

# Available - For Lease or Sale



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14127 Paramount Blvd  
Paramount, CA 90723

## Property Details

- Lease Rate: \$1.25-\$1.50/SF monthly, NNN
- Purchase Price - Unpriced
- Prominent Building Signage (Paramount Blvd)
- Parking Lot (Rear): ±15 parking stalls

## Property Highlights

- Adjacent to high high-performing and recently renovated Dollar Tree store
- Excellent visibility corner storefront location
- Opportunity for dedicated parking lot in the rear
- Prominent building signage (subject to local government approval)
- Strong demographics with over 306,000 residents within 3 miles, average household income over \$100,000, and over 86,000 households
- Located along high traffic Paramount Blvd with approximately 32,000 cars per day traffic

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Available:  
**6,000 SF**

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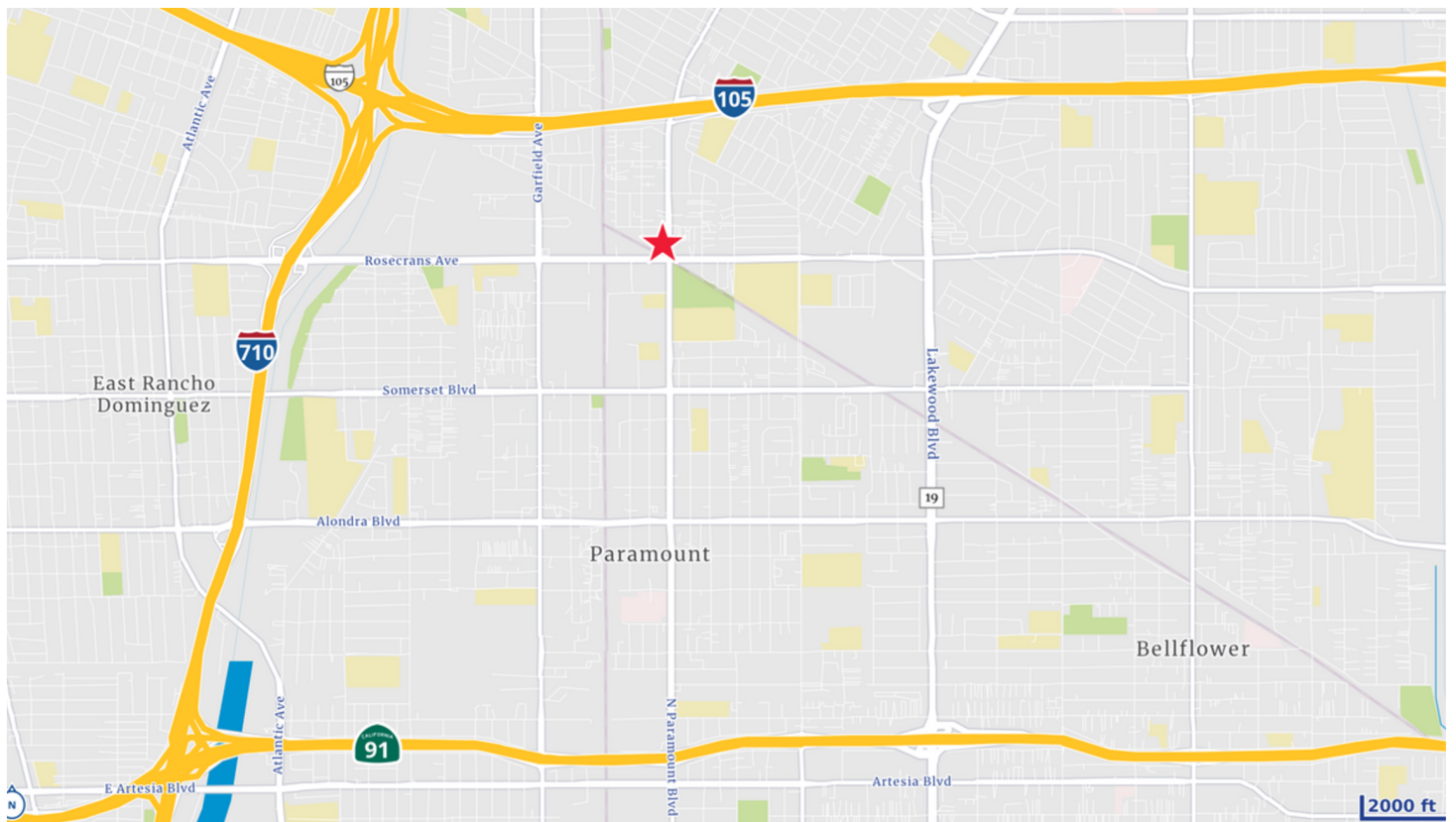
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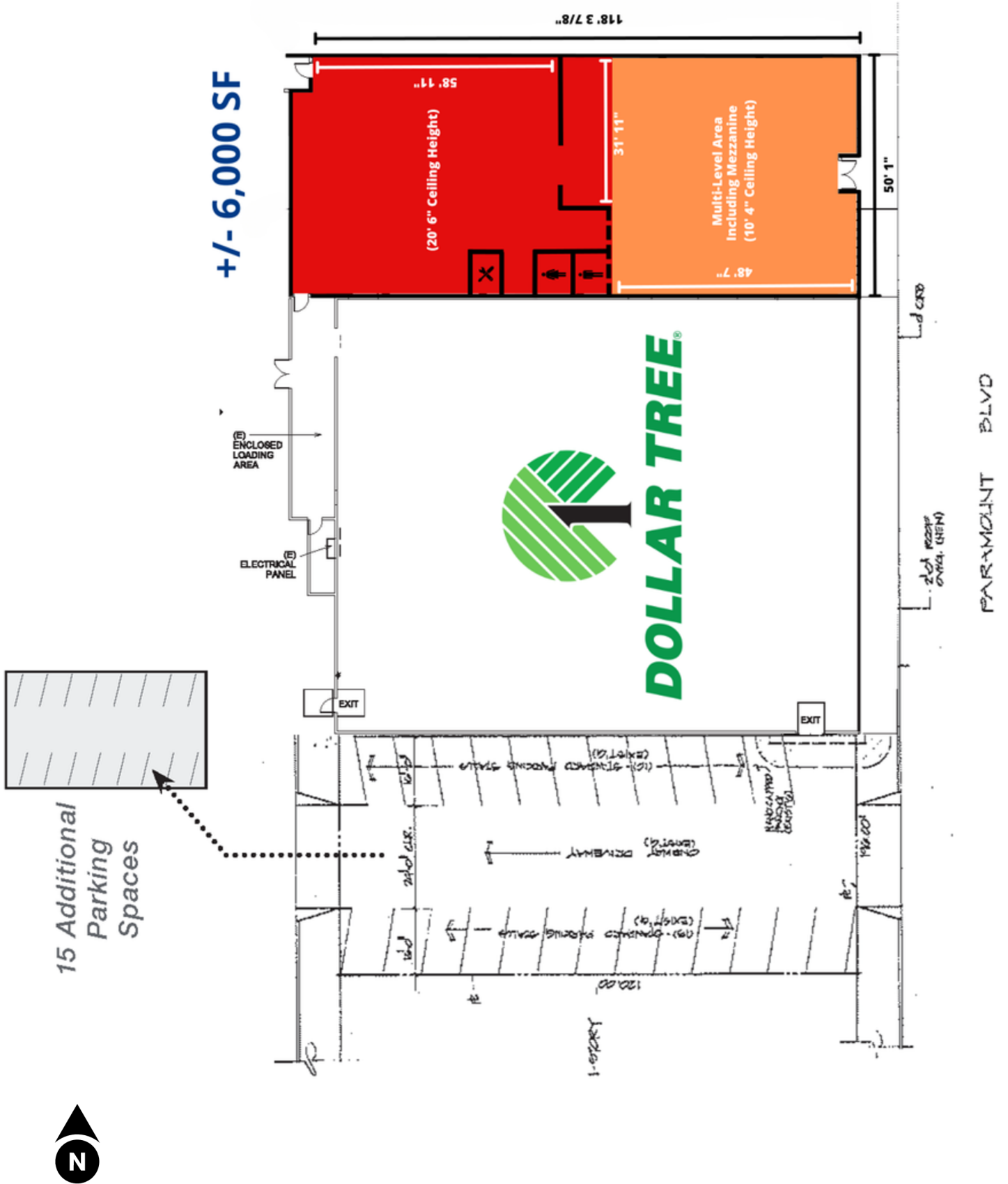
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865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

# Aerial & Location Map



# Site Plan



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	33,452	308,443	823,341
Total Households	9,558	88,006	236,978
Total Family Households	7,644	69,032	186,419
Average Household Size	3.48	3.47	3.43
Median Age	34.3	35.3	35.6
Population Age 25+	21,752	204,512	546,813
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.01%	0.06%	0.00%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.17%	-0.84%	-0.91%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.58%	-0.57%	-0.59%
Households	0.01%	0.00%	-0.02%
Families	0.05%	0.04%	0.02%
Median Household Income	2.64%	3.05%	2.98%
<b>Current Year Population by Sex</b>			
Male Population	16,572	153,385	407,205
% Male	49.5%	49.7%	49.5%
Female Population	16,880	155,058	416,136
% Female	50.5%	50.3%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	33,451	308,444	823,341
White Alone	14.1%	16.0%	17.1%
Black Alone	8.2%	9.6%	9.3%
American Indian Alone	2.7%	2.6%	2.4%
Asian Alone	3.2%	6.0%	6.9%
Pacific Islander Alone	0.3%	0.6%	0.6%
Some Other Race Alone	50.0%	46.0%	45.1%
Two or More Races	21.5%	19.2%	18.7%
Hispanic Origin	83.2%	75.9%	74.1%
Diversity Index	76.6	81.8	82.7
<b>Current Year Educational Attainment</b>			
Total	21,752	204,507	546,814
Less than 9th Grade	19.9%	16.0%	16.5%
9th - 12th Grade, No Diploma	10.9%	11.0%	10.5%
High School Graduate	25.9%	25.4%	24.8%
GED/Alternative Credential	3.3%	2.9%	2.7%
Some College, No Degree	16.8%	18.8%	18.3%
Associate Degree	7.1%	7.4%	7.6%
Bachelor's Degree	11.1%	13.6%	14.4%
Graduate/Professional Degree	4.9%	5.0%	5.3%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$74,076	\$76,198	\$77,005
Average Household Income	\$90,977	\$97,231	\$99,668
Per Capita Income	\$26,046	\$27,767	\$28,734
<b>Current Year Summary Business Data</b>			
Total Businesses	1,112	8,317	21,881
Total Daytime Population	28,626	254,193	680,720
Daytime Population: Workers	10,601	86,220	228,739
Daytime Population: Residents	18,025	167,973	451,981

## Contact

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