86,745
5 MILE	273,278



Med. Household Income

1 MILE	\$104,595
3 MILE	\$95,687
5 MILE	\$86,000

PROPERTY HIGHLIGHTS

- + A complete remodel planned - early 2026 delivery
- + Over 115' of storefront facing Lakewood Blvd
- + Generous parking field surrounding the building
- + Pylon signage on both Firestone & Lakewood

TRAFFIC COUNTS



Lakewood Blvd:	60,529 CPD
Firestone Blvd:	60,605 CPD

WALK SCORE



85

Please Contact

CAMERON CROWNER

310.451.8171 EXT. 240

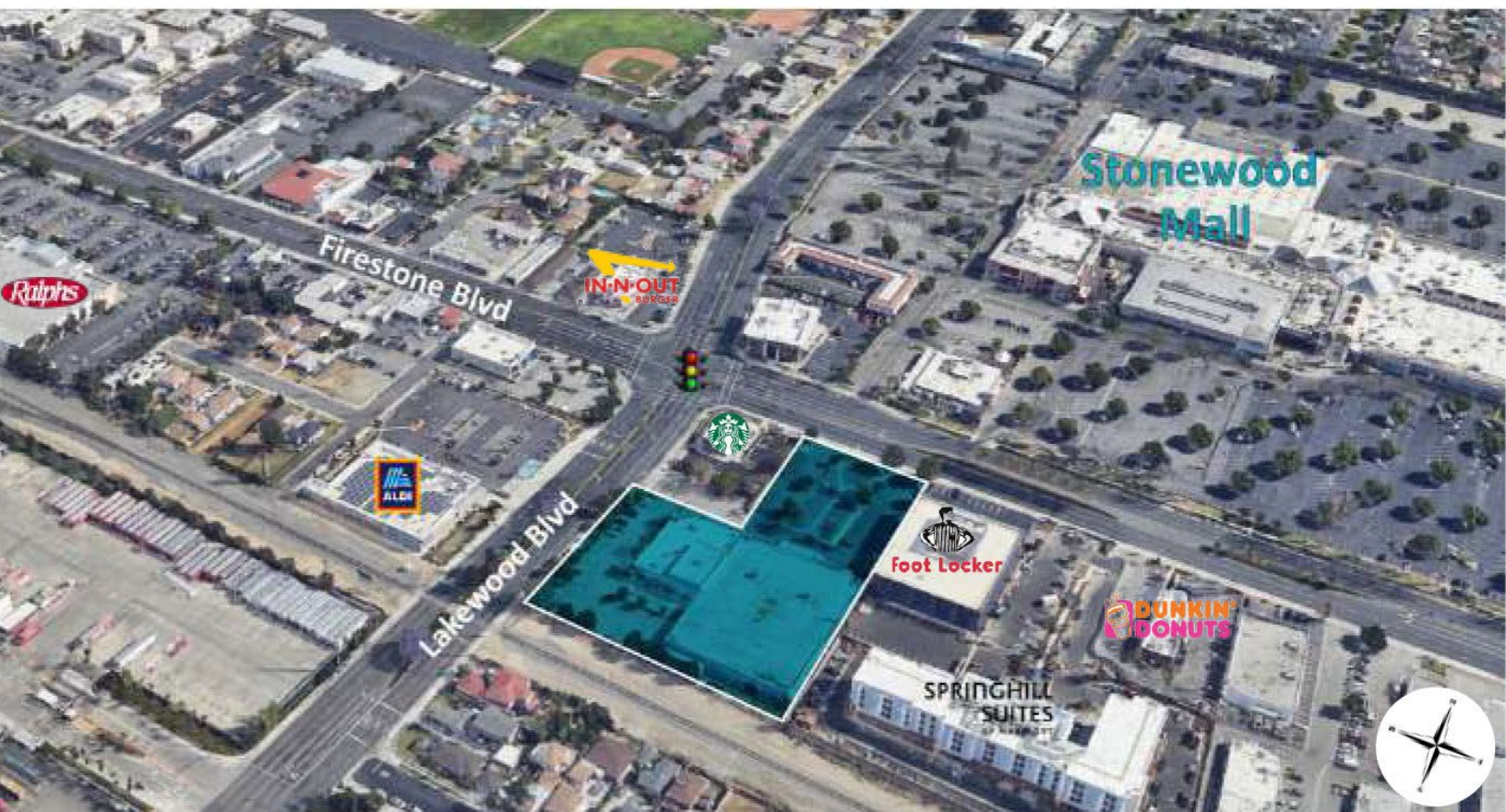
CCROWNER@EPSTEEN.COM

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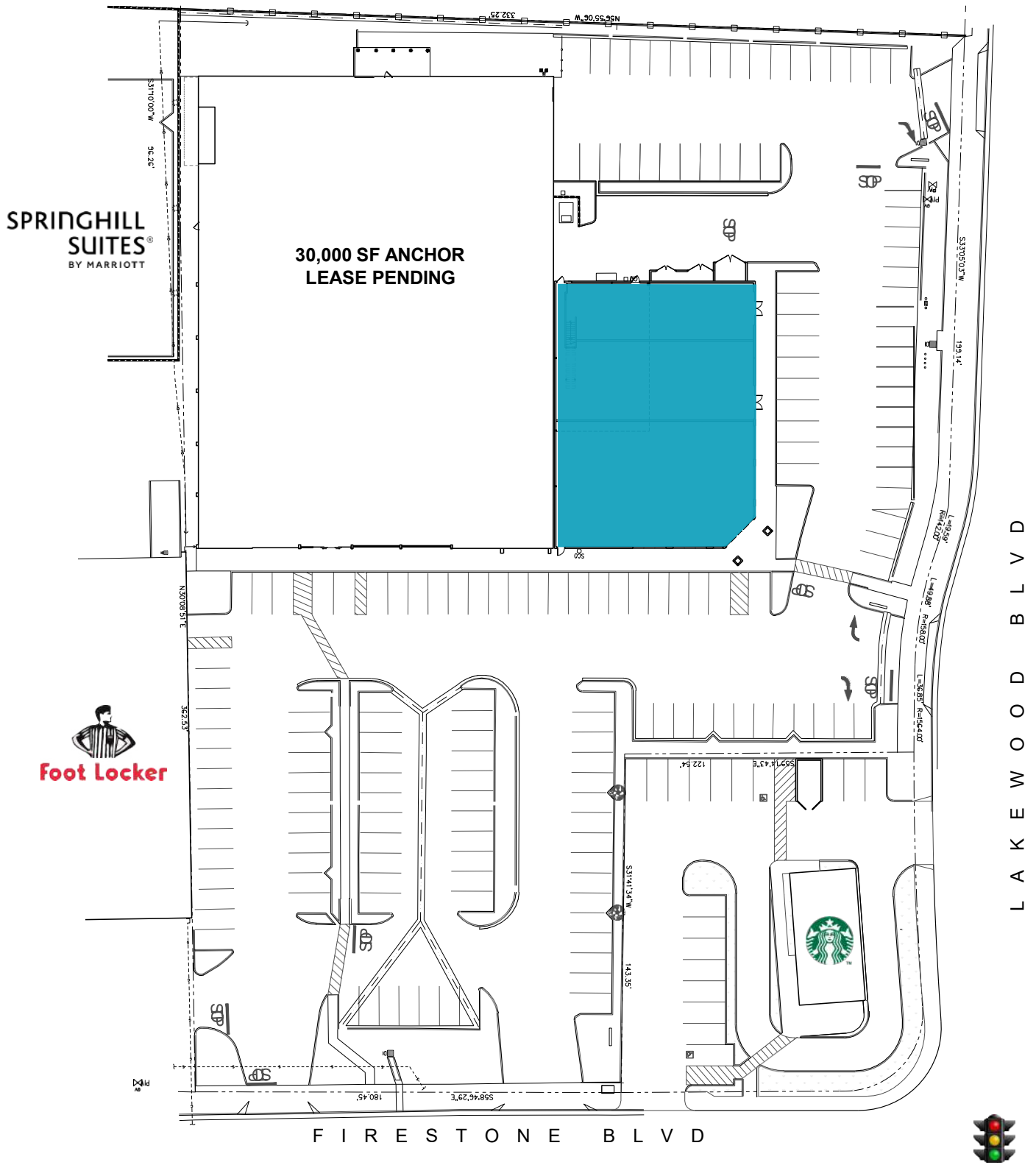


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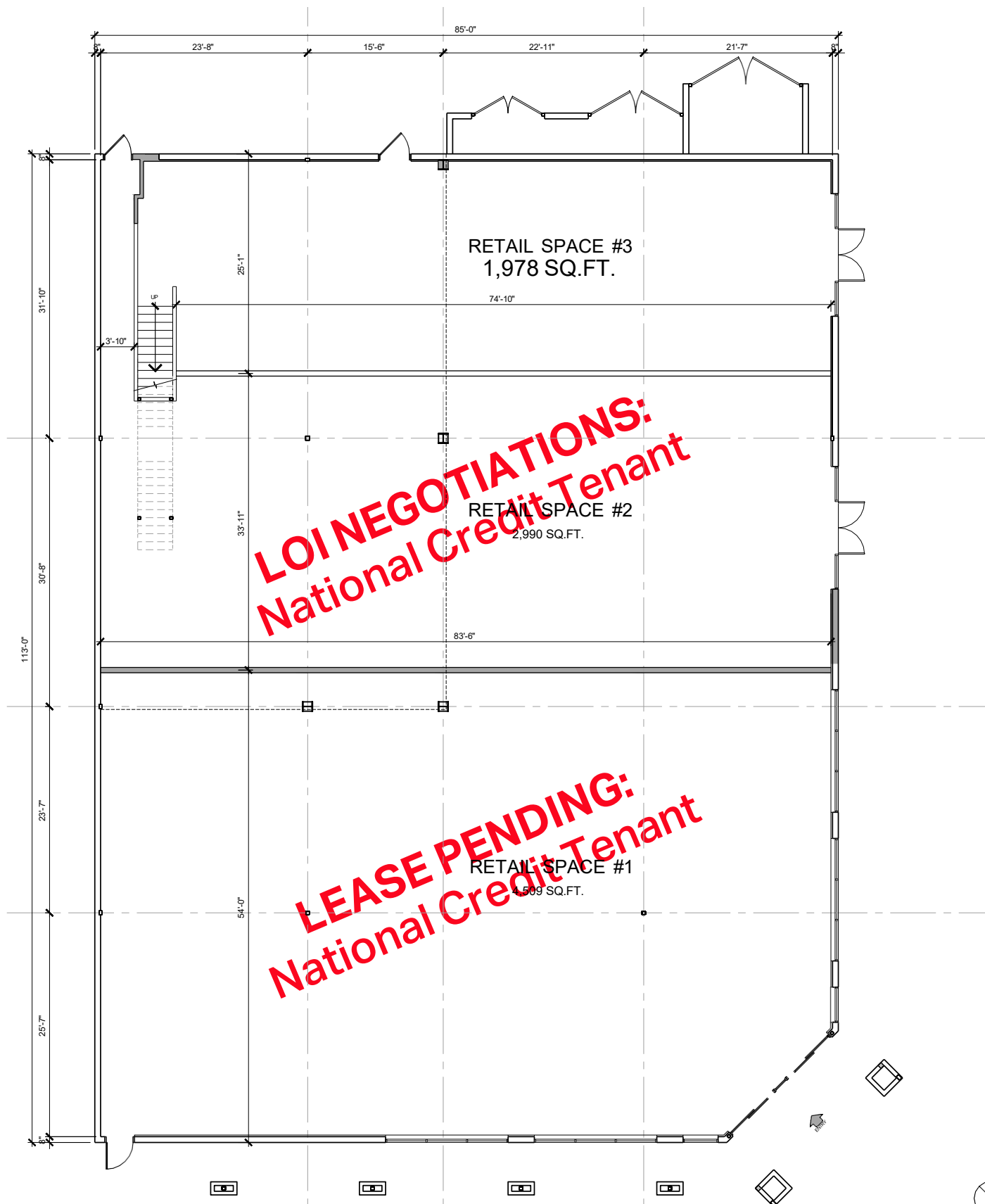
Aerial



Site Plan



Demising Plan



RENDERING



RENDERING



RENDERING

