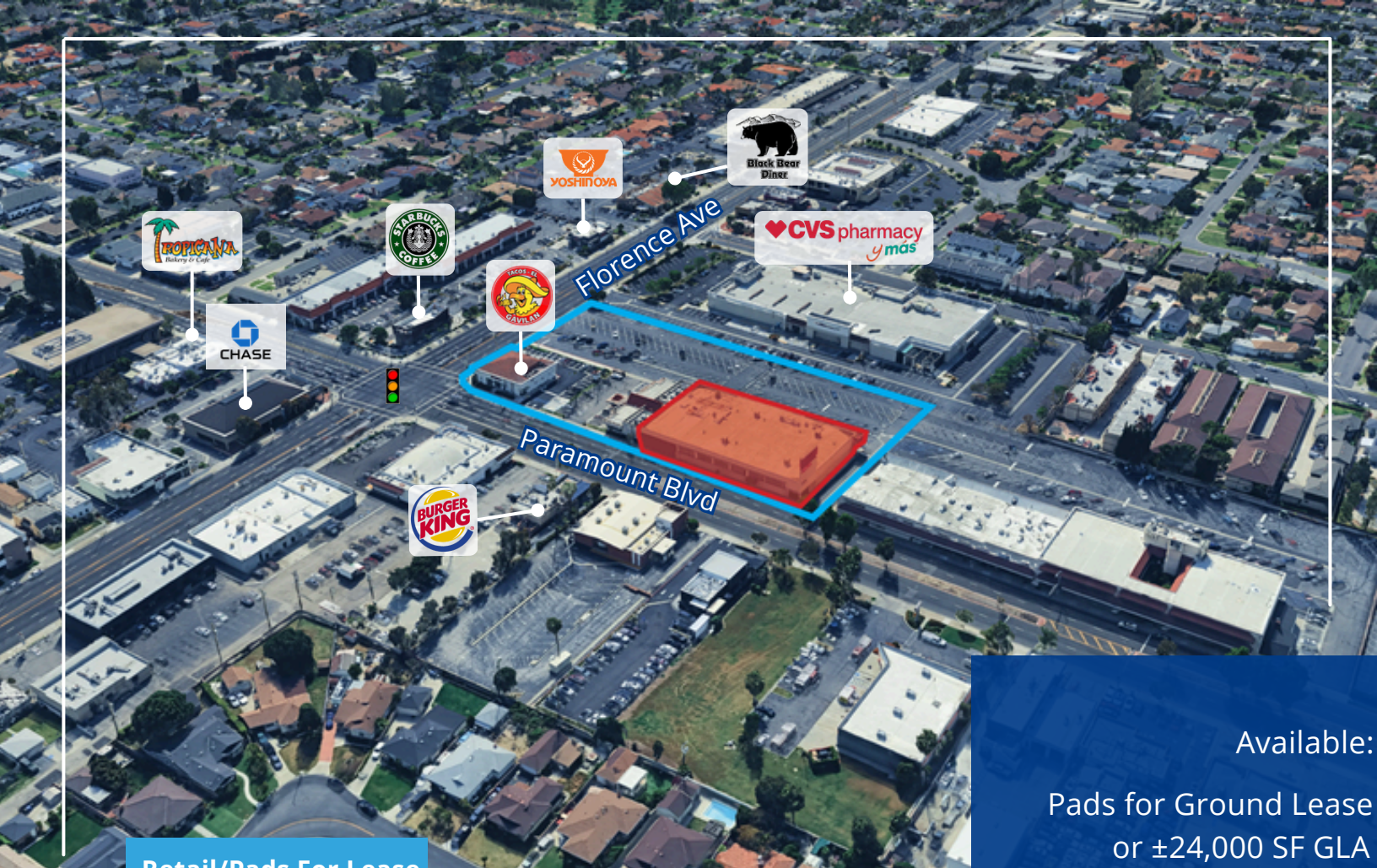




Retail/Pads For Lease

Paramount Blvd & Florence Ave

10001 Paramount Blvd,
Downey, CA 90240

Property Highlights

- Shopping center located at a key intersection in a trade area that is difficult to penetrate
- Strategically positioned at Paramount Blvd & Florence Ave with traffic counts exceeding 44,000 cars per day.
- Strong three-mile demographics with over 218,000 residents and 65,000 households, a daytime population of 114,000, and an average household income over \$109,000
- Within close proximity to the 5 freeway

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Available:

Pads for Ground Lease
or ±24,000 SF GLA

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Accelerating success.

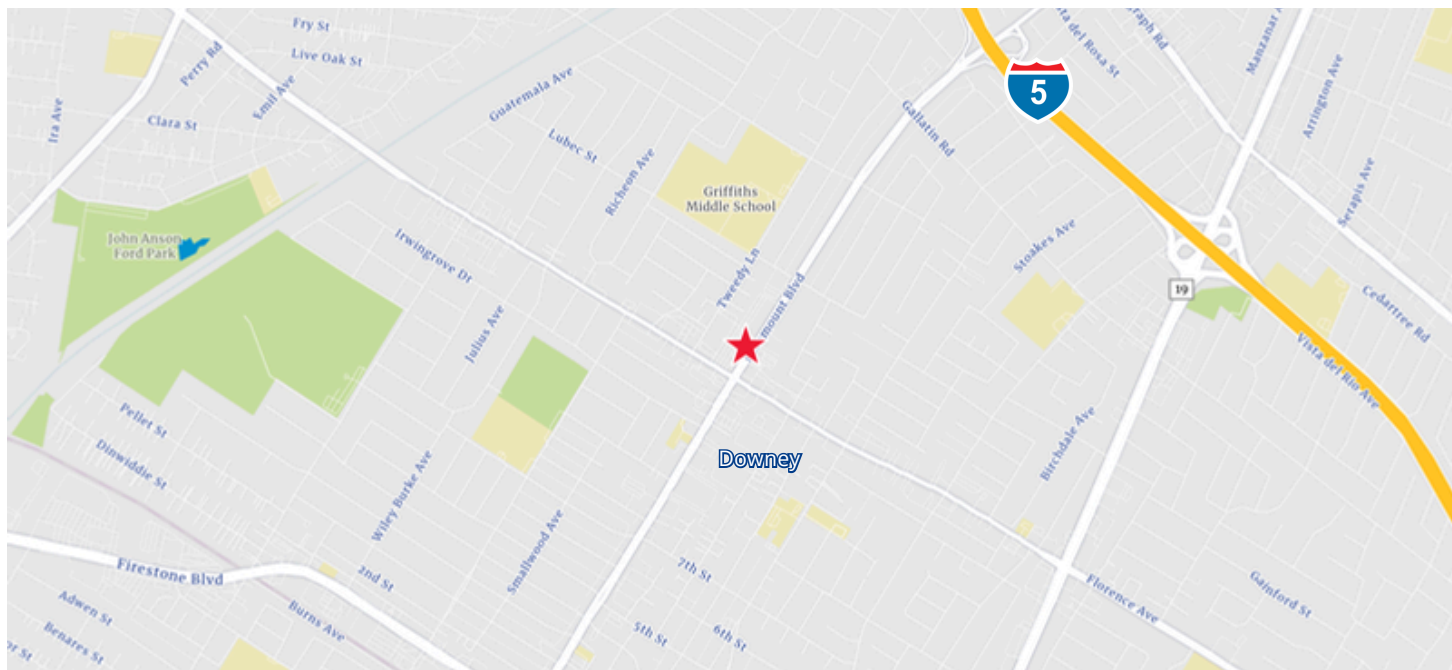
Option A



Option B



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	27,384	218,819	712,440
Total Households	8,955	65,348	207,069
Total Family Households	6,908	51,686	164,979
Average Household Size	3.05	3.31	3.41
Median Age	38.9	36.5	36.0
Population Age 25+	19,436	150,000	484,196
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.62%	0.00%	-0.13%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.81%	-0.84%	-0.83%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.32%	-0.30%	-0.42%
Households	0.05%	0.16%	0.05%
Families	0.08%	0.17%	0.06%
Median Household Income	2.87%	2.89%	2.89%
Current Year Population by Sex			
Male Population	13,434	108,337	353,543
% Male	49.1%	49.5%	49.6%
Female Population	13,950	110,482	358,897
% Female	50.9%	50.5%	50.4%
Current Year Race and Ethnicity			
Total	27,386	218,819	712,440
White Alone	23.3%	19.8%	18.1%
Black Alone	2.2%	2.4%	3.1%
American Indian Alone	1.9%	2.6%	2.8%
Asian Alone	7.6%	4.5%	4.6%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	38.7%	46.8%	48.9%
Two or More Races	26.2%	23.7%	22.2%
Hispanic Origin	76.1%	84.2%	85.4%
Diversity Index	82.2	76.7	75.6
Current Year Educational Attainment			
Total	19,436	150,001	484,199
Less than 9th Grade	7.8%	14.7%	17.0%
9th - 12th Grade, No Diploma	5.4%	8.7%	11.0%
High School Graduate	22.4%	25.9%	26.1%
GED/Alternative Credential	3.1%	3.0%	3.0%
Some College, No Degree	20.6%	17.9%	17.0%
Associate Degree	9.6%	8.2%	7.3%
Bachelor's Degree	21.6%	15.7%	13.6%
Graduate/Professional Degree	9.5%	6.0%	4.9%
Current Year Income and Households Summary			
Median Household Income	\$106,040	\$83,124	\$80,007
Average Household Income	\$132,900	\$109,229	\$103,040
Per Capita Income	\$43,616	\$32,533	\$30,006
Current Year Summary Business Data			
Total Businesses	1,370	7,754	22,989
Total Daytime Population	24,519	228,123	678,079
Daytime Population: Workers	10,785	114,273	301,951
Daytime Population: Residents	13,734	113,850	376,128

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