



RETAIL SPACE / EXCESS LAND FOR LEASE

4130 Paramount Blvd., Lakewood



PROPERTY FEATURES:

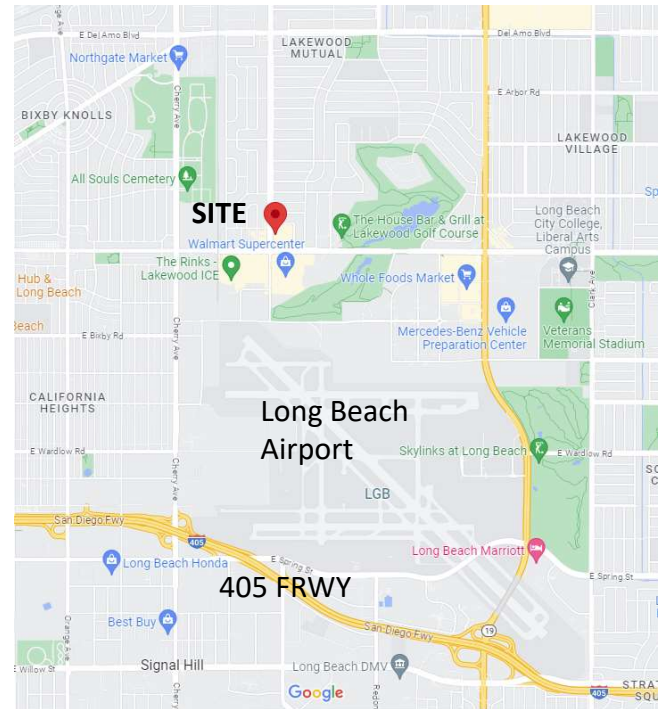
- Approximately 1,100 Square Feet of Retail Space Available.
- Excess Land/Yard Area. (27,000 Square Foot Paved Lot with Approximately 100 Marked Parking Spaces.)
- Possible Build-to-Suit on Excess Land Area.

LEASE RATE: \$2.25 Per Sq. Ft., NNN
CAM: \$0.45 Per Sq. Ft. /Month

EXCESS LAND RATE: \$0.50 Per Sq. Ft.

2023 EST DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,853	208,965	686,132
Avg. Household Income	\$93,507	\$90,291	\$78,401

Source: Costar



Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

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This information contained herein was obtained from third parties and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.



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