



10010 PARAMOUNT BOULEVARD, DOWNEY, CA 90240



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Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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OFFERING SUMMARY



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 **\$4,399,999**

PROPERTY DESCRIPTION

| | |
|-----------------------|----------------------------|
| Property Address | 10010 Paramount Boulevard |
| City, State, ZIP | Downey, CA 90240 |
| Total Building Area | 5,940 SF |
| Total Land Area | 39,280 SF (0.90 Acres) |
| Parking | 44 Spaces |
| Year Built | 1969 |
| Zoning | DO C2-P-C3 |
| APN | 6361-021-046, 6361-021-048 |
| Building Price Per SF | \$741 |
| Land Price Per SF | \$112 |

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INVESTMENT HIGHLIGHTS

- **Prime Location:** Situated at the Intersection of Paramount Boulevard and Florence Ave. in Downey, CA, With Over 70,000 Vehicles Passing Daily, Ensuring High Visibility and Accessibility.
- **Versatile Use:** Zoned for a Variety of Uses Including Retail, Restaurant, and Medical, Offering Flexibility for Different Business Models.
- **Former Bank of America Building:** A 5,950 SF Standalone Building, Previously Occupied by a Reputable Bank, Suggesting a Robust Structure Suitable for Immediate Occupancy or Redevelopment.
- **Drive-Through Advantage:** Features a Rare Double Drive-Through, Ideal for Fast-Food Restaurants, Pharmacies, or Any Business Benefiting from Drive-Through Services.
- **Ample Parking:** 44 Marked Parking Spaces on a Full Acre of Land, Enhancing Convenience for Customers and Employees.
- **Development Potential:** Ideal for Developers Looking to Reposition or Redevelop, Leveraging the Existing Site Plan for Efficiency.
- **Owner-User Benefits:** Attractive Financing Options Through SBA Loans With as Little as 10-15% Down Payment, Plus Significant Tax Advantages Through Depreciation and Cost Segregation.
- **Strong Market Demographics:** Serves a 5-Mile Radius Population of Over 744,000 With an Affluent Average Household Income of \$83,871, Supporting High-End Retail or Services.
- **Infill Opportunity:** Represents a Rare Infill Development Opportunity in a Built-Out Area, Reducing the Risks Associated with New Developments in Less Established Locations.

INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present a versatile infill retail opportunity with owner-user or re-development potential in Downey, CA.

Formerly a Bank of America, the 5,950 SF vacant stand-alone building is located near the heavily trafficked intersection of Paramount Boulevard and Florence Ave., with over 70,000+ vehicles passing daily. The property features a two-lane drive-through and ample parking with 44 marked spaces on 1 acre of land.

Zoning allows for a myriad of retail, restaurant and medical uses. Developers can reposition the building or develop to take advantage of an existing double drive-through site plan with ample parking. Owner-user investors can take advantage of attractive SBA financing (10-15% down) with major tax benefits like depreciation and cost segregation studies. For more details, contact the listing agents.

With over 744,000 people in a 5-mile radius and an average household income of \$83,871, this infill location provides strong demographics for all potential uses.

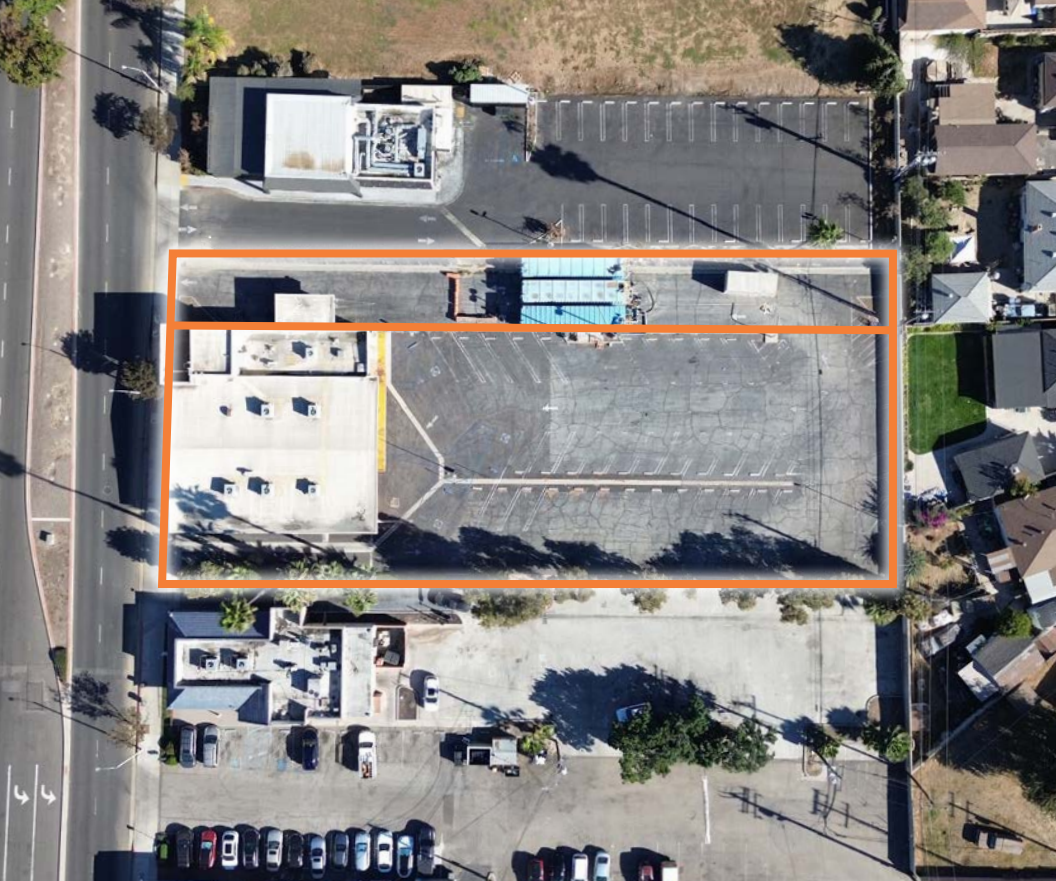




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APN: 6361-021-046 APN: 6361-021-048
 Land Area: 29,728 SF Land Area: 9,552 SF

PROPERTY DETAILS

Total Building Area



5,940 SF

Total Land Area



39,280 SF

Zoning



DO C2-P-C3

Location



Downey, CA

Year Built



1969



241,000
CARS PER DAY

Office DEPOT OfficeMax

CVS

ROSS BEST BUY KOHL'S
DRESS FOR LESS five BELOW

234,000
CARS PER DAY

ROSS
DRESS FOR LESS

TARGET SUBWAY

Food 4 Less

ROSS
DRESS FOR LESS

TARGET SUBWAY CHASE

IN-N-OUT

REALLY AUTO PARTS

DOLLAR TREE Burlington

241,000
CARS PER DAY

CITADEL OUTLETS
LOS ANGELES

THE COMMERCE
CASINO & HOTEL

LOWE'S
DRESS FOR LESS

ROSS
DRESS FOR LESS

Bath & Body Works

Marshalls five BELOW

DOLLAR TREE TOSHIBA

PET SMART

Barrett

CHAMPION

TARGET

THE HOME DEPOT

Starbucks

Staples

CIRCLE K

PROGRESSIVE

GT ENERGY

CRYSTAL WHOLESALE

Jinny

STERLING PACIFIC

OHSE

ADM MOTORS

Star Seamless

Starbucks

Smart & Final
Distribution Center

GEHR INDUSTRIES

Food 4 Less

Little Caesars

citi

SHERWIN WILLIAMS

REALLY AUTO PARTS

Davita
Kidney Care

Jack
in the box

247,000
CARS PER DAY

JAGUARS

The CASINO Company

East Florence Ave

South Gate High School
1,835 Students

Burlington

SPROUTS

PARKWAY BICYCLE CASINO

Griffiths Middle School
1,296 Students

sam's club

us bank

verizon

THE HOME DEPOT

TARGET

29,377
CARS PER DAY

CVS

SUBWAY

Little Caesars

CHASE

ELEVEN

Starbucks

BR

Auto Zone

KFC

See's Burger

CANDIES King

Dominos

South East High School
2,057 Students

Firestone Blvd

31,132
CARS PER DAY

SUBJECT

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14,727
CARS PER DAY

St. Francis MEDICAL CENTER
384 Beds

Walmart

SALLY BEAUTY

Michaels

ULTA

five BELOW

FOREVER 21

FRIDAYS

Mary R. Stauffer Middle School
1,332 Students

Warren High School
3,437 Students

PIH HEALTH
199 Beds

Little Lake City School District

Glenn Anderson Fwy.

220,000
CARS PER DAY

OLD NAVY

Walmart

ULTA

PET SMART

Banfield

bhere

HARBOR FREIGHT

ROSS
DRESS FOR LESS

SEPHORA

CHASE

LA FITNESS

Marshalls five BELOW

BEST BUY

Michaels

TJ-maxx

Party City

UBREAKIFIX

SPROUTS

Sussman Middle School
1,122 Students

KAISER PERMANENTE
424 Beds

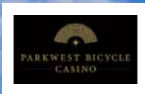
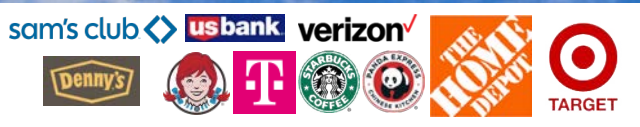
41,478
CARS PER DAY

NAPA AUTO PARTS

FERGUSON

Century Fwy.

Firestone Blvd.



East Florence Ave.

Paramount Boulevard

29,377
CARS PER DAY

31,132
CARS PER DAY



PRICING DETAILS

OWNER-USER-SBA VS. OWNER-USER COVENTIONAL

VALUATION SUMMARY

| | OWNER USER - SBA | | OWNER USER - CONVENTIONAL | |
|--------------------------|------------------|-----|---------------------------|-----|
| Price | \$4,399,999 | | \$4,399,999 | |
| Required Equity | \$440,000 | 10% | \$1,320,000 | 30% |
| Price/SF Building | \$741 | | \$741 | |
| Price/SF Land | \$112 | | \$112 | |

OPERATING COST

| | | | | |
|----------------------|--------------------|--|--------------------|--|
| Property Expenses | (\$62,455) | | (\$62,455) | |
| Mortgage Payment | (\$298,951) | | (\$232,518) | |
| Carrying Cost | (\$361,406) | | (\$294,973) | |

FINANCING

| | SBA 20 Yrs. Loan | | CONVENTIONAL | |
|-------------------------|------------------|---------|--------------|---------|
| Loan To Value | \$3,959,999 | 90% LTV | \$3,079,999 | 70% LTV |
| Term | 20 | | 5 | |
| Interest Rate | 5.75% | | 5.75% | |
| Amortization | 25 | | 25 | |
| Annual Mortgage Payment | \$298,951 | | \$232,518 | |
| Interest Payment | \$225,792 | | \$175,616 | |
| Principle Payment | \$73,159 | | \$56,902 | |

TAX BENEFITS

| | SBA 20 Yrs. Loan | CONVENTIONAL |
|----------------------------------|------------------|------------------|
| Standard Depreciation Per Year | \$90,256 | \$90,256 |
| Avg. Interest Write Off Per Year | \$201,548 | \$156,759 |
| Property Tax | \$55,000 | \$55,000 |
| Total Annual Write Off | \$346,804 | \$302,016 |

PROPERTY DETAILS

| | |
|------------------|-----------|
| Building Sq. Ft. | 5,940 |
| Land Sq. Ft. | 39,280 |
| Year Built: | 1969 |
| Parking: | 44 Spaces |

OPERATING EXPENSES

| | \$ Per Yr. | \$ Per SF |
|----------------|------------|-----------|
| Property Tax | \$55,000 | \$9.26 |
| Insurance | \$4,455 | \$0.75 |
| Total Expenses | (\$62,455) | (\$0.88) |

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
 CONTACT RONALD J. BALYS
 FOR MORE INFORMATION
 DIRECT: (716) 445-7581
ronald.balys@marcusmillichap.com

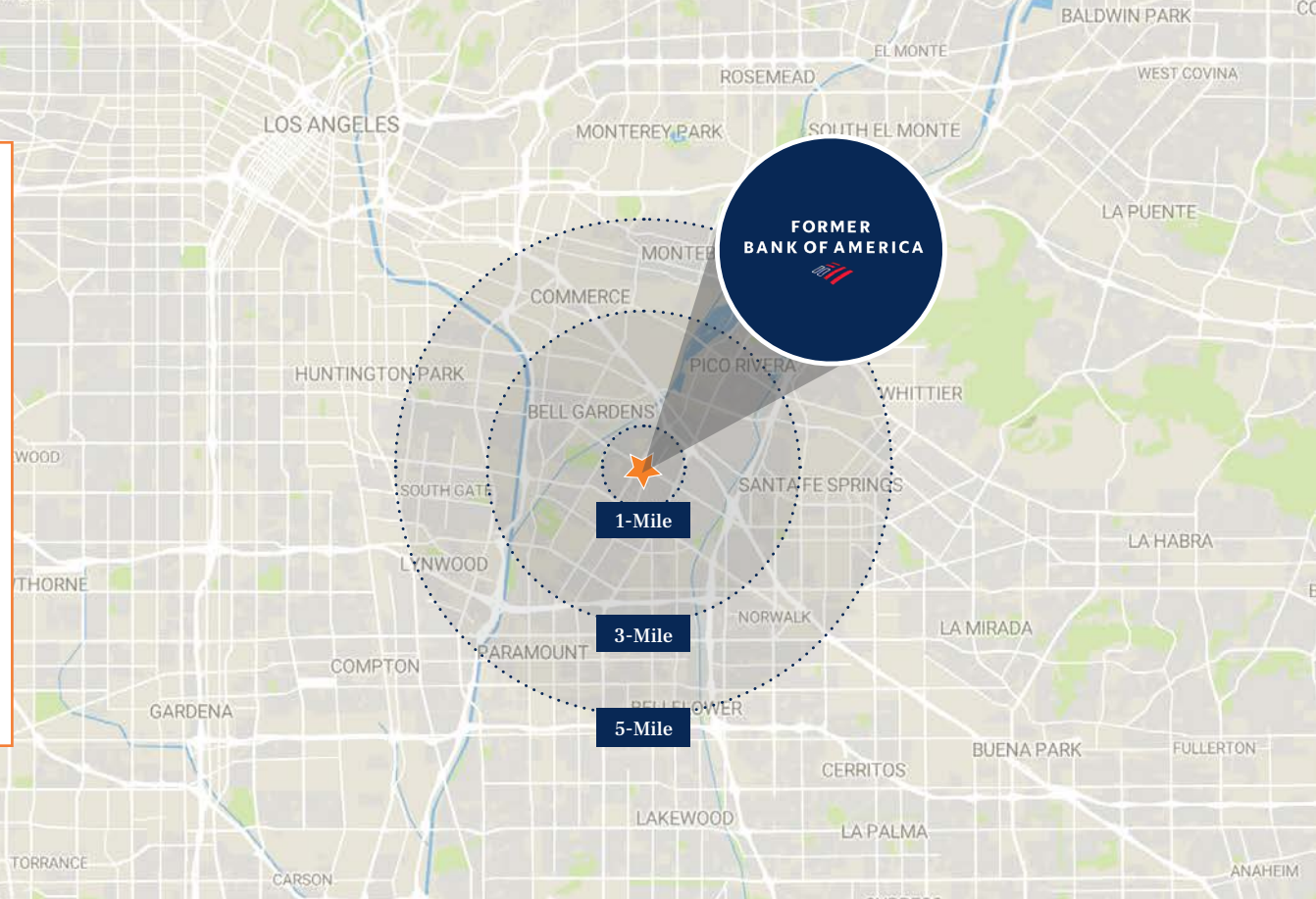
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City Of DOWNEY



ABOUT DOWNEY, CALIFORNIA

Downey, California, is a vibrant city located in southeastern Los Angeles County. Known for its rich history, Downey is home to the birthplace of the Apollo space program's lunar modules, which were built at the historic North American Aviation plant. Today, the city offers a mix of suburban charm and urban amenities, with a variety of parks, shops, and dining options. Downey is also recognized for its strong community involvement, excellent schools, and its proximity to major Southern California attractions, making it a desirable place to live and visit.





744,480

2023 Total Population
within 5-Mile Radius



\$83,871

Average Household Income
within 5-Mile Radius



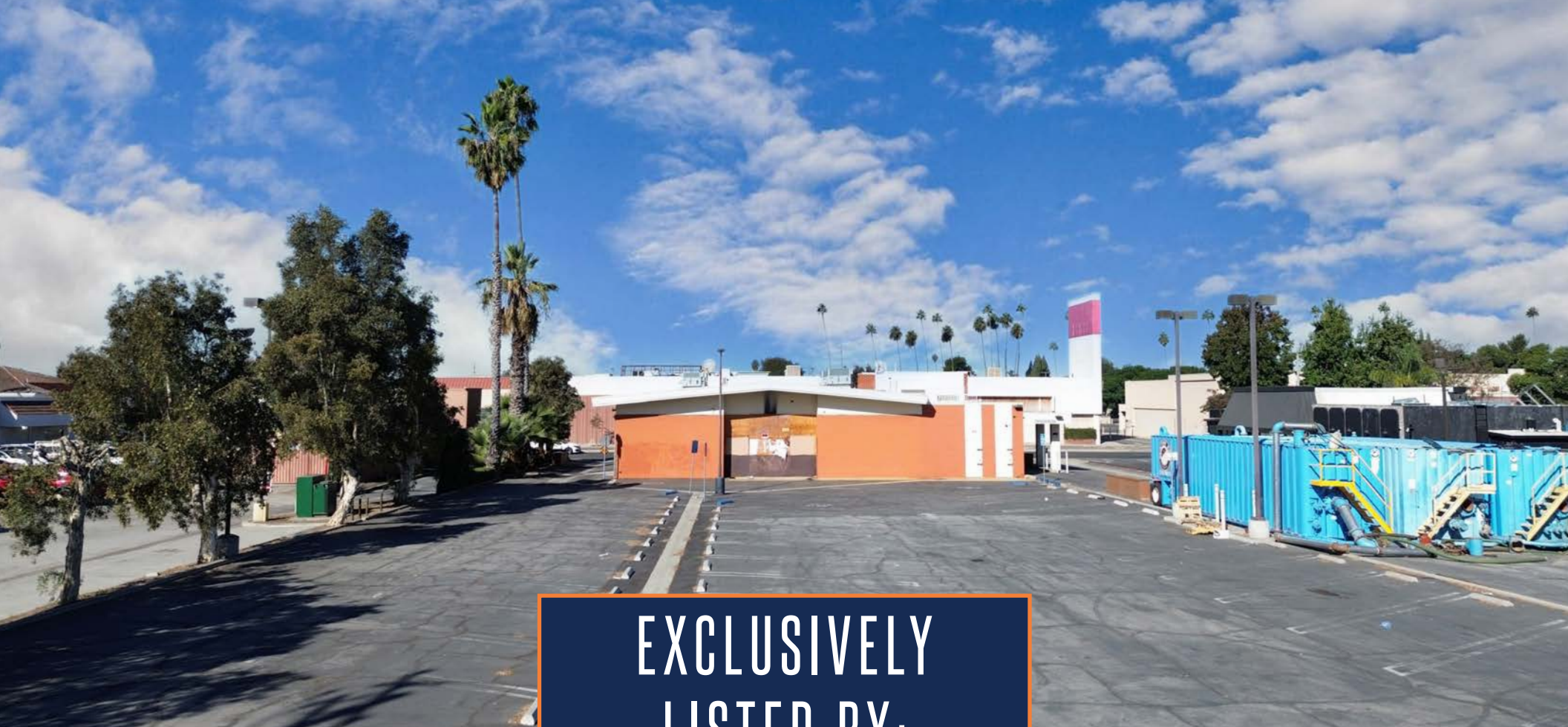
\$73,339

Total Average Household Retail Expenditure
within 5-Mile Radius

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|---------------|----------------|----------------|
| 2028 Projection | | | |
| Total Population | 29,010 | 229,518 | 754,399 |
| 2023 Estimate | | | |
| Total Population | 28,622 | 226,624 | 744,480 |
| 2020 Census | | | |
| Total Population | 29,947 | 230,579 | 750,684 |
| 2010 Census | | | |
| Total Population | 28,161 | 230,394 | 760,614 |
| Daytime Population | | | |
| 2023 Estimate | 26,167 | 233,578 | 688,161 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2028 Projection | | | |
| Total Households | 9,554 | 67,572 | 214,187 |
| 2023 Estimate | | | |
| Total Households | 9,411 | 66,535 | 210,461 |
| Average (Mean) Household Size | 3.1 | 3.4 | 3.6 |
| 2010 Census | | | |
| Total Households | 9,341 | 66,005 | 208,502 |
| 2010 Census | | | |
| Total Households | 8,826 | 63,857 | 200,411 |
| Occupied Units | | | |
| 2028 Projection | 9,805 | 69,295 | 219,043 |
| 2023 Estimate | 9,686 | 68,351 | 215,647 |
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
| 2023 Estimate | | | |
| \$150,000 or More | 21.1% | 13.4% | 11.3% |
| \$100,000-\$149,999 | 20.5% | 17.1% | 16.3% |
| \$75,000-\$99,999 | 14.6% | 14.8% | 14.8% |
| \$50,000-\$74,999 | 17.1% | 19.1% | 19.2% |
| \$35,000-\$49,999 | 10.2% | 12.9% | 12.9% |
| Under \$35,000 | 16.6% | 22.6% | 25.4% |
| Average Household Income | \$117,211 | \$91,268 | \$83,871 |
| Median Household Income | \$84,972 | \$68,804 | \$64,786 |
| Per Capita Income | \$38,612 | \$27,006 | \$23,873 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|---------------|----------------|----------------|
| Total Average Household Retail Expenditure | \$84,037 | \$75,990 | \$73,339 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$30,738 | \$27,870 | \$26,966 |
| Transportation | \$14,140 | \$13,291 | \$12,932 |
| Food | \$10,686 | \$9,805 | \$9,523 |
| Personal Insurance and Pensions | \$9,757 | \$8,632 | \$8,258 |
| Healthcare | \$6,143 | \$5,465 | \$5,255 |
| Entertainment | \$3,564 | \$2,987 | \$2,845 |
| Cash Contributions | \$2,341 | \$1,997 | \$1,862 |
| Apparel | \$2,027 | \$1,859 | \$1,793 |
| Education | \$1,416 | \$1,181 | \$1,106 |
| Gifts | \$1,408 | \$1,287 | \$1,220 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2023 Estimate Total Population | 28,622 | 226,624 | 744,480 |
| Under 20 | 25.0% | 27.7% | 28.4% |
| 20 to 34 Years | 21.2% | 22.7% | 23.1% |
| 35 to 39 Years | 7.4% | 7.5% | 7.5% |
| 40 to 49 Years | 13.9% | 13.1% | 12.8% |
| 50 to 64 Years | 18.5% | 16.8% | 16.3% |
| Age 65+ | 14.1% | 12.3% | 12.0% |
| Median Age | 37.6 | 34.7 | 34.1 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 19,606 | 148,300 | 481,703 |
| Elementary (0-8) | 10.2% | 17.2% | 20.1% |
| Some High School (9-11) | 7.6% | 11.0% | 13.1% |
| High School Graduate (12) | 23.3% | 28.2% | 27.8% |
| Some College (13-15) | 21.8% | 19.5% | 19.0% |
| Associate Degree Only | 8.5% | 6.6% | 6.1% |
| Bachelor's Degree Only | 19.6% | 12.7% | 10.3% |
| Graduate Degree | 9.0% | 4.7% | 3.6% |



**EXCLUSIVELY
LISTED BY:**

ORBELL OVANESS

Senior Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1822 // Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1781 // Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

JASON ANGUIANO

Investment Associate
Team Director
Office: Los Angeles

Direct: (213) 943-1882 // Mobile: (213) 590-5181
jason.anguiano@marcusmillichap.com
License: CA 01979811

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TONY SOLOMON
Broker of Record
23975 Park Sorrento Suite 400
Calabasas, CA 91302
License: CA 01238010

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