

FOR LEASE

# Prime SoCal Junior Anchor Box Available with Drive-Thru

4909 PARAMOUNT BLVD.  
LAKEWOOD, CA



**NEWMARK | PACIFIC**

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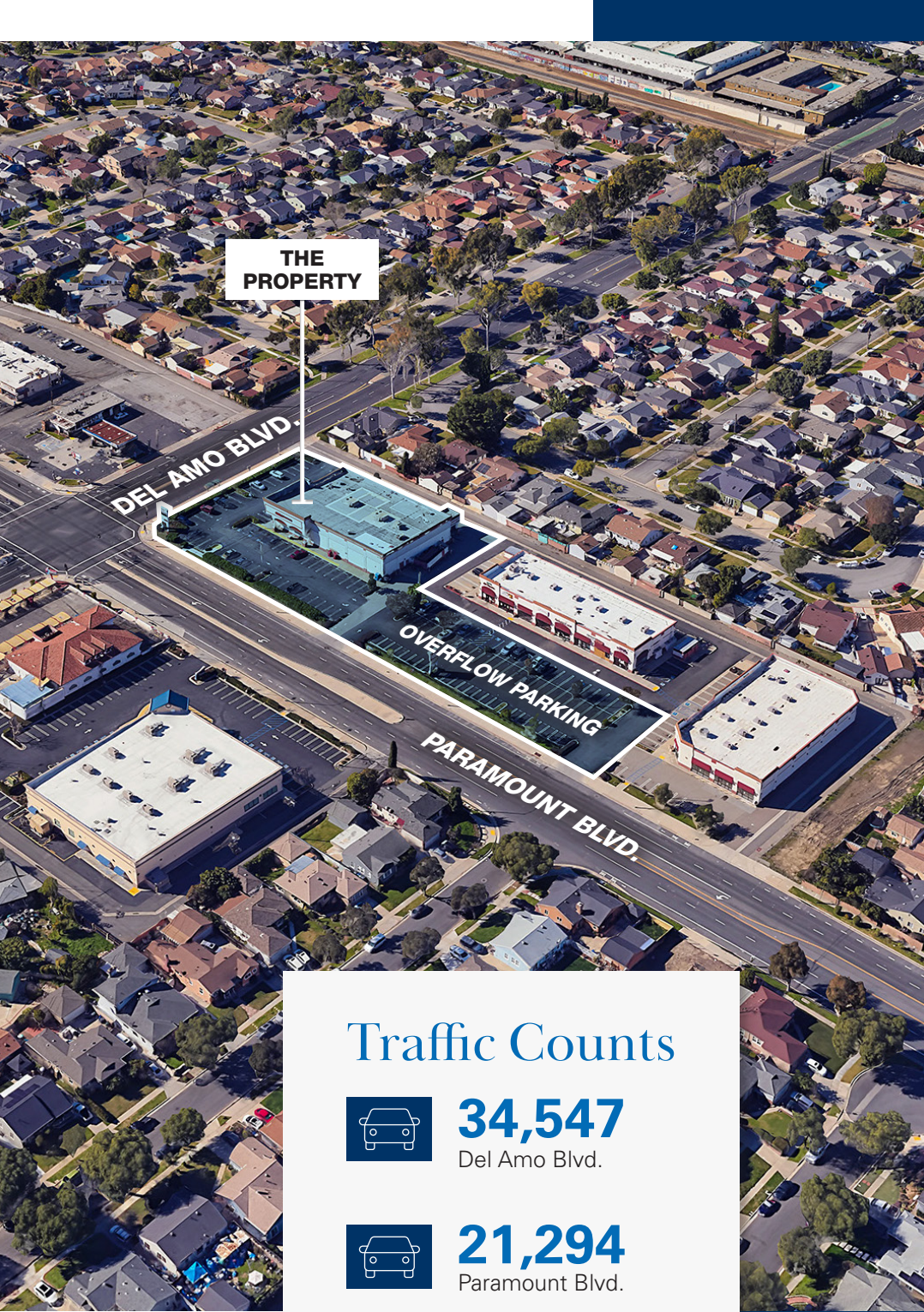


# Property Features

- 12,000 SF available with Owner flexible to accommodate multiple uses
- Hard corner, stand-alone location at a prominent LA County intersection providing significant visibility and identity
- Large 1.2 acre parcel with ultimate flexibility on uses including potential fast food QSR, coffee, car wash, multi-tenant retail, or medical
- Dedicated positioning on two prominent pylon signs fronting the hard corner
- Building features a rare drive-thru
- 55,000 cars per day intersection
- Lakewood is a dense urban Los Angeles sub-market with over 676,406 residents in the immediate area
- Paramount Blvd. and Del Amo Blvd. are two primary arterials connecting Lakewood to the surrounding markets of Long Beach, North Long Beach, Cerritos, Cypress, Paramount, Carson, the Beach Cities, and the 91, 405, 710, and 605 freeways
- Paramount Blvd. is the primary feeder street to the Long Beach Airport that is projected to see over \$4M travelers this year
- Abundant parking on-site and shared with adjacent strip center







THE  
PROPERTY

DEL AMO BLVD.

OVERFLOW PARKING

PARAMOUNT BLVD.

## Traffic Counts



**34,547**  
Del Amo Blvd.



**21,294**  
Paramount Blvd.

## Demographics



Population

**32,234**

1 Mile

**222,926**

3 Miles

**676,406**

5 Miles



Household Income

**\$113,438**

1 Mile

**\$115,185**

3 Miles

**\$110,350**

5 Miles



Employees

**4,876**

1 Mile

**89,743**

3 Miles

**245,042**

5 Miles



Families

**7,896**

1 Mile

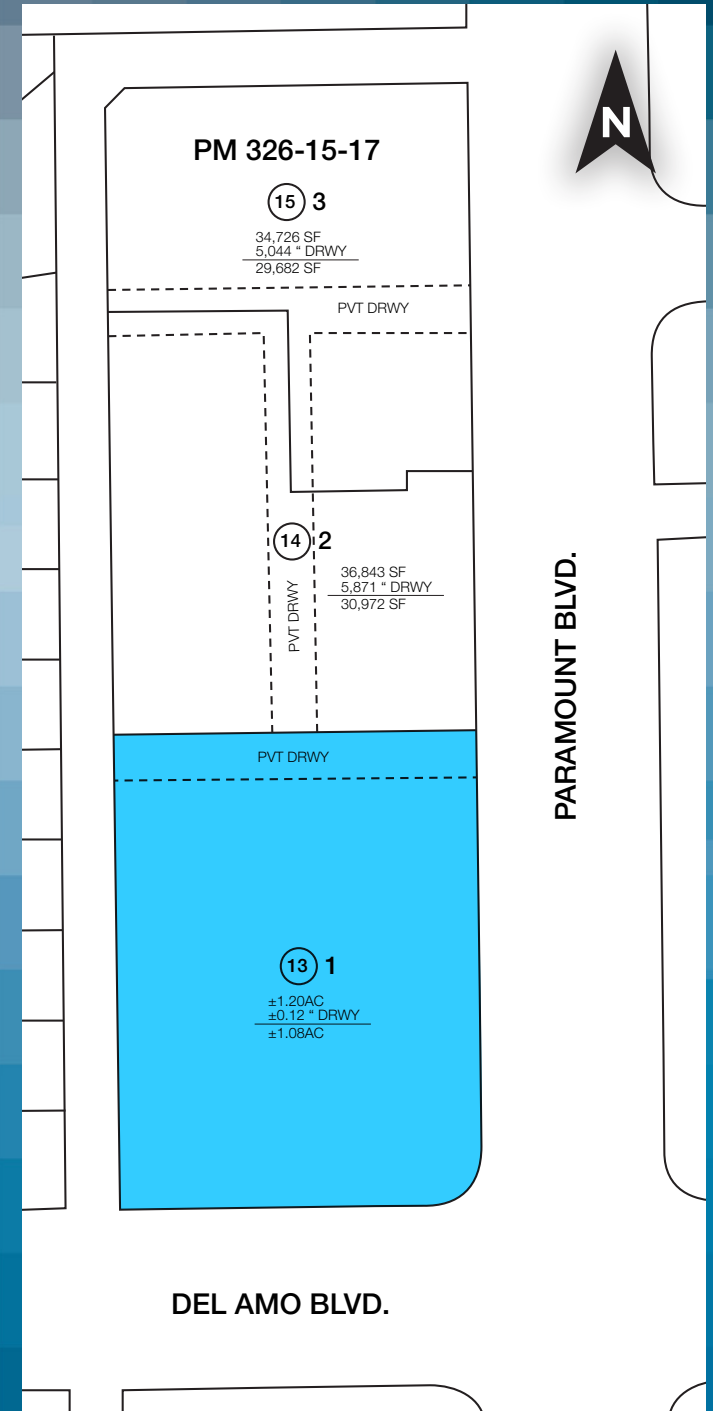
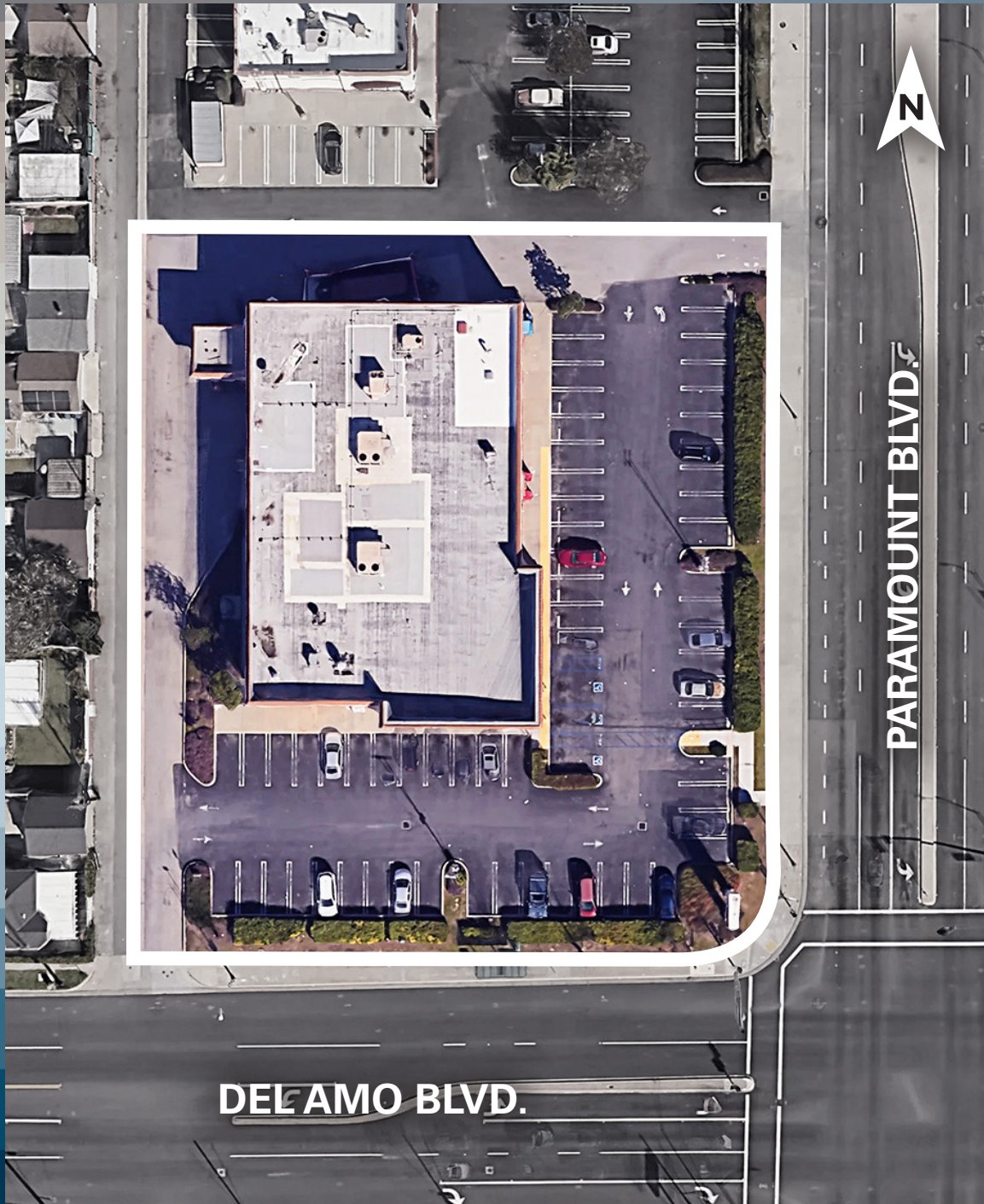
**53,383**

3 Miles

**156,001**

5 Miles







## 2-Tenant Concept Drive-Thru







Social Security  
Administration

THE  
PROPERTY

OVERFLOW  
PARKING



PARAMOUNT BLVD.

DEL AMO BLVD.

CHERRY AVE.

CANDLEWOOD ST.



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*For more information, please contact:*

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