

**Retail/Pads For Lease**

## Paramount Blvd & Florence Ave

10001 Paramount Blvd,  
Downey, CA 90240

### Property Highlights

- Shopping center located at a key intersection in a trade area that is difficult to penetrate
- Strategically positioned at Paramount Blvd & Florence Ave with traffic counts exceeding 44,000 cars per day.
- Strong three-mile demographics with over 218,000 residents and 65,000 households, a daytime population of 114,000, and an average household income over \$109,000
- Within close proximity to the 5 freeway

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Available:  
Pads for Ground Lease  
or ±24,000 SF GLA

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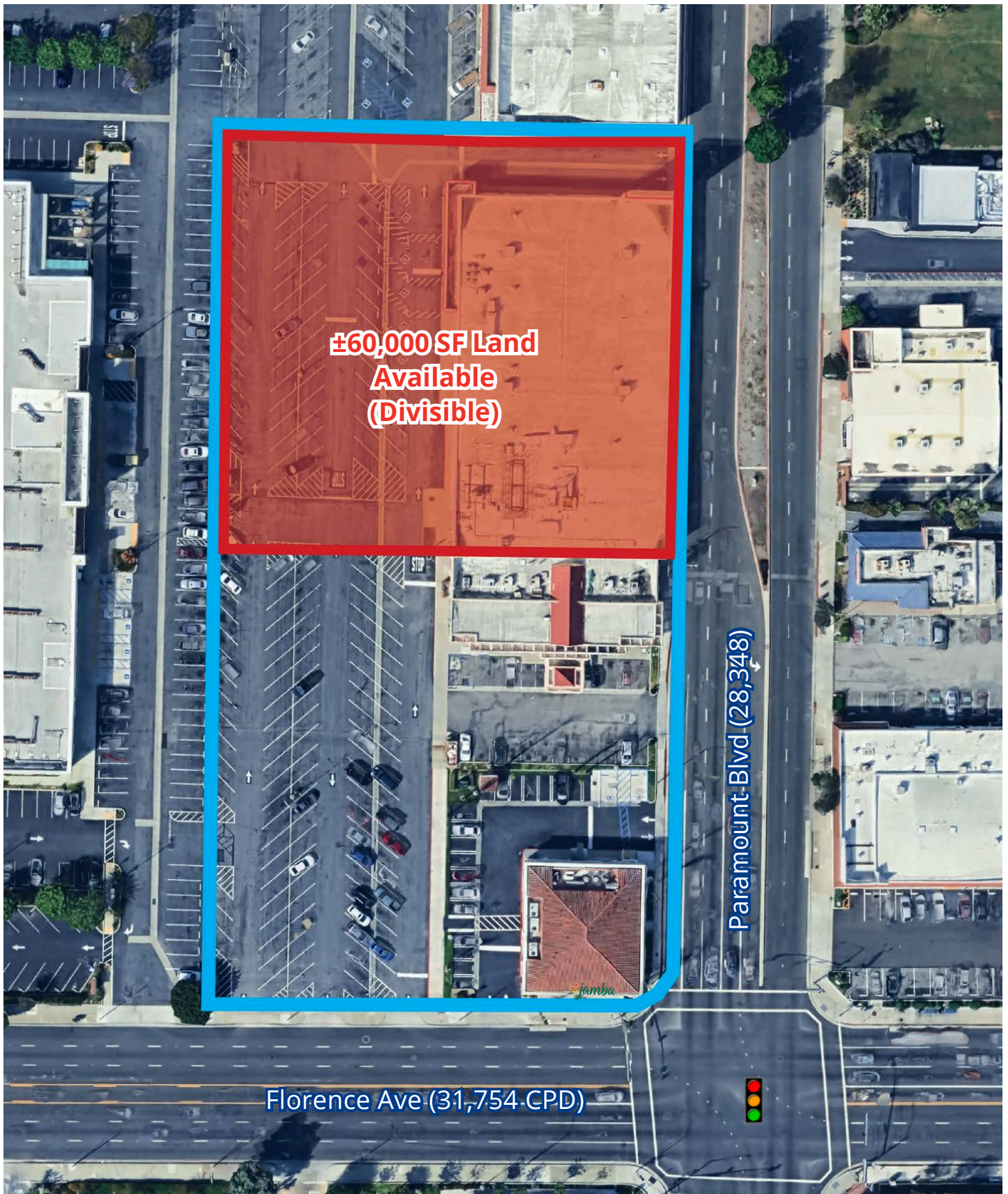


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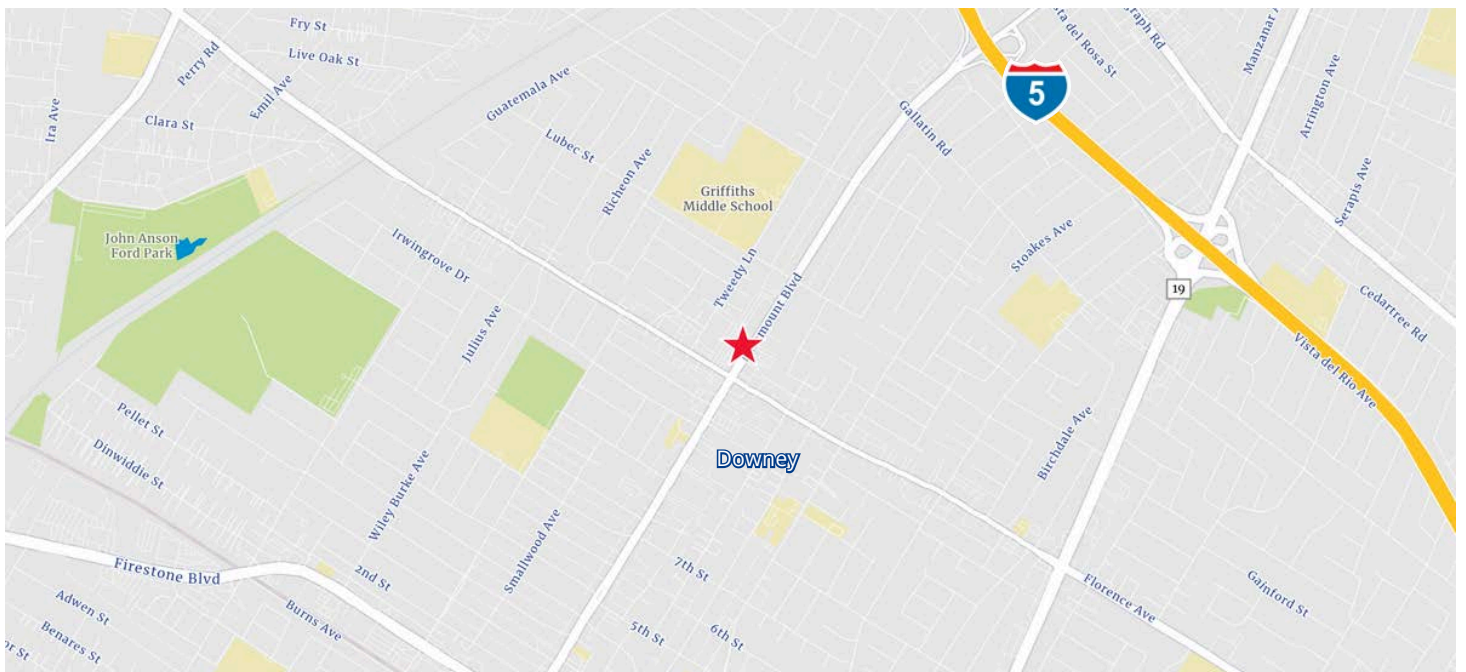
# Option A



# Option B



# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	27,384	218,819	712,440
Total Households	8,955	65,348	207,069
Total Family Households	6,908	51,686	164,979
Average Household Size	3.05	3.31	3.41
Median Age	38.9	36.5	36.0
Population Age 25+	19,436	150,000	484,196
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.62%	0.00%	-0.13%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.81%	-0.84%	-0.83%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.32%	-0.30%	-0.42%
Households	0.05%	0.16%	0.05%
Families	0.08%	0.17%	0.06%
Median Household Income	2.87%	2.89%	2.89%
<b>Current Year Population by Sex</b>			
Male Population	13,434	108,337	353,543
% Male	49.1%	49.5%	49.6%
Female Population	13,950	110,482	358,897
% Female	50.9%	50.5%	50.4%
<b>Current Year Race and Ethnicity</b>			
Total	27,386	218,819	712,440
White Alone	23.3%	19.8%	18.1%
Black Alone	2.2%	2.4%	3.1%
American Indian Alone	1.9%	2.6%	2.8%
Asian Alone	7.6%	4.5%	4.6%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	38.7%	46.8%	48.9%
Two or More Races	26.2%	23.7%	22.2%
Hispanic Origin	76.1%	84.2%	85.4%
Diversity Index	82.2	76.7	75.6
<b>Current Year Educational Attainment</b>			
Total	19,436	150,001	484,199
Less than 9th Grade	7.8%	14.7%	17.0%
9th - 12th Grade, No Diploma	5.4%	8.7%	11.0%
High School Graduate	22.4%	25.9%	26.1%
GED/Alternative Credential	3.1%	3.0%	3.0%
Some College, No Degree	20.6%	17.9%	17.0%
Associate Degree	9.6%	8.2%	7.3%
Bachelor's Degree	21.6%	15.7%	13.6%
Graduate/Professional Degree	9.5%	6.0%	4.9%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$106,040	\$83,124	\$80,007
Average Household Income	\$132,900	\$109,229	\$103,040
Per Capita Income	\$43,616	\$32,533	\$30,006
<b>Current Year Summary Business Data</b>			
Total Businesses	1,370	7,754	22,989
Total Daytime Population	24,519	228,123	678,079
Daytime Population: Workers	10,785	114,273	301,951
Daytime Population: Residents	13,734	113,850	376,128

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