

A scenic landscape featuring a large, leafy tree in the center. In the foreground, several cows are grazing in a green field. The background shows rolling hills and a clear sky.

# HAY TREE PUBLIC MARKET

16493 PARAMOUNT BLVD PARAMOUNT, CA. 90723

±8,364 SF AVAILABLE TO LEASE

# Property Highlights



Up to ± 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

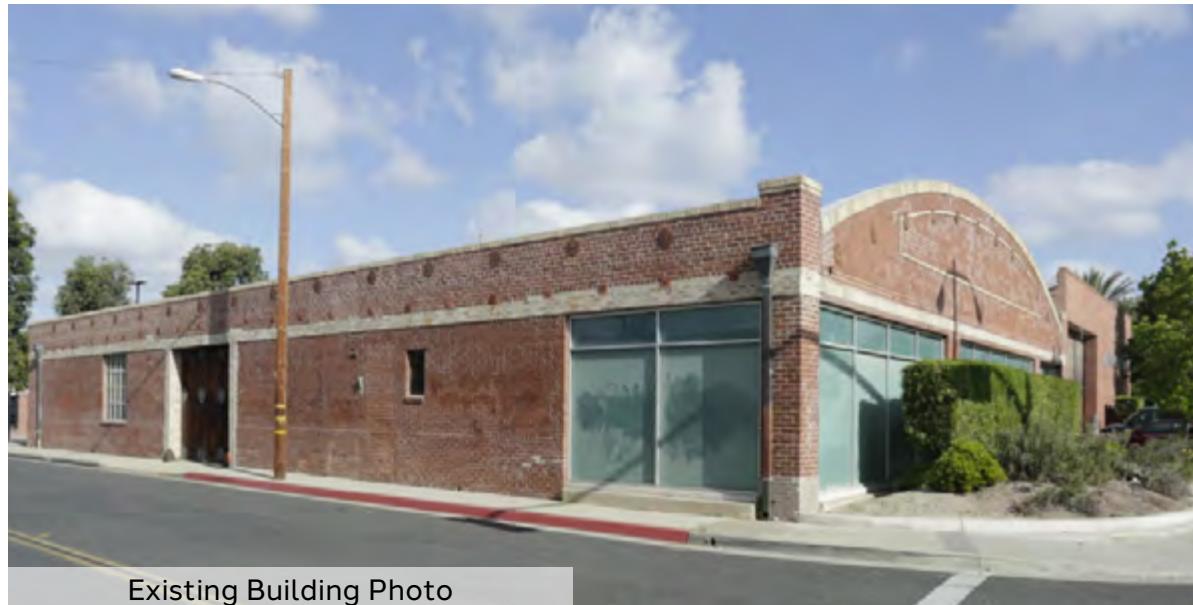


Signage available



Approx. 24,162 VPD





Existing Building Photo



Rendering of Future Building Renovation



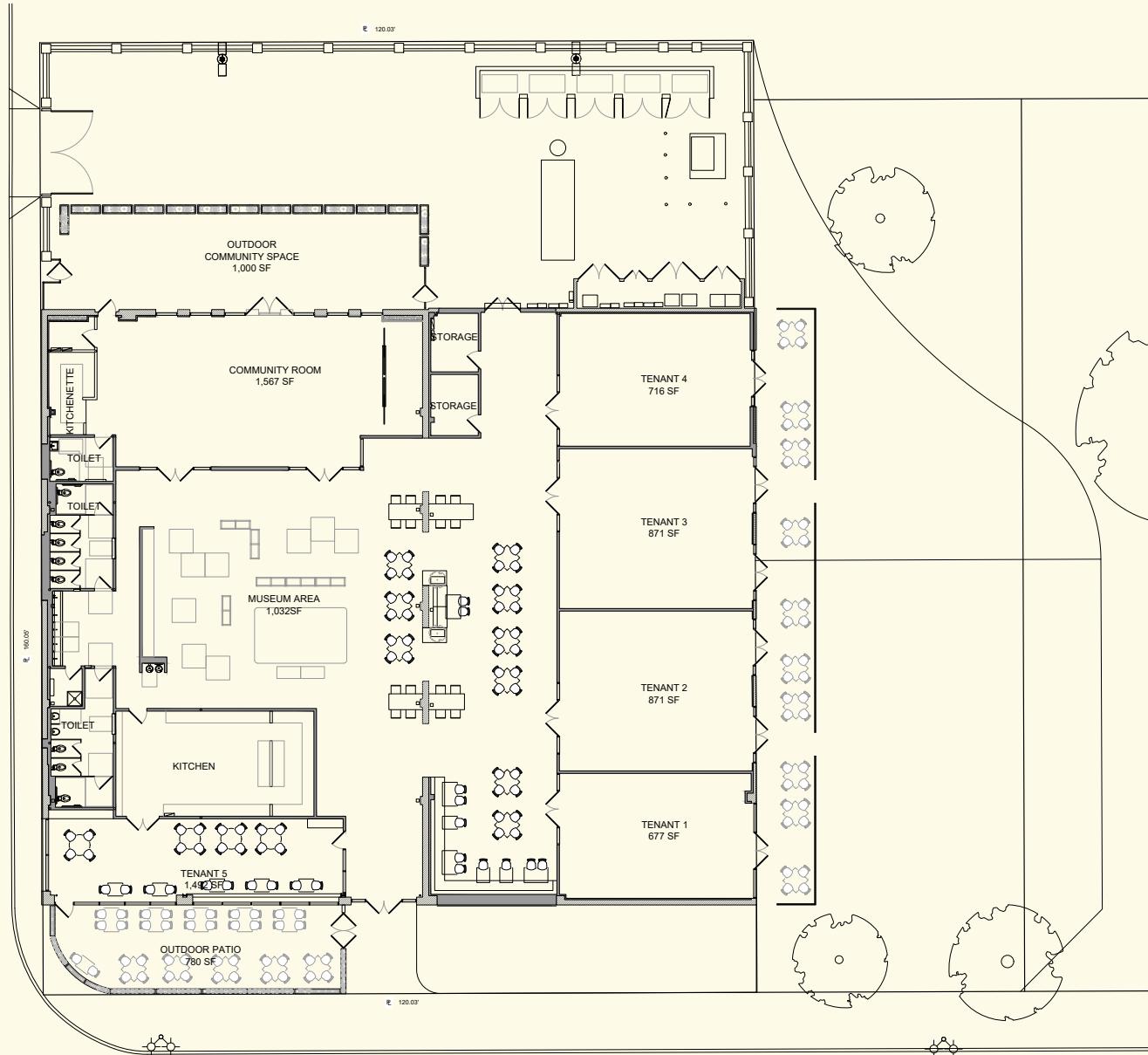
Rendering of Future Building Renovation



Rendering of Future Building Renovation

# Floor Plan | Leasing Plan 1

HARRISON STREET



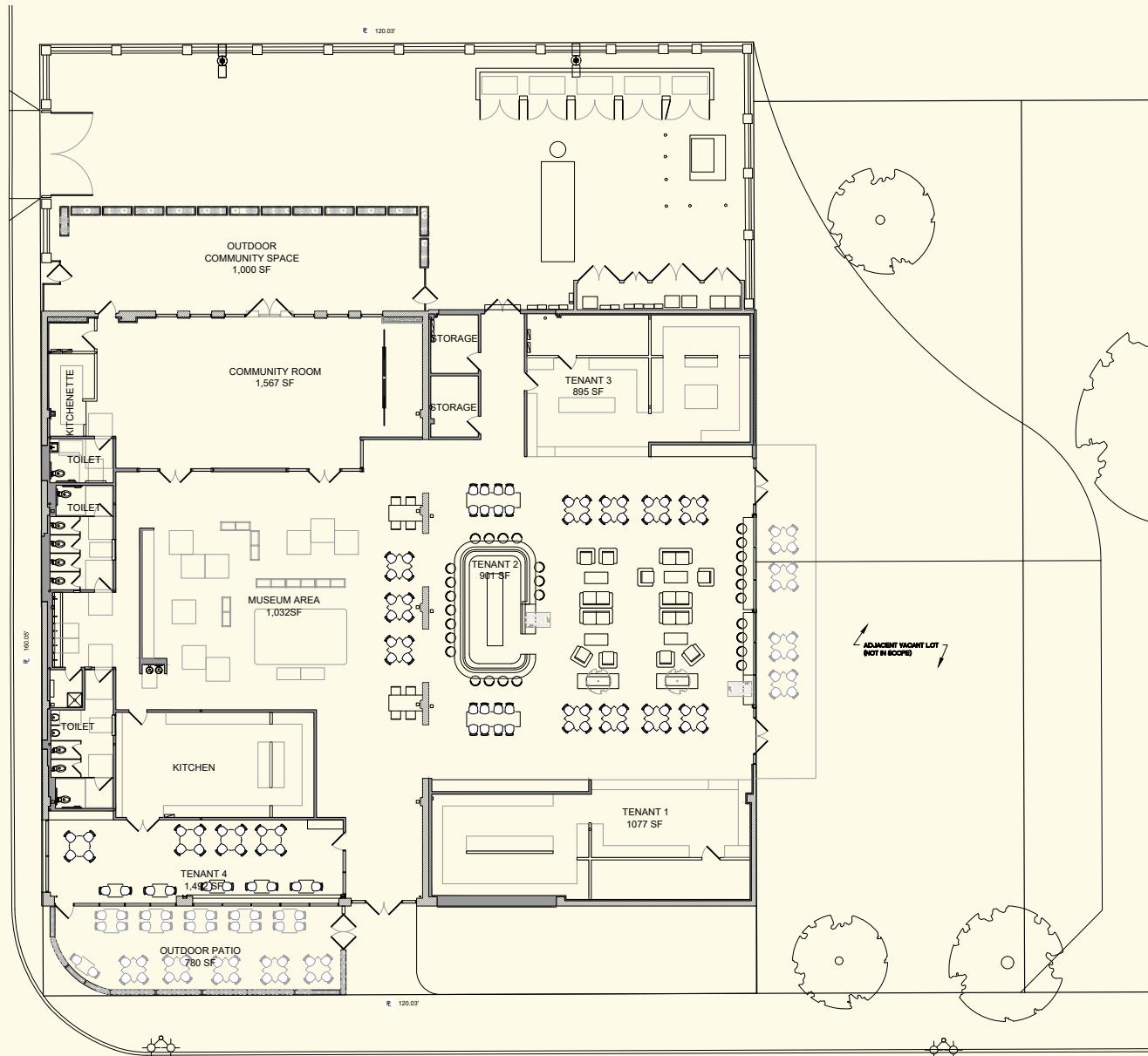
PARAMOUNT BLVD.

Area	SF
Outdoor Community Space	1,000
Community Room	1,567
Museum Area	1,032
Tenant 1	677
Tenant 2	871
Tenant 3	871
Tenant 4	716
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.*

# Floor Plan | Leasing Plan 2

HARRISON STREET



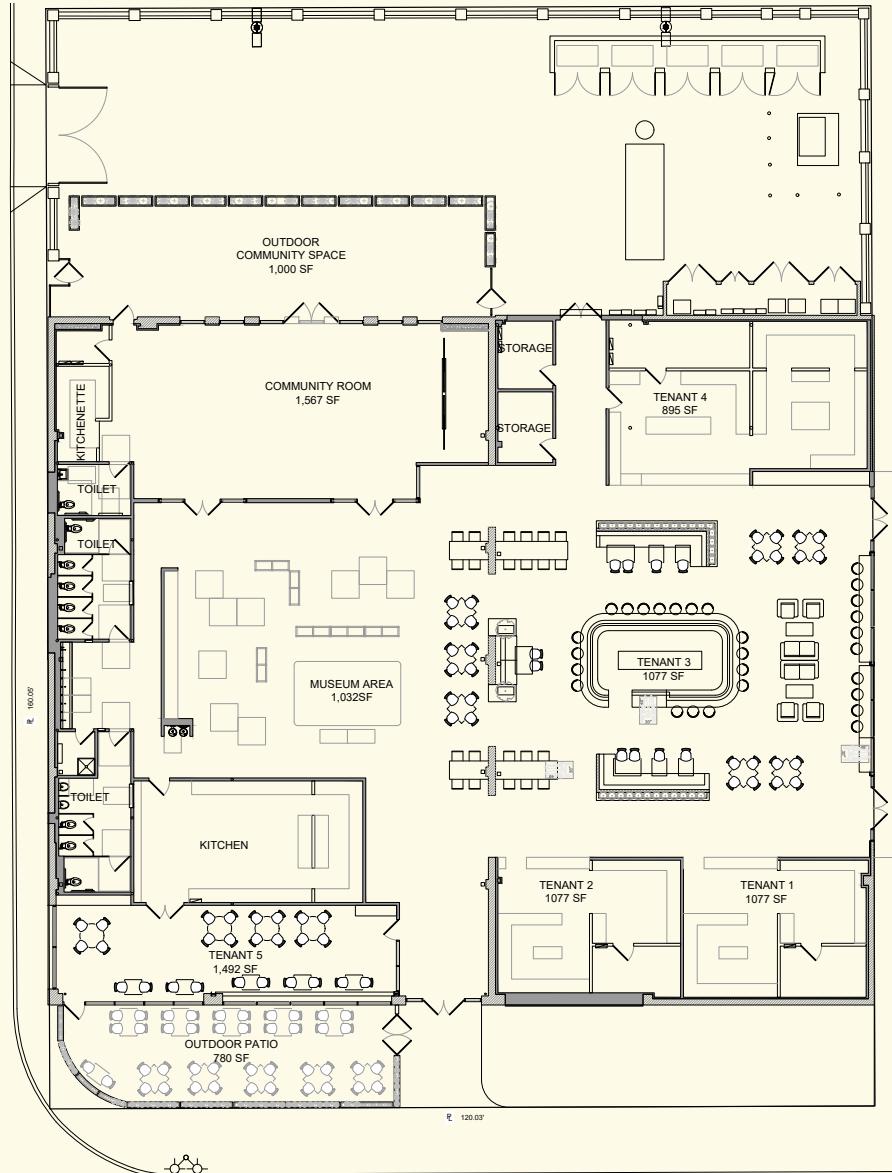
PARAMOUNT BLVD.

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

HARRISON STREET



PARAMOUNT BLVD.

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.*

ADJACENT VACANT LOT  
NOT IN SCOPE

# 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

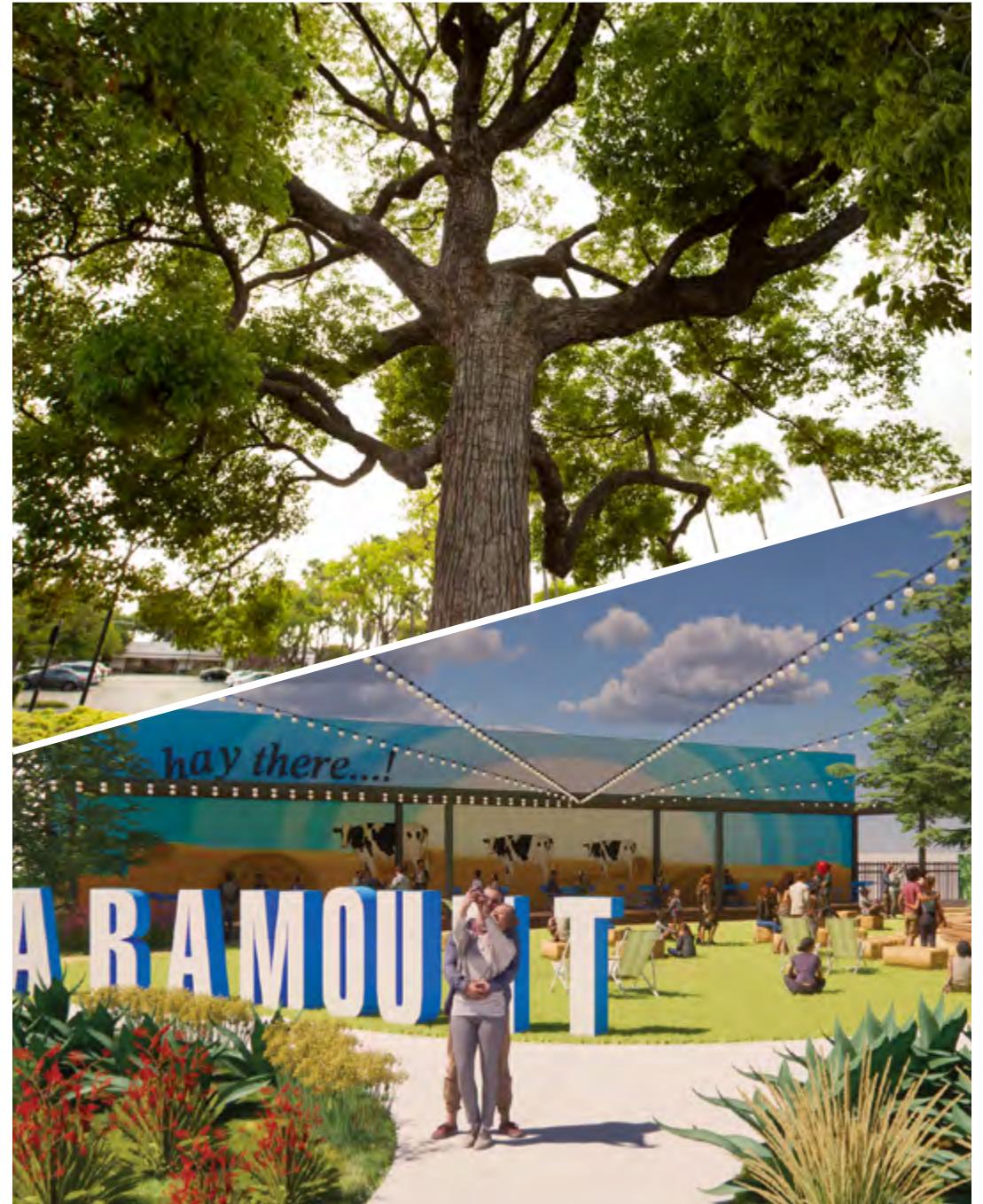


# Gather Around the Hay Tree

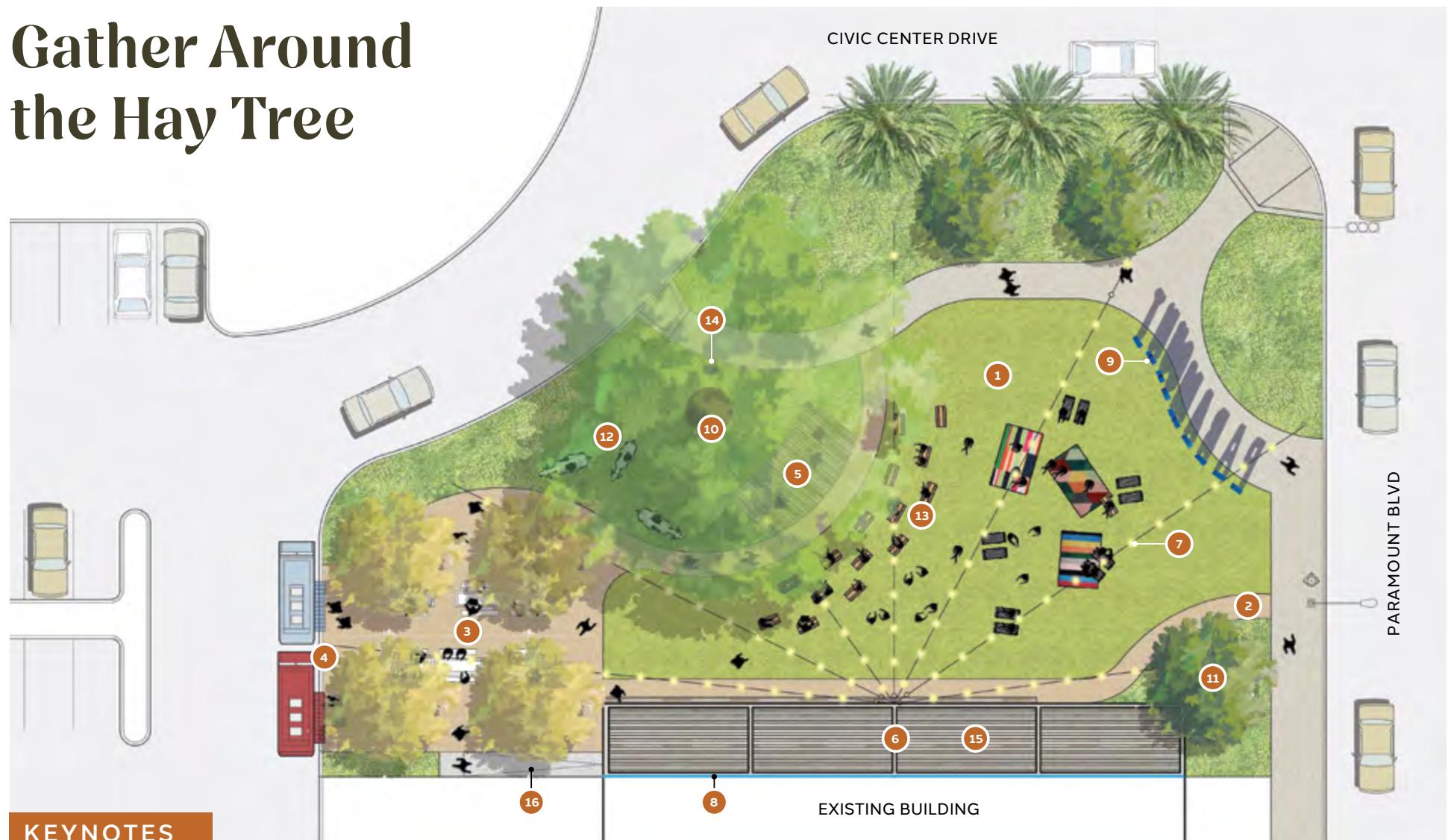
**Creating a community a hub for this generation, and generations to come.**

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

# HAY TREE

## PUBLIC MARKET

**For more information, please contact:**

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