

COMMERCIAL INVESTMENT • RESIDENTIAL SALES • ASSET MANAGEMENT

REAL ESTATE SERVICES THAT BRING CLARITY TO COMPLEX DECISIONS.

Real estate is more than just a transaction; it is your financial future. We bridge the gap between residential service and commercial strategy. By combining professional marketing with clear, data-driven analysis, we help owners maximize value and minimize stress. Whether you are stabilizing a rental property, selling a home, or evaluating a new investment, we provide the clarity you need to make confident decisions.



HOW WE SERVE

CORE TRANSACTIONAL SERVICES



ACQUISITIONS AND DISPOSITIONS:

Assisting clients in buying (acquisitions) or selling (dispositions) residential & commercial assets, including investment analysis and due diligence.



INVESTMENT SALES:

Helping investors identify and purchase income-generating properties like apartment complexes or shopping centers.



LANDLORD REPRESENTATION (LISTING):

Marketing vacant properties, screening potential tenants, and negotiating lease renewals to maximize property revenue.



TENANT REPRESENTATION:

Helping businesses find and negotiate leases for office, retail, or industrial spaces.



HOW WE SERVE

STRATEGIC & ANALYTICAL SERVICES



MARKET ANALYSIS:

Providing data-backed insights on local trends, property valuations, vacancy rates and comps using a combination of MLS, public records, and industry-standard commercial real estate research platforms (e.g., Crexi, CoStar, LoopNet).



REAL ESTATE FINANCIAL ANALYSIS:

Projecting cash flows, Return on Investment (ROI), and conducting "Hold or Sell" analyses.



SITE SELECTION ANALYSIS:

Using economic, demographic, and psychographic data with zoning research to find locations best suited for a client's specific business needs.



DUE DILIGENCE ASSISTANCE:

Coordinating property inspections, third party environmental reviews and title research to mitigate risk prior to closing.



HOW WE SERVE

SPECIALIZED & OPERATIONAL SUPPORT



ASSET & PROPERTY MANAGEMENT:

Tenant relations & qualification, operational oversight, rent collection, budgeting, maintenance coordination, coordination & oversight of fire, life safety inspections and elevator modernizations.



LEASE AUDIT & RECOVERY:

Review of existing leases to identify inconsistencies, and identify potential savings or errors in common area maintenance (CAM) charges.



ADVISORY & CONSULTING:

Offering strategic guidance on property development, 1031 exchange considerations (*in coordination with tax and legal advisors*), portfolio optimization, broker price opinions, CMAs, and HOA governance support under the Davis-Stirling Act.



PROJECT FACILITATION:

Acting as a liaison between the client and other professionals such as lawyers, architects, contractors and local government zoning officials.



LOCATION INTELLIGENCE



DATA-DRIVEN INSIGHTS FOR SMARTER SITE SELECTION

Availability alone doesn't define opportunity. Evaluating a site requires understanding who the customer is, how they behave, and how a location performs within its broader trade area. By combining demographic and psychographic analysis with traffic, population, and market benchmarks, we help clients identify locations that align with real-world demand—not assumptions.



INCOME LEVELS, NET WORTH & CONSUMER SPENDING HABITS

PROPERTY VALUATION BENCHMARKS & EQUITY TRENDS

NUMBER OF HOUSEHOLDS & POPULATION DATA

TRAFFIC COUNTS & STRATEGIC SITE SELECTION DATA

Home > Property Search > Search Results > 8821 Lakewood Blvd

8821 Lakewood Blvd, Downey, CA 90240

Property Information

Property Information Map/Location Trade Area My Updates

STREET SATELLITE

Off Market / Public Record - Sold Date: 7/15/2022, Public Record

Closed Price \$200,002

Closed Date 7/15/2022

Retail DOC3* 2,000

Type Retail

Subtype Auto Services/Vehicle Related

Year Built 1968

Owner Name S & H GOSFORD LLC

Zoning DOC3*

Land Use Car wash

Multi Parcel No

APN/TaxID 6067 033-045

Previously sold for \$200,002 on 7/15/2022

Property Facts

Name	Public Facts	Your Changes
Property Type	Retail	
Property Subtype	Car wash	
Number of Buildings	1	
Number of Units	1	
Number of Stories	1	
Building Area (sq ft)	2,000	

Commercial Trade Area for Downey, CA 90240

Trade Area Information

Property Trade Area Information

Attribute Summary for Downey, CA 90240

Median Household Income \$109,035

Median Age 39.5

Total Population 25,299

1st Dominant Segment Urban Villages

Demographic Facts and Stats for Downey

Population Age Married Income Education Economy Commute to Work Home Values

Total Population

3 minutes 8.56K 8.31K

5 minutes 27.62K 26.9K

10 minutes 218.83K 214.19K

Population Density

3 minutes 8.48K 8.24K

5 minutes 8.48K 8.24K

10 minutes 8.48K 8.24K

Total Daytime Population

3 minutes 8.56K 8.31K

5 minutes 27.62K 26.9K

10 minutes 218.83K 214.19K

Daytime Population Density

3 minutes 8.48K 8.24K

5 minutes 8.48K 8.24K

10 minutes 8.48K 8.24K

LIFE MODE Sprouting Explorers Young homeowners with families

URBANIZATION Urban Periphery City life for starting families in neighborhoods that fringe major cities

Categories	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5
Top Tapestry Segments	Urban Villages	Diverse Convergence	Pleasantville	Family Extensions	NeWest Residents
% of Households	13,621 (39.2%)	8,402 (24.2%)	4,213 (12.1%)	2,185 (6.3%)	1,255 (3.6%)
Lifestyle Group	Sprouting Explorers	Next Wave	Upscale Avenues	Next Wave	Next Wave
Urbanization Group	Urban Periphery	Urban Periphery	Suburban Periphery	Urban Periphery	Principal Urban Centers
Residence Type	Single Family	High-Density Apartments; Single Family	Single Family	Single Family; Multi-Unit Rentals	Multi-Unit Rentals
Household Type	Married Couples	Married Couples w/ Kids	Married Couples	Married Couples	Married Couples w/ Kids
Average Household Size	3.54	2.85	2.84	3.63	2.93
Median Age	37.9	35.7	42.6	33	30.6

View More Details

Trade Areas Nearby Downey

Bell Gardens, California

Median Household Income \$54,649

Median Age 33.0

Total Population 37,509

1st Dominant Segment Family Extensions

View Listings

Bellflower, California

Median Household Income \$78,429

Median Age 36.6

Total Population 75,909

1st Dominant Segment Diverse Convergence

View Listings

Paramount, California

Median Household Income \$67,967

Median Age 33.9

Total Population \$1,400

1st Dominant Segment Family Extensions

View Listings

South Gate, California

Median Household Income \$67,392

Median Age 35.4

Total Population 90,414

1st Dominant Segment Family Extensions

View Listings

Cudahy, California

Median Household Income \$52,600

Median Age 31.6

Total Population 22,069

1st Dominant Segment Family Extensions

View Listings

Norwalk, California

Median Household Income

Median Age

Total Population

1st Dominant Segment

View Listings

VALUATION & MARKET FORESIGHT



STRESS-TESTING THE ASSET FOR TRUE PERFORMANCE

Complexity demands an understanding of the facts & clear thinking. We bring unmatched rigor and a logical framework to every assignment. Using Valuate® intelligence and A.CRE modeling, we look past the listing price to stress-test the asset's true performance. Our commitment to truth-telling cuts through the noise, helping you navigate uncertainty and act with confidence.

MULTI-FAMILY

OFFICE

RETAIL

INDUSTRIAL



PROPERTY & ASSET MANAGEMENT



DISCIPLINED OVERSIGHT FOR YOUR PORTFOLIO

Real estate performs best when it's actively managed, not left on autopilot. We take a practical, ownership-focused approach to property and asset management—balancing day-to-day operations with financial oversight and market awareness. The objective is straightforward: protect value, support stable income, and keep the asset aligned with long-term ownership goals.

SINGLE & MULTI-FAMILY

OFFICE

RETAIL

INDUSTRIAL



STRATEGIC PLANNING

ADVISORY SERVICES FOR EVERY STAGE OF OWNERSHIP

We support owners through key decisions by translating market conditions, asset performance, and operational realities into clear next steps—working in coordination with legal, tax, and financial advisors where appropriate.

1. 1031 Exchange Strategy

Guidance on exchange timing, replacement considerations, and coordination with qualified intermediaries.

2. Lease Analysis

Review of commercial lease terms to confirm escalations, recoveries, and risk allocation.

3. Portfolio Review

Assessment of asset performance to identify underperformance and strategic options.

4. Marketing Strategy

Positioning assets clearly and credibly based on market conditions and buyer/tenant expectations.

5. Hold–Sell Decision Analysis

Providing insight on timing and strategy based on performance and market context.

6. Ownership Strategy & Coordination

Helping owners align real estate decisions with broader objectives through coordination with their advisory team.



THANK YOU

HELPING YOU MOVE FORWARD, FASTER
TOWARDS YOUR REAL ESTATE GOALS AND DREAMS!

- *Certified Real Estate Investment Planning Specialist®*
- *Certified & Master Certified Negotiation Expert®*
- *National Commercial Real Estate Advisor®*
- *Certified Probate Expert*
- *Property Manager*

Competency creates calm. My role is to bring clarity to complex real estate decisions through preparation, accuracy, and disciplined execution—so clients can evaluate options, manage risk, and move forward with confidence.



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