



# Paramount Rosecrans Shopping Center

Less than 2 miles from one of Kaiser's largest medical centers, Rosecrans Plaza is conveniently located on the busy Rosecrans Ave. thoroughfare right off the signalized corner of Rosecrans and Downey Ave. Rosecrans is closest major east/west thoroughfare south of the 105 Freeway.



**WESTLAND**  
RETAIL PROPERTIES

# Rosecrans Center

## Corner Rosecrans & Downey

- ◆ New Build to Suit Drive Thru Pad
- ◆ Across from Paramount High School
- ◆ Major Employer, Kaiser - Downey Medical Center, Less than 2 Miles

### Join Us.

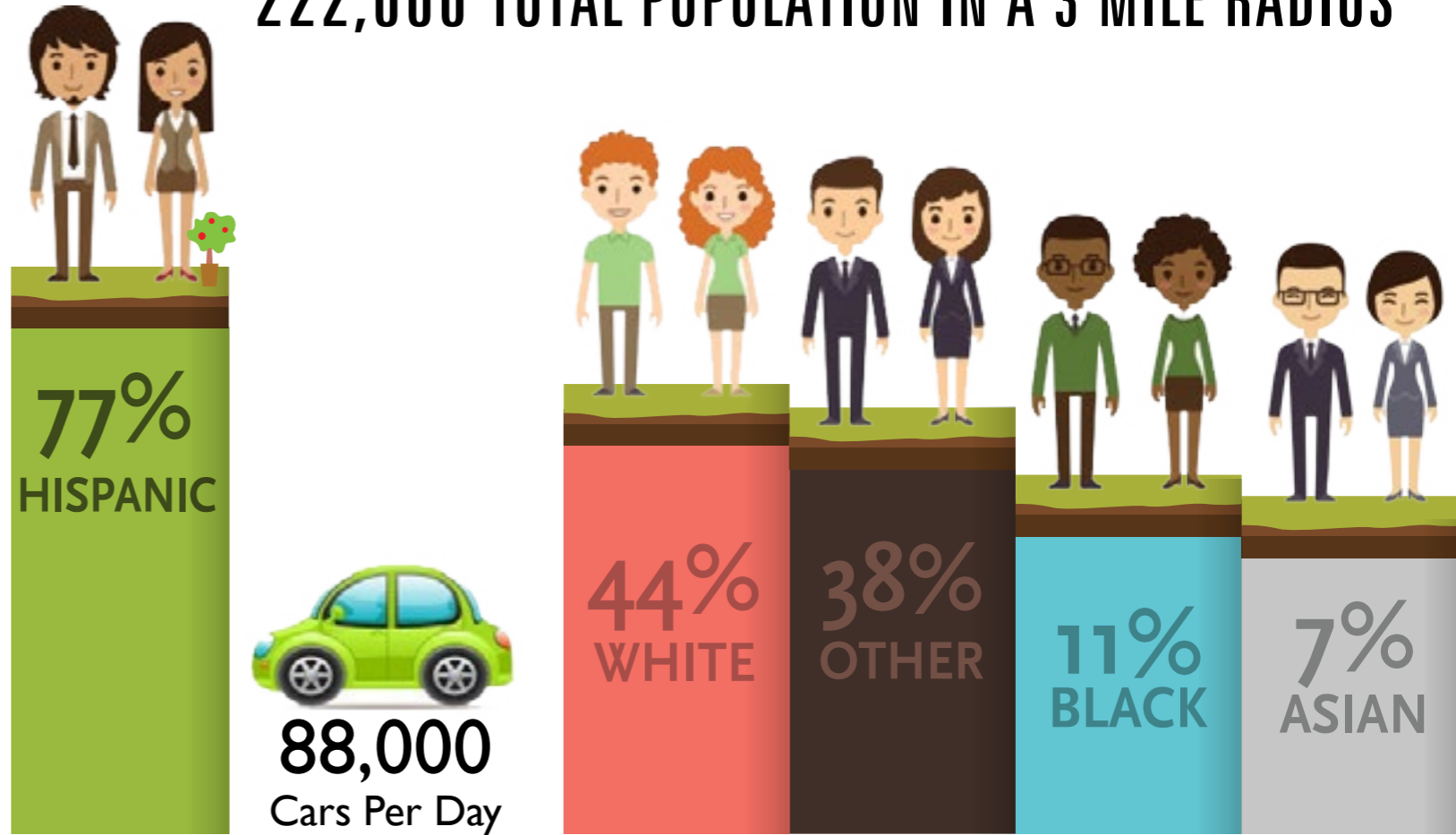
- ◆ Baskin-Robbins
- ◆ Little Caesars Pizza
- ◆ Boost Mobile

[www.westlandRealEstateGroup.com](http://www.westlandRealEstateGroup.com)

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**Westland Real Estate Group**  
 Invest ► Develop ► Manage

222,000 TOTAL POPULATION IN A 3 MILE RADIUS



Average Household Income \$65k

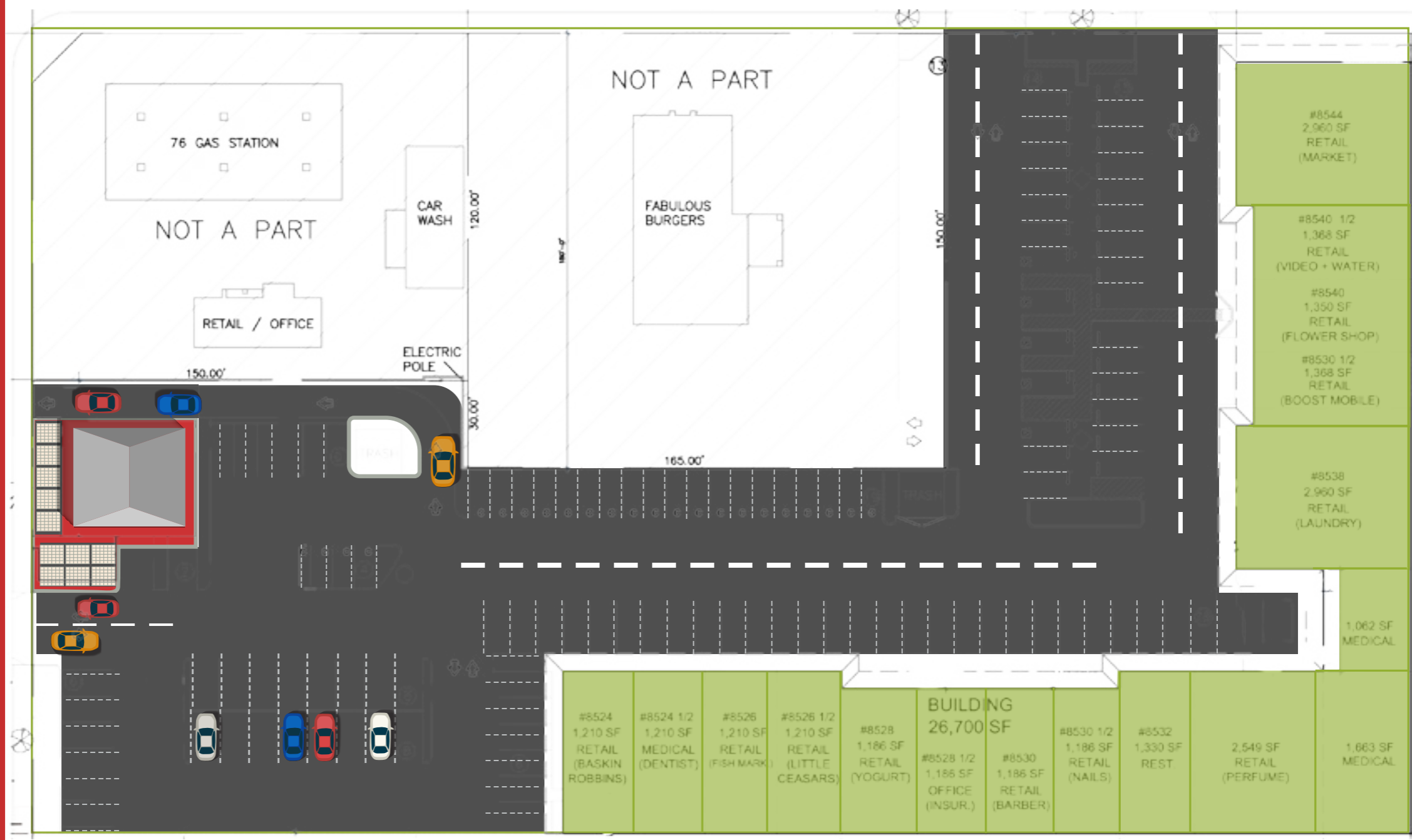


### 2,000 Students. Across the Street.

Nationally recognized, Paramount High School, directly across the street, boasts a population of close to 2,000 students and provides a steady stream of traffic.



**New**  
 Drive Thru Pad  
 Build to Suit or  
 Ground Lease



**Rosecrans Shopping Center | 8524 Rosecrans | Paramount, CA**