

A pastoral landscape with cows grazing in a field and large trees in the background. The scene is captured in a soft, golden light, suggesting late afternoon or early morning. The cows are scattered across the foreground, some facing left and some right. The trees are dense and leafy, with a prominent one in the center background. The overall mood is peaceful and rural.

HAY TREE

PUBLIC MARKET

16493 PARAMOUNT BLVD PARAMOUNT, CA. 90723

±8,364 SF AVAILABLE TO LEASE

Property Highlights



Up to \pm 8,364 SF
single/multi-tenant
restaurant, coffee
or dessert space
available



Newly renovated
space in the heart of
a bustling community



Very walkable
location with walk
score of 79



On-Site parking



Signage available



Approx. 24,162 VPD





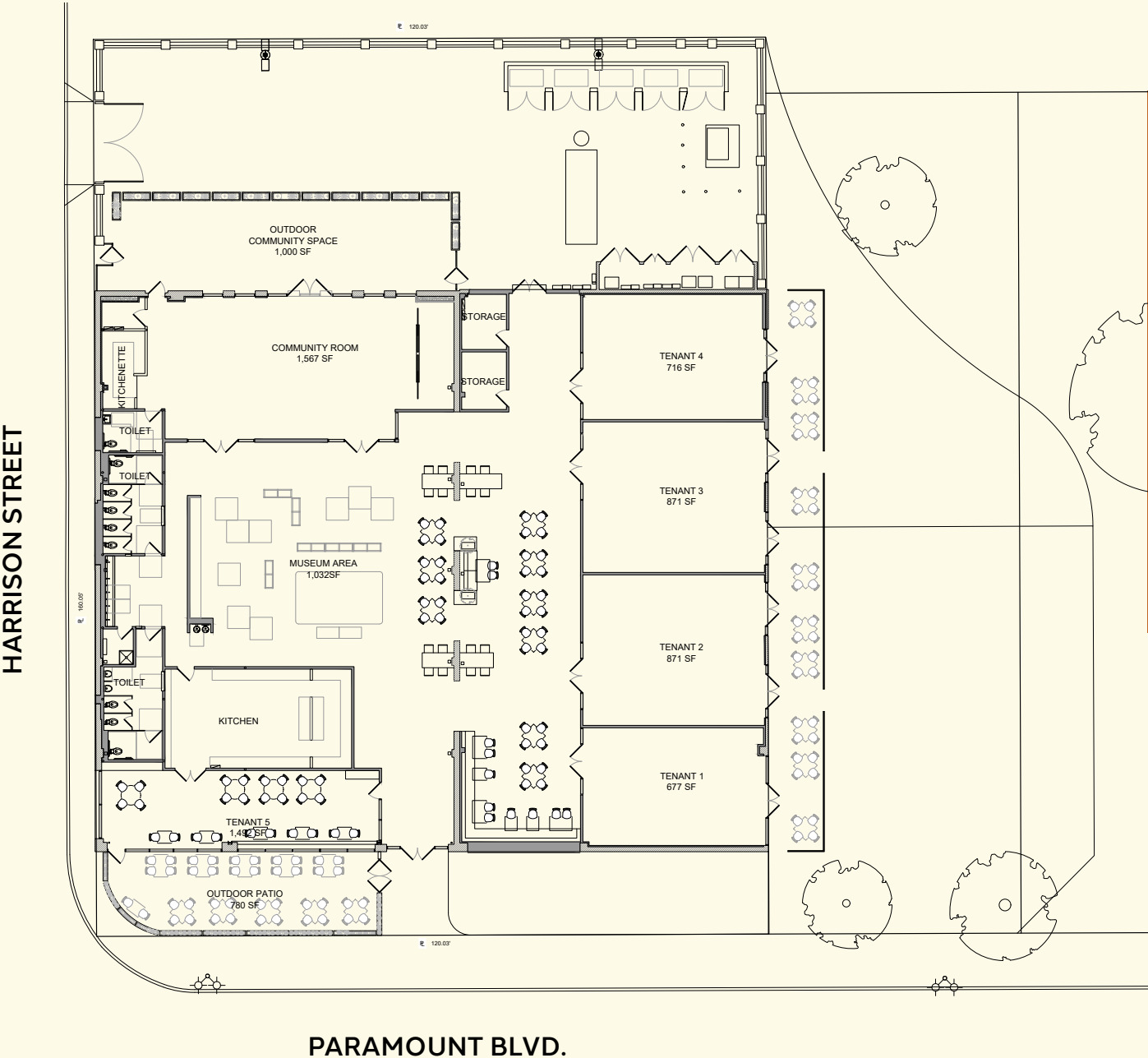


Rendering of Future Building Renovation

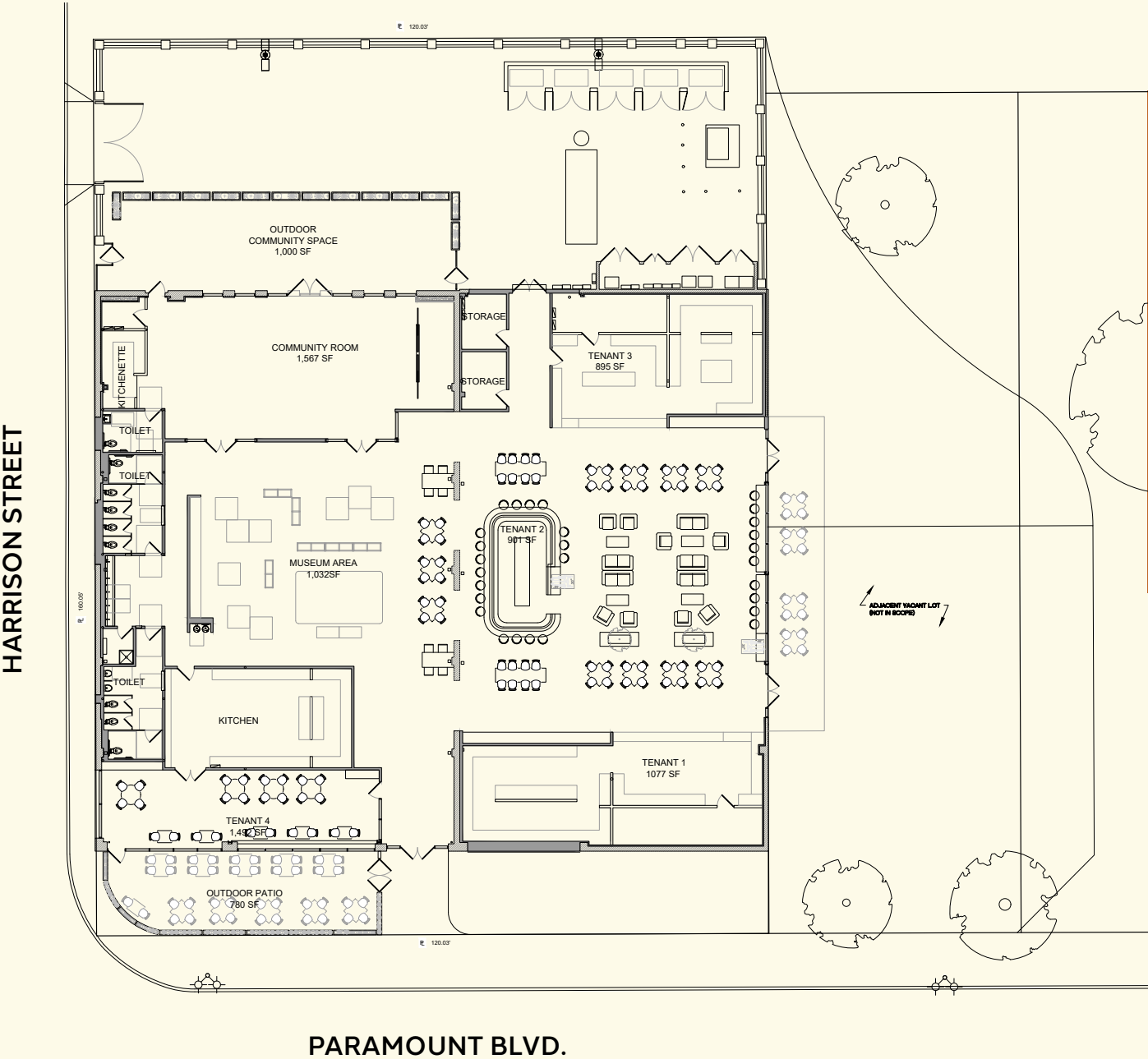


Rendering of Future Building Renovation

Floor Plan | Leasing Plan 1



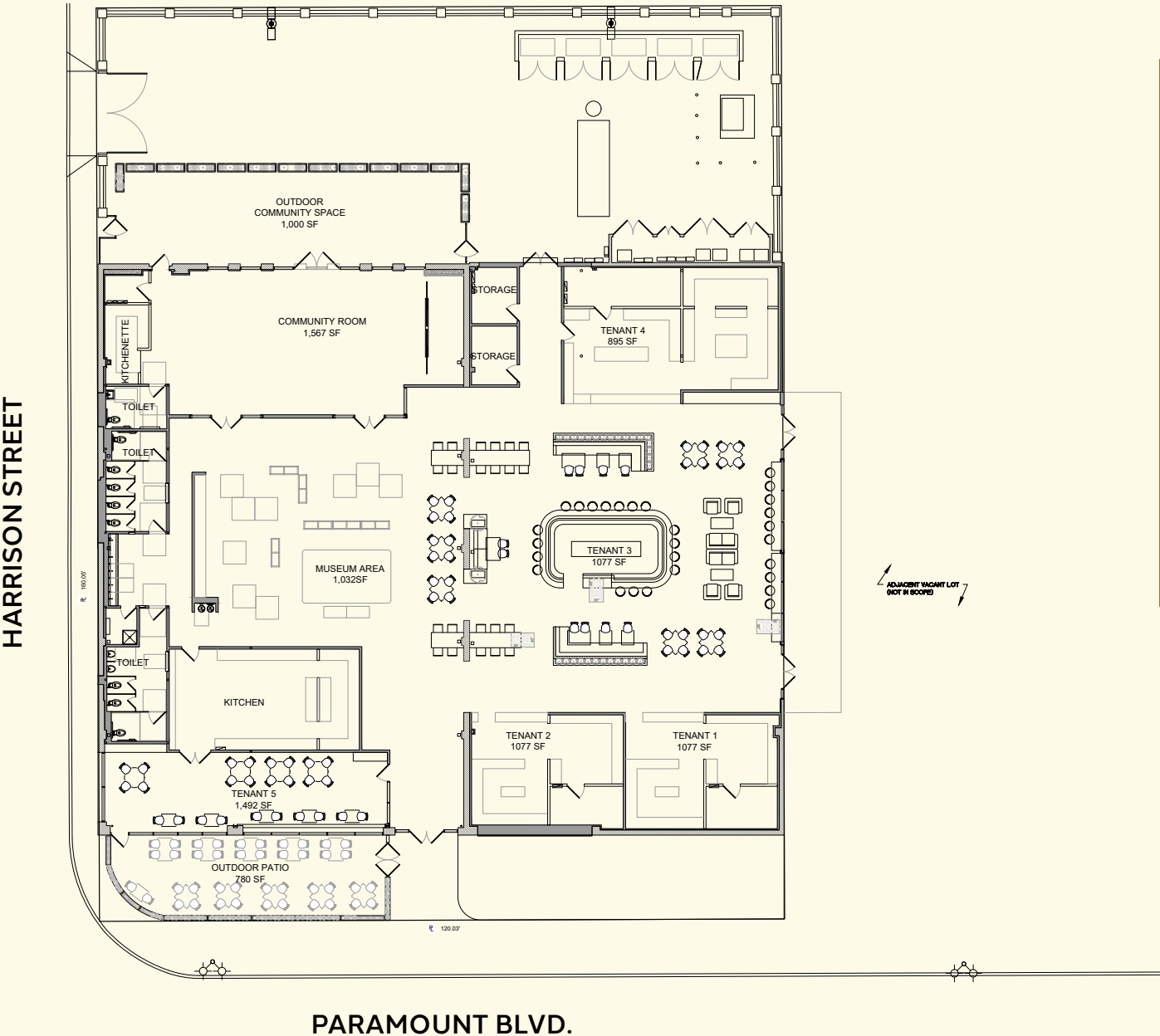
Floor Plan | Leasing Plan 2



Area	SF
Outdoor Community Space	1,000
Community Room	1,567
Museum Area	1,032
Tenant 1	1,077
Tenant 2	901
Tenant 3	895
Tenant 4	1,492
Outdoor Patio	780

**These demising plans are conceptual. Property can potentially be delivered with differing sizes/ floorplans to meet various Tenant requirements.*

Floor Plan | Leasing Plan 3



Area	SF
Outdoor Community Space	1,000
Community Room	1,567
Museum Area	1,032
Tenant 1	1,077
Tenant 2	1,077
Tenant 3	1,077
Tenant 4	895
Tenant 5	1,492
Outdoor Patio	780

**These demising plans are conceptual. Property can potentially be delivered with differing sizes/ floorplans to meet various Tenant requirements.*

The Local Area



\$109,991

average household income
within 2 miles



141,843

people within 2 miles



7,658

businesses within 3 miles
with 71,227 employees



20-39

is the majority age of
the local population



42,305

households within 2 miles



The Local Area



Gather Around the Hay Tree

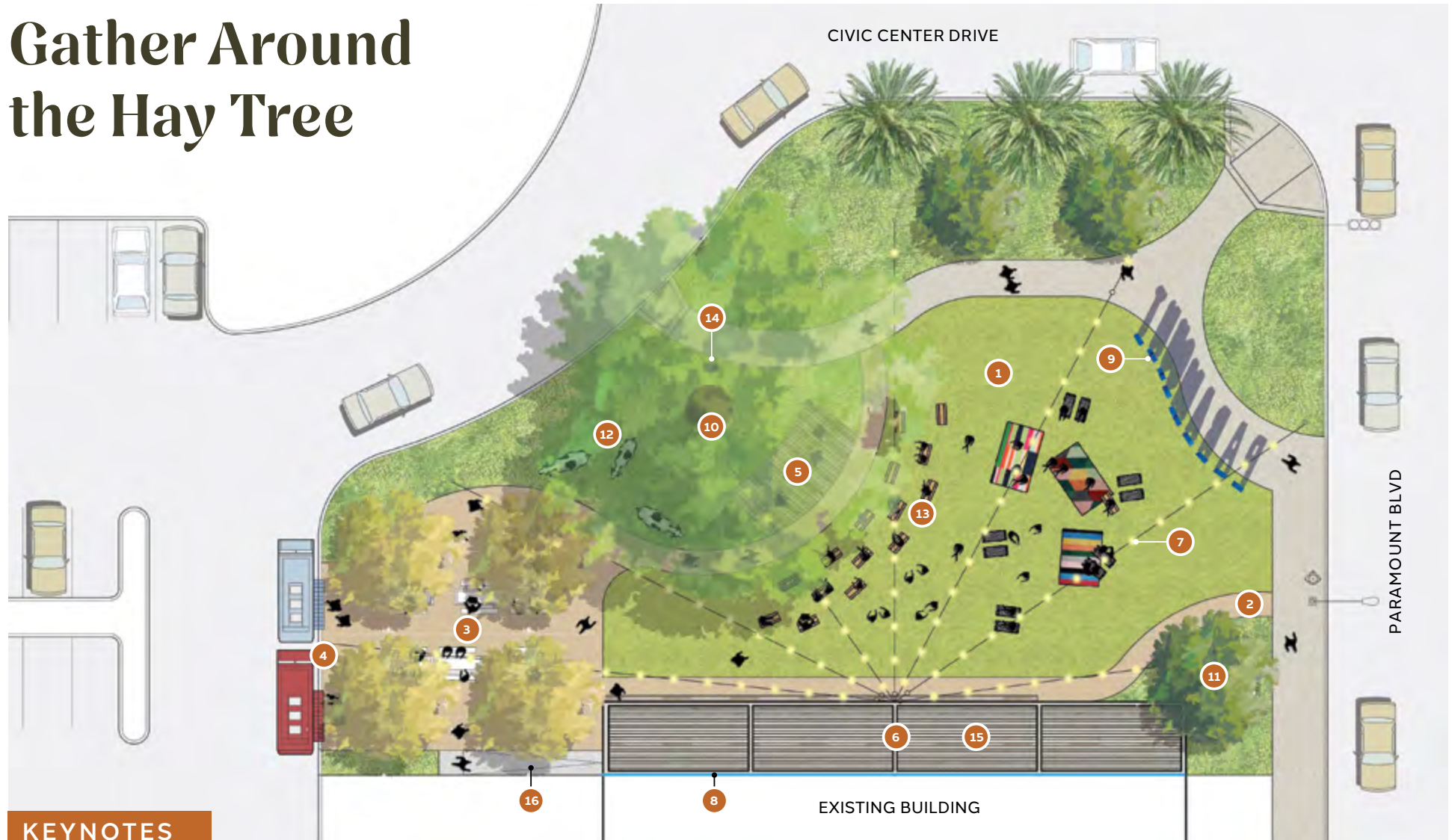
Creating a community a hub for this generation, and generations to come.

Paramount was once known as the “The Milk Shed of Los Angeles” and “Hay Capital” of the world. There were over 25,000 milk cows in the area and the price of hay on the commodity market was set for the region’s dairies each morning at the Hay Tree, a camphor tree planted in the late 19th century. The Hay Tree the only reminder of the area’s busy hay and dairy industry, is one of eleven trees designated as California Historical Landmarks.

We are now creating a community space around this historic sight to ensure that it is enjoyed by generations to come, just as it was generations ago.



Gather Around the Hay Tree



KEYNOTES

- | | | | |
|---|--|-------------------------------------|-------------------------------------|
| 1. Flexible lawn | 5. Permanent stage | 9. Oversized letters | 13. Hay bales and lawn furniture |
| 2. Decomposed granite paving | 6. Overhead structure with integrated lighting | "Paramount" City signage | 14. Hay Tree historic marker plaque |
| 3. Tree grove with picnic tables | 7. Overhead string lights | 10. Existing Hay Tree | 15. Dining platform |
| 4. Food truck curbside parking for special events | 8. Colorful mural on building facade | 11. Existing tree | 16. ADA ramp |
| | | 12. 3-dimensional Cow sculpture art | |

HAY TREE

PUBLIC MARKET

For more information, please contact:

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