

FOR SALE

RETAIL STRIP CENTER

7351-7359 Rosecrans Avenue | Paramount, CA



PROPERTY OVERVIEW

LIST PRICE:	\$ 5,870,000
RENTABLE SF:	± 10,175 SF
PRICE/SF:	\$ 577
CAP RATE:	6.6 %
YEAR BUILT:	2009
APN:	6236-032-030
# of BUILDINGS:	Two (2)
LOT SIZE:	± 13,504 SF (± 0.31 acres)
ZONING:	M2
COUNTY:	Los Angeles



ONSITE PARKING



MAJOR STREET LOCATION

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213.623.0800 ext. 1

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PROPERTY OVERVIEW

Situated in Paramount, **7351-7359 Rosecrans Avenue** is two (2) one-story freestanding retail buildings totaling $\pm 10,175$ square foot. The property is currently 100% occupied. The property also includes a vacant land parcel. Tenants benefit from a parking ratio of 5.0/1,000 SF with handicap parking available. The property ideally sits on the signalized corner of Garfield Avenue and Rosecrans Avenue.

The location offers excellent access to the Long Beach (110) Freeway and is within close distance of multiple bus lines and the Metro Line provide convenient public transportation options. The local amenities, including an array of restaurants, coffee shops, and retail shops, make this a well-rounded destination for tenants seeking a vibrant, accessible commercial location. The area has a 67 walk score.



**Two (2)
Retail
Buildings**



**Excellent
Paramount
Location**



**Onsite
Parking
Spaces**



**Major Retail
Neighbors
Nearby**



**Population
+700,000
Within 5-Miles**

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