



**8504 SOMERSET BLVD, PARAMOUNT, CA 90723**  
**±17,152 SF DEVELOPMENT LAND OPPORTUNITY**  
**FOR SALE**





# 8504 SOMERSET BLVD. PARAMOUNT, CA 90723

**Price:** \$1,525,000

**Size:** ± 17,152 SF

**APN:** 6268-008-028

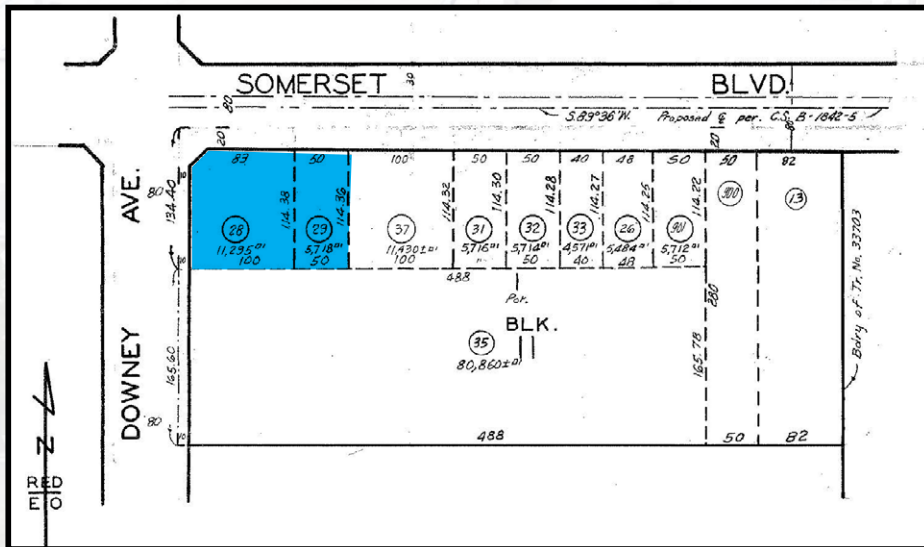
**Zoning:** Commercial-Manufacturing (CM)

**Traffic Counts:**

Downey Ave: 18,844 VPD

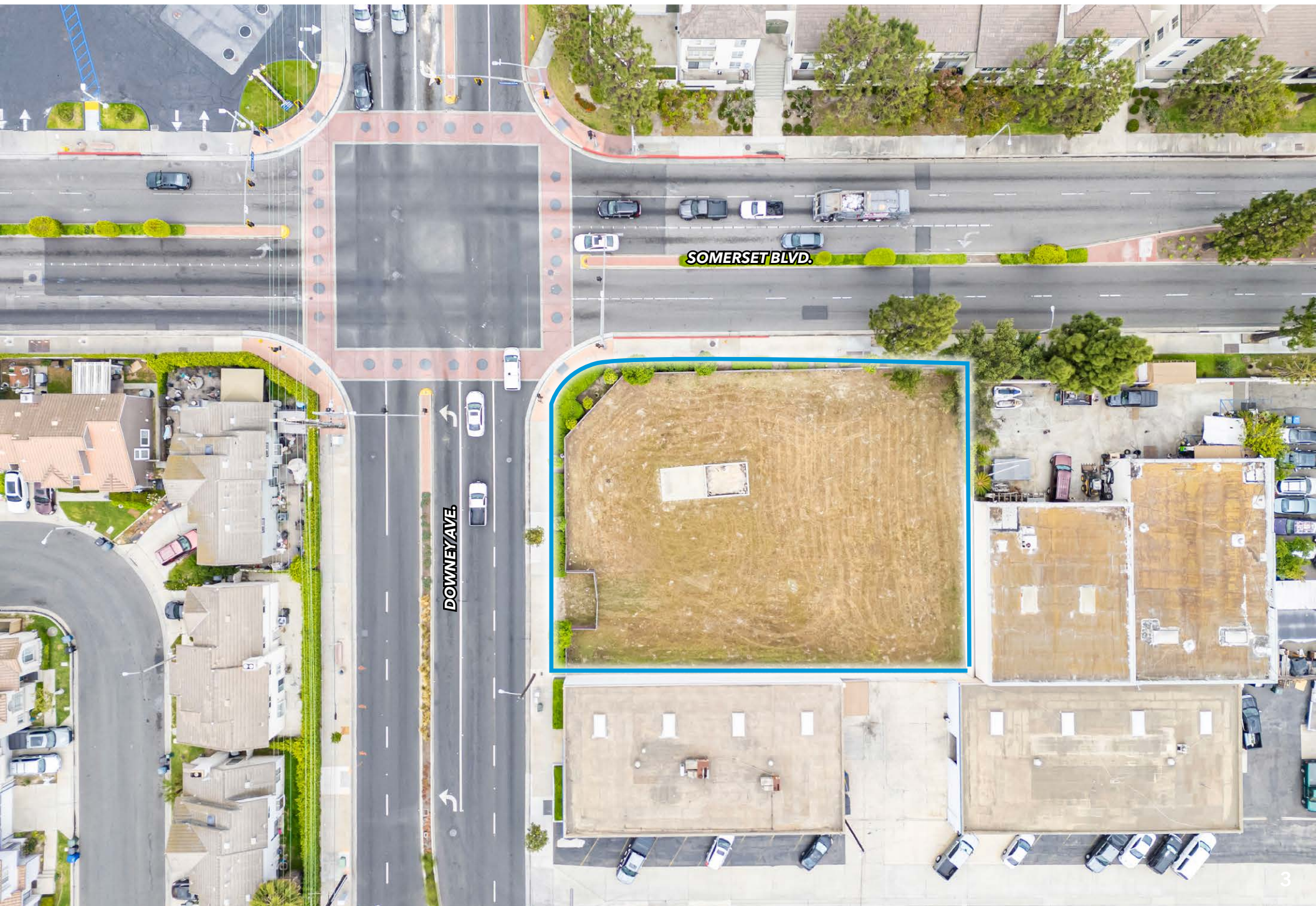
Somerset Blvd: 14,574 VPD

- Hard corner location at a signalized intersection
- Centrally Located between the 105, 91, 605 & 710 Freeways





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PARAMOUNT, CA 90723



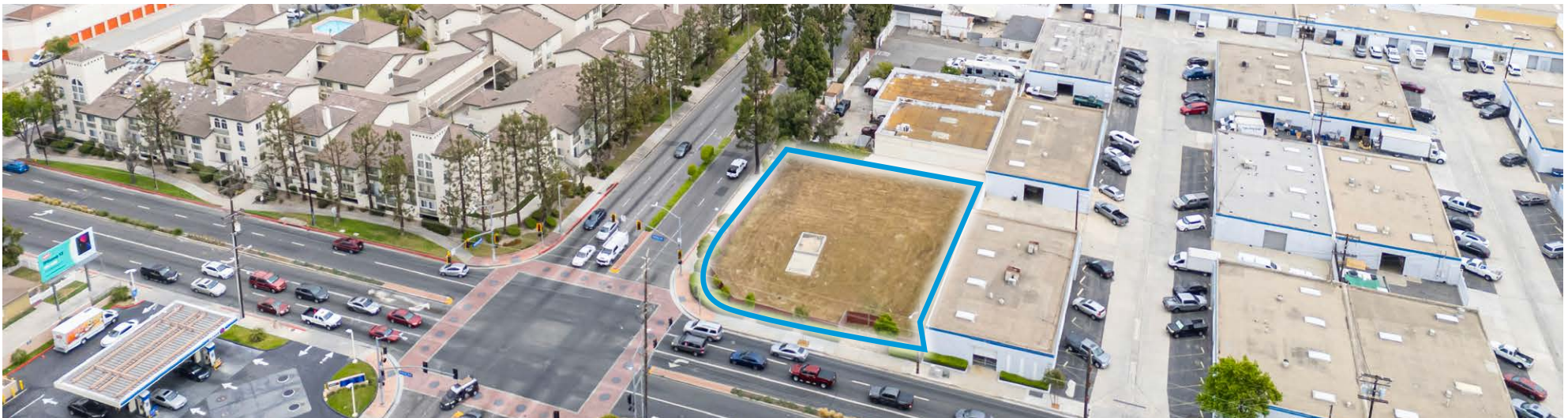


# DEMOGRAPHICS

8504 SOMERSET BLVD, PARAMOUNT, CA 90723

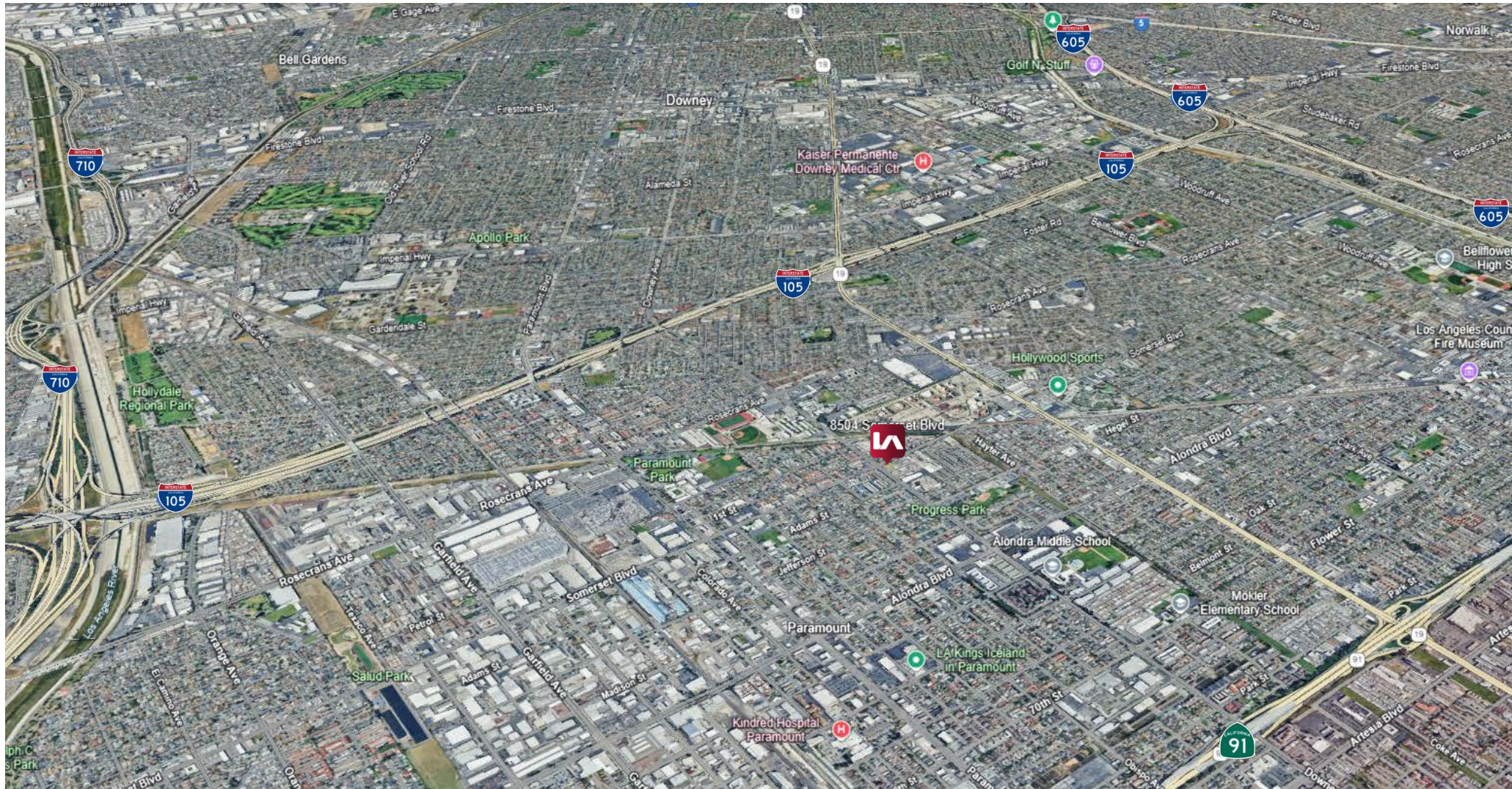
Demographics	1 Mile	3 Mile	5 Mile
2029 Projection	33,419	289,078	716,374
2024 Population	34,492	299,593	745,076
HH 2029 Projection	9,310	81,827	201,634
2024 Avg Household Income	\$86,344	\$87,869	\$92,734
2024 Med Household Income	\$74,607	\$70,755	\$73,405
Owner Occupied	16,576	103,009	367,088
Renter Occupied	22,526	98,626	390,857

CoStar Group





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# CITY OF PARAMOUNT

## City of Paramount, California - Business and Development Overview

The City of Paramount is a 4.7-square-mile municipality located in southeastern Los Angeles County, with a population of approximately 51,072 residents as of 2023. Paramount offers strategic access to key regional transportation corridors, including Interstates 710 and 105 and State Route 91, providing direct connectivity to the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX), and the broader Southern California market.

The city's economic base is diverse, with significant concentrations in retail, light manufacturing, logistics, and service industries. Paramount's commercial districts along Paramount Boulevard, Downey Avenue, and Rosecrans Avenue are home to a range of national retailers, independent businesses, and shopping centers, while industrial zones to the west and south support regional supply chain and production activities.

The City of Paramount supports business and development through a streamlined permitting process, clearly defined zoning regulations, and targeted economic development initiatives aimed at revitalizing commercial corridors and supporting mixed-use opportunities. With a skilled workforce, access to major infrastructure, and proximity to a consumer market of over 10 million people within Los Angeles County, Paramount provides a strategic environment for sustained business investment and growth.

### Commercial-Manufacturing (CM) Zoning

The City of Paramount, California, designates the C-M (Commercial-Manufacturing) zoning classification to accommodate a blend of commercial and light industrial activities. This zoning is intended to provide locations for enterprises that may engage in on-premises retail sales, light manufacturing, or a combination of both. The

C-M zone aims to facilitate the grouping of such enterprises in areas where they can operate compatibly with surrounding uses.

**Permitted Uses:** Within the C-M zone, permitted uses typically include:

- Retail establishments with on-site sales.
- Light manufacturing or fabrication activities.
- Office spaces associated with manufacturing or retail operations.
- Service-oriented businesses that support industrial or commercial activities.

**Development Standards:** The C-M zoning classification includes specific development standards to ensure compatibility with adjacent zones and to maintain the intended character of the area. These standards cover aspects such as building height, lot coverage, setbacks, and parking requirements. Detailed regulations can be found in Chapter 17.28 of the Paramount Municipal Code.

**Zoning Verification:** Before establishing a business or initiating development in a C-M zone, it is essential to verify that the proposed use complies with the zoning regulations. The City of Paramount requires a Pre-Approval Zoning Verification from the Planning Department prior to applying for a business license. This step ensures that the business activities align with the permitted uses in the designated zone.

[paramount.hdlgov.com](http://paramount.hdlgov.com)

For comprehensive information on zoning classifications, permitted uses, and development standards, you can refer to the City of Paramount's Zoning Code and the Zoning Code & Map provided by the Planning Department.



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**Mark Brunner, CCIM**  
Principal | DRE 00761790  
PH: 562.354.2534  
E: [mbrunner@leelalb.com](mailto:mbrunner@leelalb.com)

**Sean Lieppman, CCIM**  
Principal | DRE 01905266  
PH: 562.354.2528  
E: [slieppman@leelalb.com](mailto:slieppman@leelalb.com)