



Retail Space For Lease

Available:
±1,100-1,260 SF

Paramount Town Center West

16239 Paramount Blvd
Paramount, CA, 90723

Property Highlights

- Established neighborhood center anchored by a high-volume Northgate Gonzalez Market
- Located right across the street from the Paramount City Hall
- Traffic Counts: ±53,771 CPD (Paramount Blvd & Alondra Blvd)
- Strong three-mile demographics with over 320,310 residents and 91,000 households, a daytime population of 85,000, and an average household income over \$89,000

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Site Plan



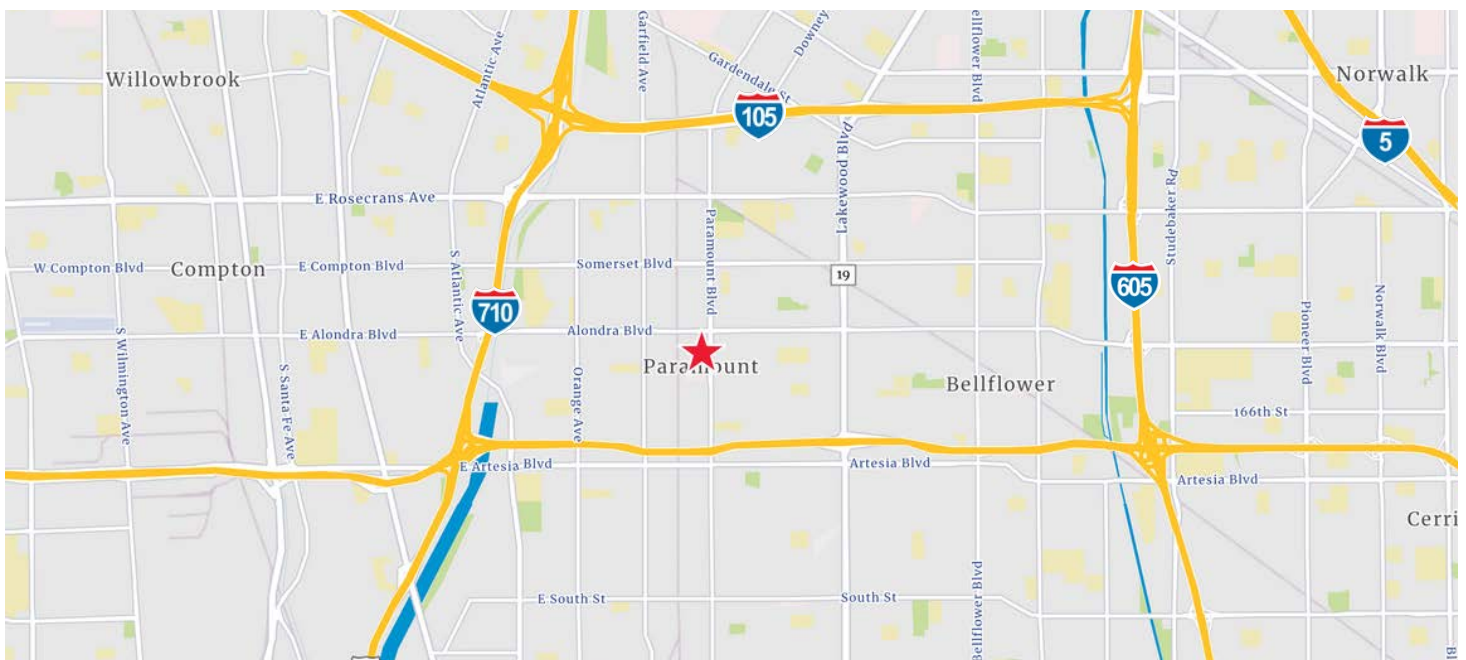
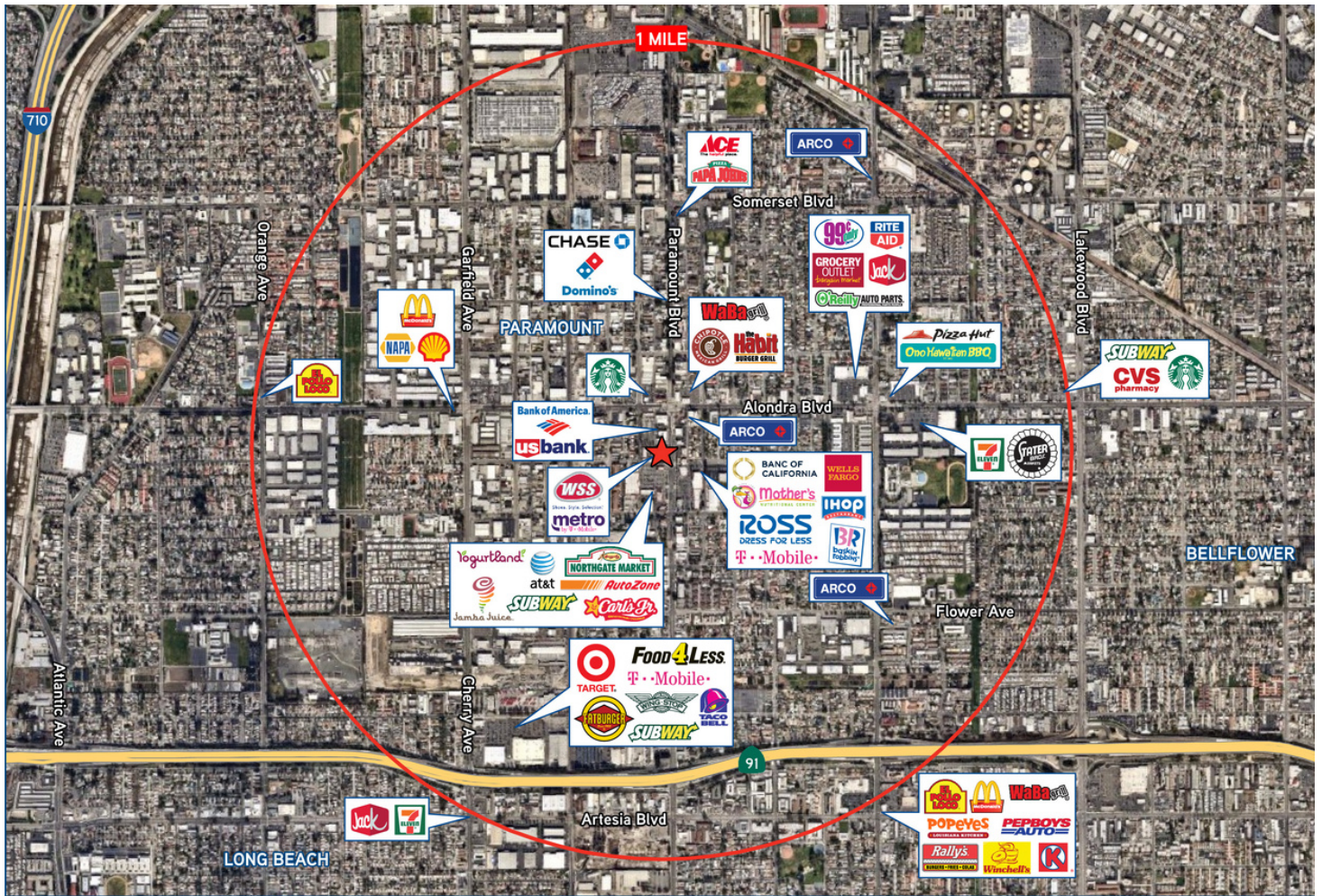
Alondra Blvd

Paramount Blvd

Jackson St

- Potentially Available
- Vacant

Location Maps



Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	31,792	320,310	742,039
Total Households	9,164	91,204	213,715
Total Family Households	7,180	72,437	168,955
Average Household Size	3.41	3.47	3.43
Median Age	30.3	31.6	32.9
Population Age 25+	19,154	197,855	470,418
2010-2020 Population: Annual Growth Rate	-0.02%	0.13%	0.06%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.66%	-0.61%	-0.60%
Households	-0.60%	-0.54%	-0.54%
Families	-0.57%	-0.52%	-0.51%
Median Household Income	3.75%	3.79%	3.38%
Current Year Population by Sex			
Male Population	15,655	156,734	364,195
% Male	49.2%	48.9%	49.1%
Female Population	16,137	163,576	377,844
% Female	50.8%	51.1%	50.9%
Current Year Race and Ethnicity			
Total	31,792	320,312	742,040
White Alone	14.5%	16.6%	19.1%
Black Alone	12.1%	13.1%	10.8%
American Indian Alone	2.4%	2.3%	2.3%
Asian Alone	5.0%	8.5%	8.8%
Pacific Islander Alone	0.9%	0.9%	0.7%
Some Other Race Alone	45.4%	41.2%	40.3%
Two or More Races	19.6%	17.5%	18.0%
Hispanic Origin	75.1%	66.9%	66.7%
Diversity Index	82.3	85.9	86.0
Current Year Educational Attainment			
Total	19,152	197,850	470,420
Less than 9th Grade	15.5%	13.2%	13.2%
9th - 12th Grade, No Diploma	14.0%	11.4%	10.4%
High School Graduate	24.4%	24.6%	23.9%
GED/Alternative Credential	2.5%	2.7%	2.4%
Some College, No Degree	20.9%	21.1%	20.3%
Associate Degree	8.3%	8.7%	8.4%
Bachelor's Degree	10.0%	13.6%	15.3%
Graduate/Professional Degree	4.4%	4.8%	6.1%
Current Year Income and Households Summary			
Median Household Income	\$58,696	\$69,026	\$74,668
Average Household Income	\$74,125	\$89,148	\$96,736
Per Capita Income	\$21,098	\$25,461	\$27,899
Current Year Summary Business Data			
Total Businesses	1,479	7,820	22,724
Total Daytime Population	31,831	267,407	674,710
Daytime Population: Workers	14,053	85,462	257,305
Daytime Population: Residents	17,778	181,945	417,405

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