

SALE

14812 PARAMOUNT BLVD

14812 Paramount Blvd Paramount, CA 90723



SALE PRICE

\$1,256,168

Walter Castillo, BROKER / BSRE

(213) 792-0940

CalDRE #01141632

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite
- Top Broker in State
- Top Office in Region
- Top Office in State

SAMPLE OF RELEVANT PROJECTS

Sold 60,000 SF Industrial warehouse 1617 West Rosecrans Ave , Gardena CA \$10,000,000

Sold 18,000 shopping center South LA 11.5 Million

Active off-market.

14,000. square feet industrial warehouse in Santa Fe Spring 4.5 Million

10,000. square feet industrial warehouse in Santa Fe Spring 2.5 Million



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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.



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THE PROPERTY

14812 Paramount Blvd
Paramount, CA 90723

SCOPE OF SERVICE

Coldwell Banker Commercial to represent _____ in the sale of 14812 Paramount Blvd

MARKET INFO

An exceptional location both for business and life after-hours, 14812 Paramount Blvd is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$1,250,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.



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PROPERTY DESCRIPTION

Versatile freestanding commercial property located in the heart of Paramount, offering excellent visibility along Paramount Boulevard, a major north-south retail and commuter corridor with consistent daily traffic. This flexible building is ideal for retail, light industrial, or light manufacturing use, making it well-suited for an owner-user or investor seeking long-term upside.

The property may be configured for a single user or divided into two separate businesses, providing flexibility for multi-tenant income potential or an owner-user occupying a portion while leasing the remainder. Strong street presence allows for effective signage and branding. Surrounded by dense residential neighborhoods, neighborhood-serving retail, and service-oriented businesses, the location supports steady consumer demand. Convenient access to the I-710, I-105, and SR-91 provides excellent regional connectivity throughout Los Angeles County and the South Bay. Paramount continues to experience ongoing investment and redevelopment, reinforcing the strength of this centrally located asset. A rare opportunity to secure a stand-alone building in a proven Southeast LA corridor with flexibility for multiple business uses and future growth.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	5,628 SF
Building Size:	1,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,646	9,138
Total Population	1,473	5,920	32,976
Average HH Income	\$86,340	\$83,535	\$86,480

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LOCATION DESCRIPTION

14812 Paramount Blvd is located in the heart of Paramount, a well-established city in southeast Los Angeles County with a strong commercial and residential base. The property fronts Paramount Boulevard, a primary north-south arterial that serves as a major retail and commuter corridor, providing excellent visibility and consistent traffic flow. The surrounding area is characterized by dense residential neighborhoods, neighborhood-serving retail, and service-oriented businesses, creating a steady local customer base. The property benefits from its proximity to major transportation routes, including easy access to the I-710, I-105, and SR-91, allowing convenient connectivity and consistent traffic flow. The surrounding area is characterized by dense residential neighborhoods, neighborhood-serving retail, and service-oriented businesses, creating a steady local customer base. The property benefits from its proximity to major transportation routes, including easy access to the I-710, I-105, and SR-91, allowing convenient connectivity throughout Los Angeles County and beyond.

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PROPERTY HIGHLIGHTS

- Freestanding retail building with strong frontage on Paramount Blvd
- Ideal for owner-user or investor acquisition
- Excellent street visibility and branding opportunity
- High daily traffic count along a major commercial corridor
- Flexible floor plan suitable for a variety of retail or service uses
- Stand-alone structure with no shared walls or common areas
- Convenient access to major arterials and nearby freeways
- Located in an established retail corridor surrounded by dense residential neighborhoods
- Strong local demographics supporting consistent consumer demand
- Long-term upside through owner occupancy, repositioning, or rental growth



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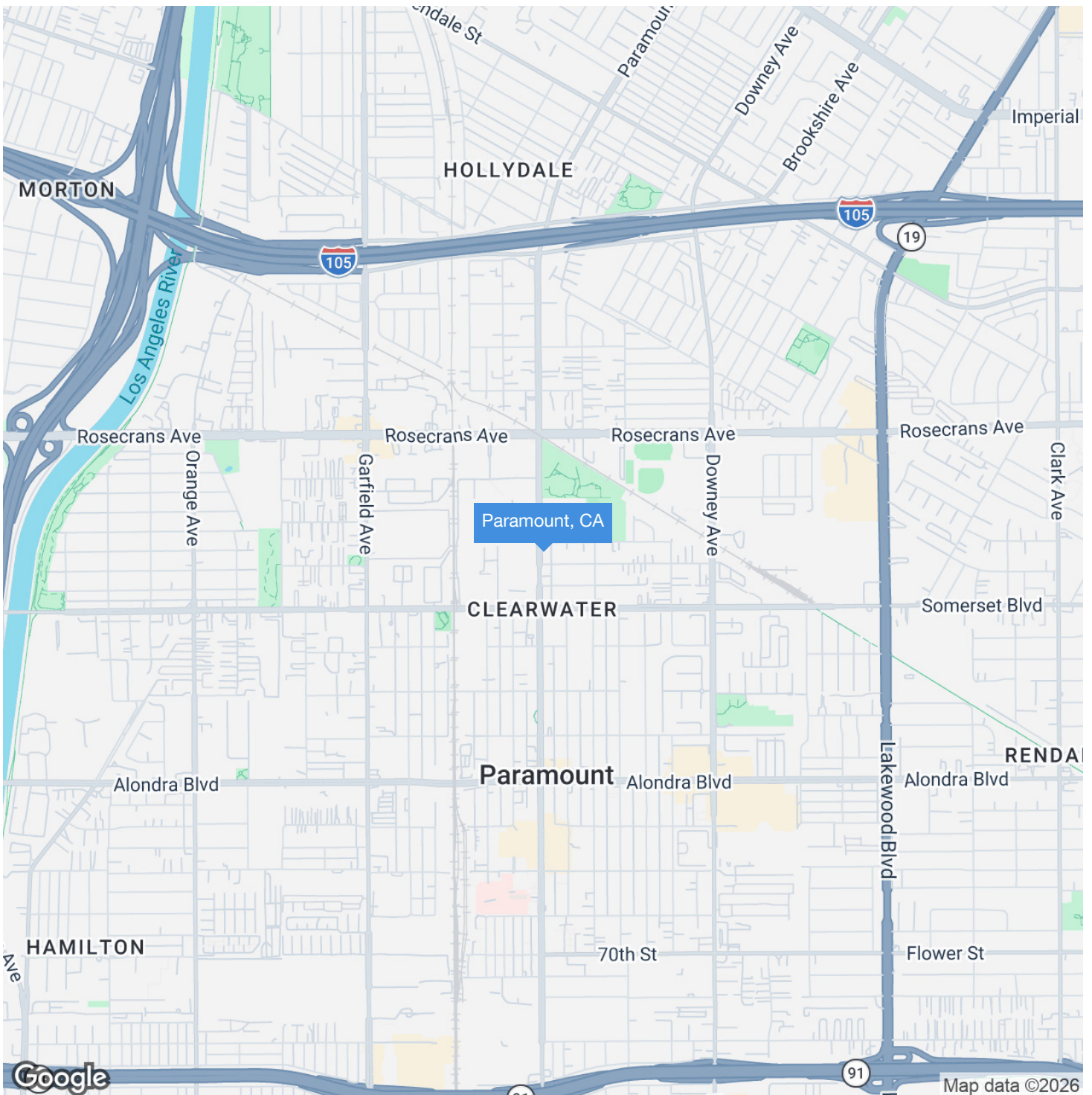


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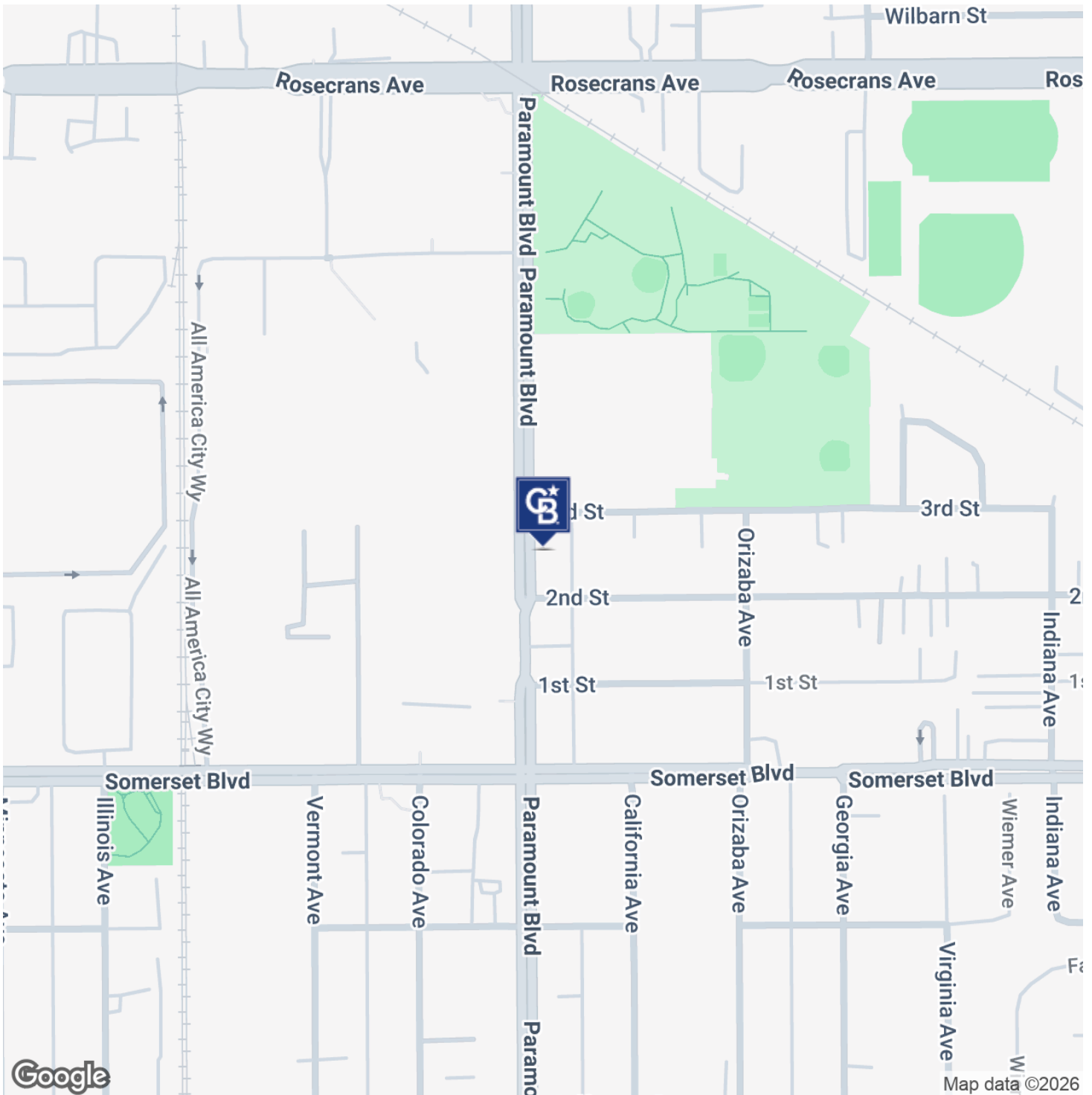


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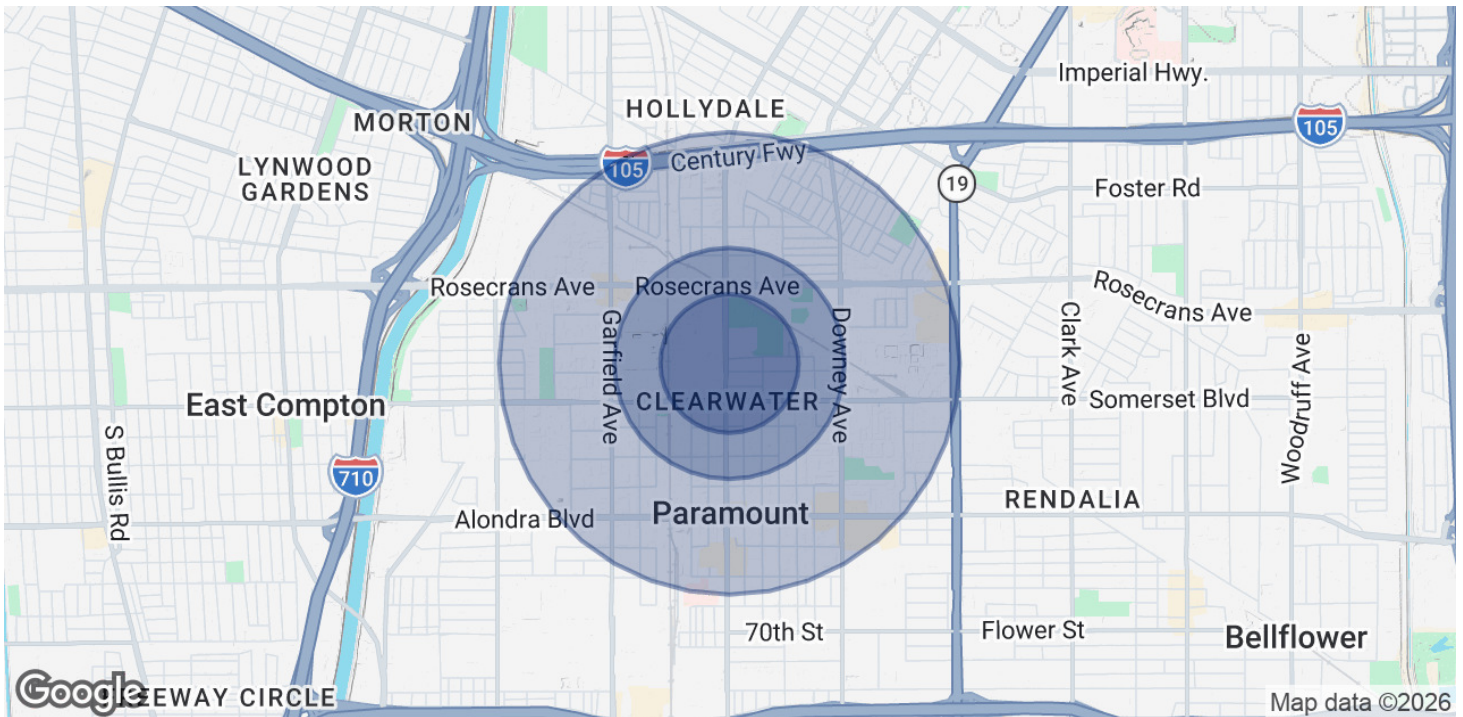


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,473	5,920	32,976
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,646	9,138
# of Persons per HH	3.8	3.6	3.6
Average HH Income	\$86,340	\$83,535	\$86,480
Average House Value	\$723,391	\$603,389	\$586,340

Demographics data derived from AlphaMap

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WALTER CASTILLO, BROKER / BSRE

Broker Associate

walter@waltercastillo.com

Direct: (213) 792-0940 | Cell: (213) 792-0940

CalDRE #01141632

PROFESSIONAL BACKGROUND

Since becoming a Licensed Realtor in 1992 and receiving a Bachelor of Science Degree in Real Estate from the University of Hawaii, Walter's helped his clients buy and sell commercial, multi-units, retail, investment and industrial properties.

This staggering amount of productivity has not gone unnoticed. Walter's received numerous awards, including the International President's Elite award, the International President Circle award, as well as the International Diamond Society award.

Though these results speak as a true testament to Walter's venerable career, his drive, and tireless work ethic come from his passion to offer his clients the best real estate service in all of Los Angeles. Walter's honest, client-first approach and strong belief in treating everyone fairly have enabled him to become a top producer solely from satisfied customer referrals and repeat clients.

It's easy to see why so many have trusted Walter with the most important transactions of their lives. At any moment, you'll find him going above and beyond the call of duty, fighting to turn every client's dreams into a reality. Even after more than 25 years Licensed Professional a Real Estate Broker, his dedication is stronger than ever and he's never stopped improving his services. In doing so, Walter recently made the move to Coldwell Banker Residential Brokerage joining an elite team of real estate professionals who echo his commitment to clients and allow him to build upon his array of stellar services. Simply put, the best is truly yet to come.

EDUCATION

Bachelor of Science in Real Estate / Real Estate Broker / Certified Negotiator / Certified Marketing Specialist / Relocation Specialist and Certified Investment Specialist.

MEMBERSHIPS

Real Estate Broker, Commercial Certified Broker, Certified Negotiator, Bachelor of Science in Real Estate, Top Producer Internationally, Top 10 Los Feliz Office.

Coldwell Banker Commercial Realty

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MARK: GARCIA, BROKER / OWNER

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