

PARAMOUNT GATEWAY

GROUND LEASE / BTS
INVESTMENT OPPORTUNITY

± 144,747SF COMMERCIAL PLANNED DEVELOPMENT
SEEKING RETAIL TENANTS



± 2,048 SF COMMERCIAL PLANNED DEVELOPMENT



15101 Paramount Blvd
Paramount, CA 90723



TRAFFIC COUNT
23,185 ATD
PARAMOUNT BLVD

**MAJOR AREA
 RETAILERS**



TRAFFIC COUNT
23,185 ATD
PARAMOUNT BLVD



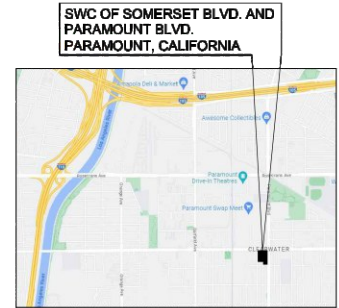
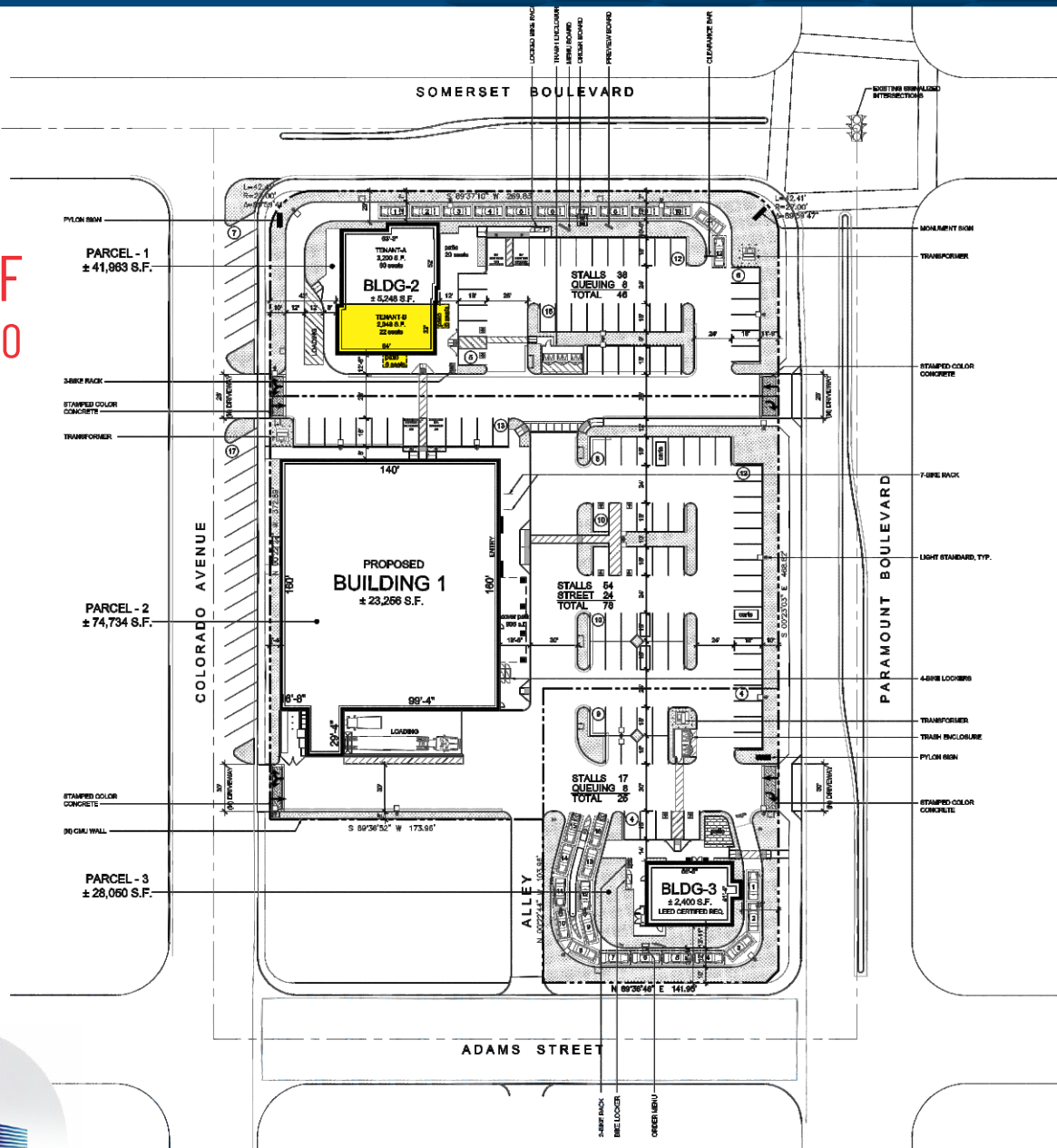
AVERAGE INCOME
\$87,473
5-MILE RADIUS



POPULATION
768,06
5-MILE RADIUS

± 2,048 SF COMMERCIAL PLANNED DEVELOPMENT

2,048 SF
WITH PATIO
12 SEATS



VICINITY MAP
NOT TO SCALE

SITE DATA	
ZONING	
PROPOSED USE	COMMERCIAL
EXISTING ZONING	PD-PS PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS
APN(S)	6270-002-023 & 6270-002-024
SITE AREA	
SITE AREA:	± 3.32 AC ± 144,747 S.F.
F.A.R. (31,810 SF/ 144,747 SF)	0.2
BUILDING COVERAGE	21.9%
BUILDING DATA	
BUILDING AREA	
BUILDING-1 AREA:	± 23,266 SF
COVER PATIO:	± 906 SF
TOTAL BUILDING-1 (RETAIL):	± 24,162 SF
TOTAL BUILDING-2 (FOOD DRIVE-THRU):	± 5,248 SF
TENANT-A	± 3,200 SF
TENANT-B	± 2,048 SF
BUILDING-3 (FOOD DRIVE-THRU)	± 2,400 SF
TOTAL BUILDING AREA	± 31,810 SF
PARKING DATA	
BUILDING-1 (23,266 S.F. @ 1/300 S.F.)	78.0 STALLS
BUILDING-2 (1 per 3 seats 66 seats)	22.0 STALLS
BUILDING-3 (1 per 3 seats 28 seats)	9.0 STALLS
TOTAL PARKING REQUIRED	109.0 STALLS
PARKING PROVIDED	
STANDARD:	97 STALLS
ACCESSIBLE ADA:	8 STALLS
ELECTRIC / CLEAN AIR VEHICLES:	4 STALLS
DRIVE THRU QUEUING STALL	16 STALLS
STREET PARKING	24 STALLS
PARKING PROVIDED:	149 STALLS
PARKING RATIO PROVIDED:	4.8 per 1,000 S.F.
Parking ratio is based on building area of 30,904 S.F. It does not include the patio or canopy areas.	

PROPOSED SITE PLAN
PRELIMINARY SUBJECT TO CHANGE



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DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2010 Population	142,601	795,204	2,871,756
2023 Population	138,231	768,064	2,784,361
2028 Population Projection	134,613	747,406	2,713,039
Annual Growth 2010-2023	-0.2%	-0.3%	-0.2%
Annual Growth 2023-2028	-0.5%	-0.5%	-0.5%
Median Age	34.3	35.2	36.1
Bachelor's Degree or Higher	12%	16%	19%
U.S. Armed Forces	75	599	1,456


Housing	2 mile	5 mile	10 mile
Median Home Value	\$481,549	\$530,890	\$595,512
Median Year Built	1962	1958	1959

Households	2 mile	5 mile	10 mile
2010 Households	37,512	216,036	824,160
2023 Households	36,092	206,790	794,299
2028 Household Projection	35,059	200,657	772,317
Annual Growth 2010-2023	0.2%	0.2%	0.2%
Annual Growth 2023-2028	-0.6%	-0.6%	-0.6%
Owner Occupied Households	16,819	101,582	375,768
Renter Occupied Households	18,240	99,075	396,549
Avg Household Size	3.7	3.6	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$7.3B	\$27.5B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$81,220	\$87,473	\$88,900
Median Household Income	\$65,714	\$69,197	\$68,475
< \$25,000	5,392	30,424	136,126
\$25,000 - 50,000	7,911	42,604	157,019
\$50,000 - 75,000	7,328	39,022	138,661
\$75,000 - 100,000	5,282	29,226	103,622
\$100,000 - 125,000	4,069	23,615	88,199
\$125,000 - 150,000	2,301	14,330	54,059
\$150,000 - 200,000	2,352	15,557	61,936
\$200,000+	1,457	12,014	54,677

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 **POPULATION**
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