

OFFERING MEMORANDUM

# 14113 DOWNEY AVE

*Retail/medical development opportunity with 90% SBA Construction Financing available\**



PROPERTY RENDERING

\*Buyer to confirm, contact broker for more information

PARAMOUNT, CA 90723

**km** Kidder Mathews



*Exclusively Listed by*

**AUSTIN MUDD**

Vice President  
310.492.8402  
austin.mudd@kidder.com  
**LIC N° 02101587**

**DAVID H. EVANS**

Senior Associate  
213.225.7253  
david.evans@kidder.com  
**LIC N° 02123645**

**JAY MARTINEZ**

Senior Vice President  
424.653.1841  
jay.martinez@kidder.com  
**LIC N° 01367663**

**KIDDER.COM**

# TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

---

02

PROPERTY OVERVIEW

---

03

LOCATION OVERVIEW

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# EXECUTIVE SUMMARY

# PREMIER OFFERING IN THE HEART OF PARAMOUNT

Kidder Mathews is pleased to present an excellent redevelopment opportunity for 0.47 acres of land in Paramount, California. The site currently has a complete set of plans for a new 5,874 sf five-suite commercial building. This opportunity presents excellent range of development options including dental, medical office, and NNN fast-food/drive-through service. The property has excellent access to serve the needs of over 520,000 residents within a 5-mi trade radius and is located walking distance to Paramount High School, which serves over 4,700 students.

The property is designated as PAR1YY and labeled as "PD-PS" (Planned Development with Performance Standards ch. 17.72), it offers a wide array of development possibilities for mixed-use development.

LOT SIZE	±20,687 SF / ±0.47 AC
PROPOSED BUILDING SF	±5,874 SF
PROPOSED PARKING	19 + 2 Accessible (21 total)
CROSS STREETS	Downey Ave, Wilbarn St, & Elburg St
ENTITLEMENT STATUS	RTI with a complete set of plans
SALE LEASEBACK OPTION	Seller is offering a 1-year leaseback option to Buyer



ADDRESS	14113 Downey Ave, Paramount, CA 90723
PRICE	\$2,175,000
PRICE/LAND SF	\$105
ZONING	PD-PS PAR1YY
APN	6265-026-105

# LAYOUT OPTIONS

## CURRENT PLANS

Suite	SF
SUITE A	3,493
SUITE B	650
SUITE C	469
SUITE D	573
SUITE E	619
COMMON	70
<b>Total</b>	<b>5,874</b>

## ALTERNATIVE LAYOUT\*

Suite	SF
SUITE A	3,493
SUITE B	1,119
SUITE C	1,192
COMMON	70
<b>Total</b>	<b>5,874</b>

\*Buyer to confirm





## ALLOWABLE USES\*

### PD-PS PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS

This special category can result in a mix of residential, commercial, and industrial uses that address site specific issues.

### POTENTIAL USES

- Residential
- Office
- Medical/Specialty Commercial
- Medium Industrial

\* Buyer to confirm with City of Paramount

## POTENTIAL SBA 504 FINANCING

### SBA 504 ADVANTAGES

- Up to 90% financing - 10% down payment preserves precious working capital
- Attractive Long Term Fixed Rates - lock in occupancy cost savings
- No additional collateral - no lien on residence required
- Large scale projects possible, e.g. \$20+ million
- Unlimited loans for manufacturers and qualifying "green" projects
- Wide range of participating lender partners with competitive rates

### USE OF PROCEEDS

BUILDING PURCHASE	\$2,175,000
IMPROVEMENTS	\$0
<b>Total</b>	<b>\$2,175,000</b>

*Loan Estimate by*



CALIFORNIA STATEWIDE  
CDC  
statewidecdc.com

### SBA 504 FINANCING STRUCTURE FOR PURCHASE

%	Source of Funds	Project Amount	Interest Rate	Amort (Years)	Term (Years)	Monthly Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$1,087,500	6.25%	25	10	\$7,174	\$86,087
40%	CDC/SBA 504 2nd Trust Deed (b)	\$870,000	5.76%	25	25	\$5,636	\$67,631
10%	Borrower cash down	\$217,500					
<b>100%</b>		<b>\$2,175,000</b>	<b>6.03% blended rate</b>			<b>\$12,810</b>	<b>\$153,718</b>

(a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations

(b) Points + fees on the SBA 504 loans (2.15% + \$5,500) are "pay as you go" over the term of the SBA 504 loan - rolled into principal and are not out-of-pocket costs.

SBA 504 rate is set at time of loan funding is set based on 10 year treasury rate plus spread and fees.

\*These estimates and terms are provided by California Statewide CDC and buyer should do their own due diligence.  
Please contact the listing brokers for more information



# PROPERTY OVERVIEW

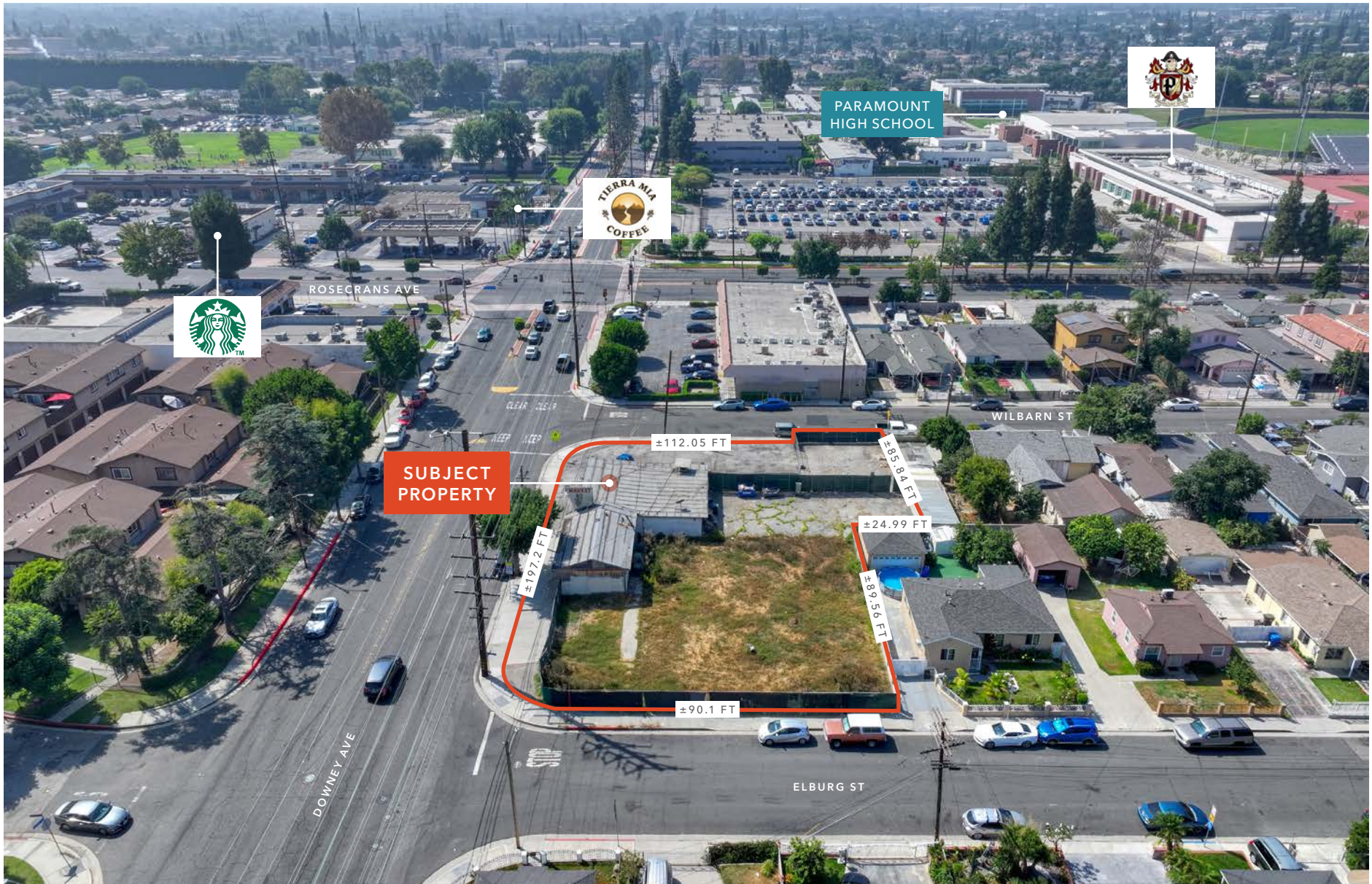
*Section 02*



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW





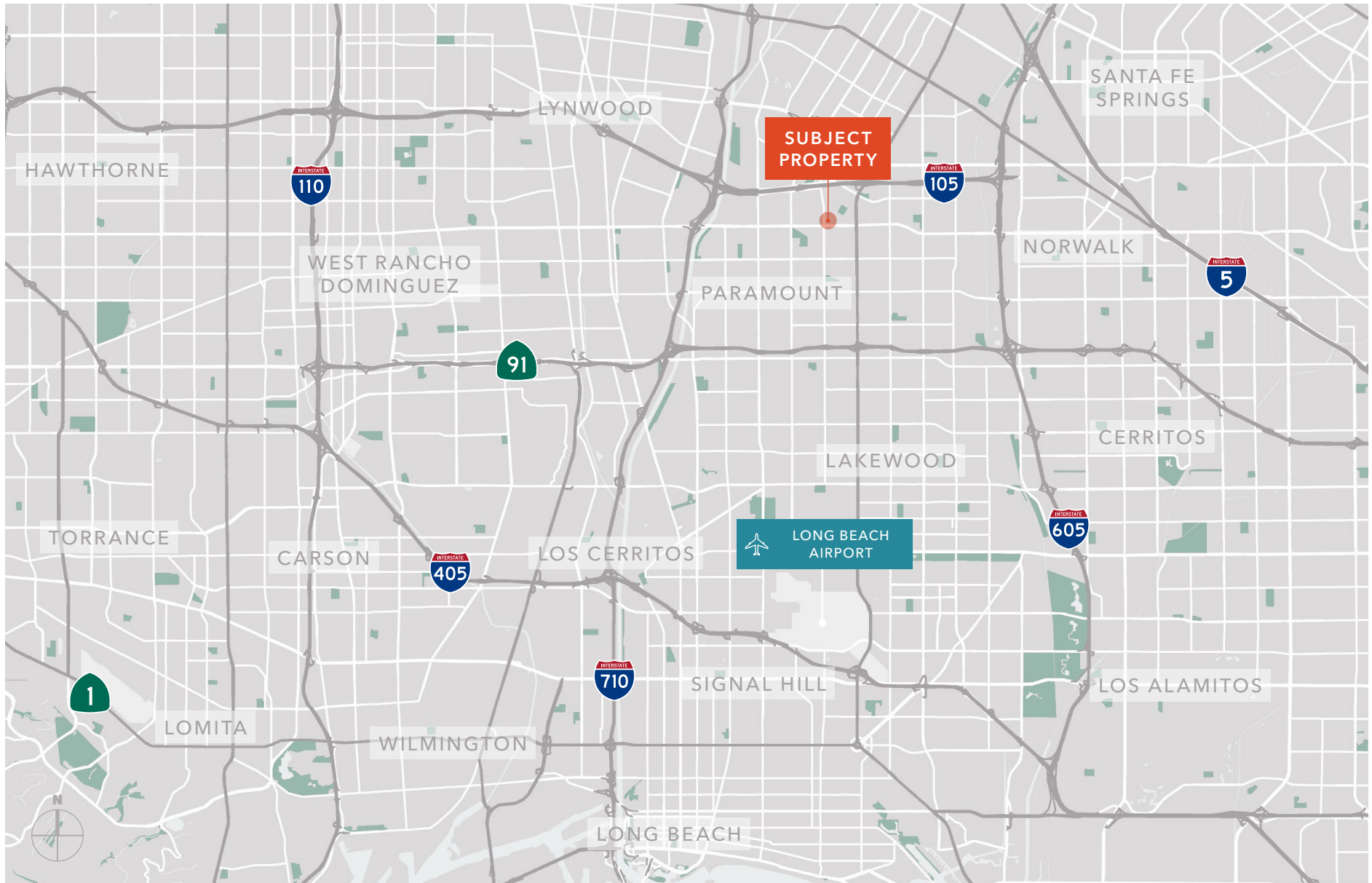




# RENDERING



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW







# LOCATION OVERVIEW

# *PARAMOUNT* "THE HAY CAPITAL OF THE WORLD"

*Paramount is known for some of its popular attractions, which include Paramount Drive-In Theatres, Paramount Iceland, and Ralph C Dills Park.*

Paramount is a city in Los Angeles County, California, United States. According to the 2010 census, the city had a total population of 54,098, down from 55,266 at the 2000 census. Paramount is part of the Greater Los Angeles Area and is bordered by Compton and Lynwood to the west, South Gate and Downey to the north, Bellflower to the east and south, and Long Beach to the south.

Paramount has a large community of Mexicans originally from the state of Sinaloa reflected in the many restaurants selling Mexican food "estilo sinaloense" meaning "Sinaloan style." The city has been described as a "second Sinaloa."

The Century Freeway (Interstate 105) passes east-west through the northern portion of Paramount, the Long Beach Freeway (Interstate 710) follows north-south along the city's western border, and the Artesia Freeway (State Route 91) runs east-west less than a one-half-mile from the southern Paramount city limits.

[https://en.wikipedia.org/wiki/Paramount,\\_California](https://en.wikipedia.org/wiki/Paramount,_California)

## PARAMOUNT SITES

The Paramount Hay Tree is a California State Historical Landmark. It is a still standing mature camphor tree remembered for its importance to the hay trading marketplace of the towns of Hynes and Clearwater, which later incorporated as Paramount. The hay traders met under the tree each working day to discuss the price of hay. Their numbers were quoted by the New York mercantile markets as the global hay standard.

Paramount is also home of the Zamboni Company. Frank Joseph Zamboni Jr. is the inventor of the ice resurfacing machine. Zamboni & Co. began and is still headquartered in Paramount. Zamboni manufactures and sells the machines worldwide. Since 1939 the Zamboni family has also operated Iceland, an ice skating rink with improvements patented by Frank Zamboni.

The city also gives its name to a packaging firm called Paramount Global, which was founded here in 1976.

[https://en.wikipedia.org/wiki/Paramount,\\_California](https://en.wikipedia.org/wiki/Paramount,_California)



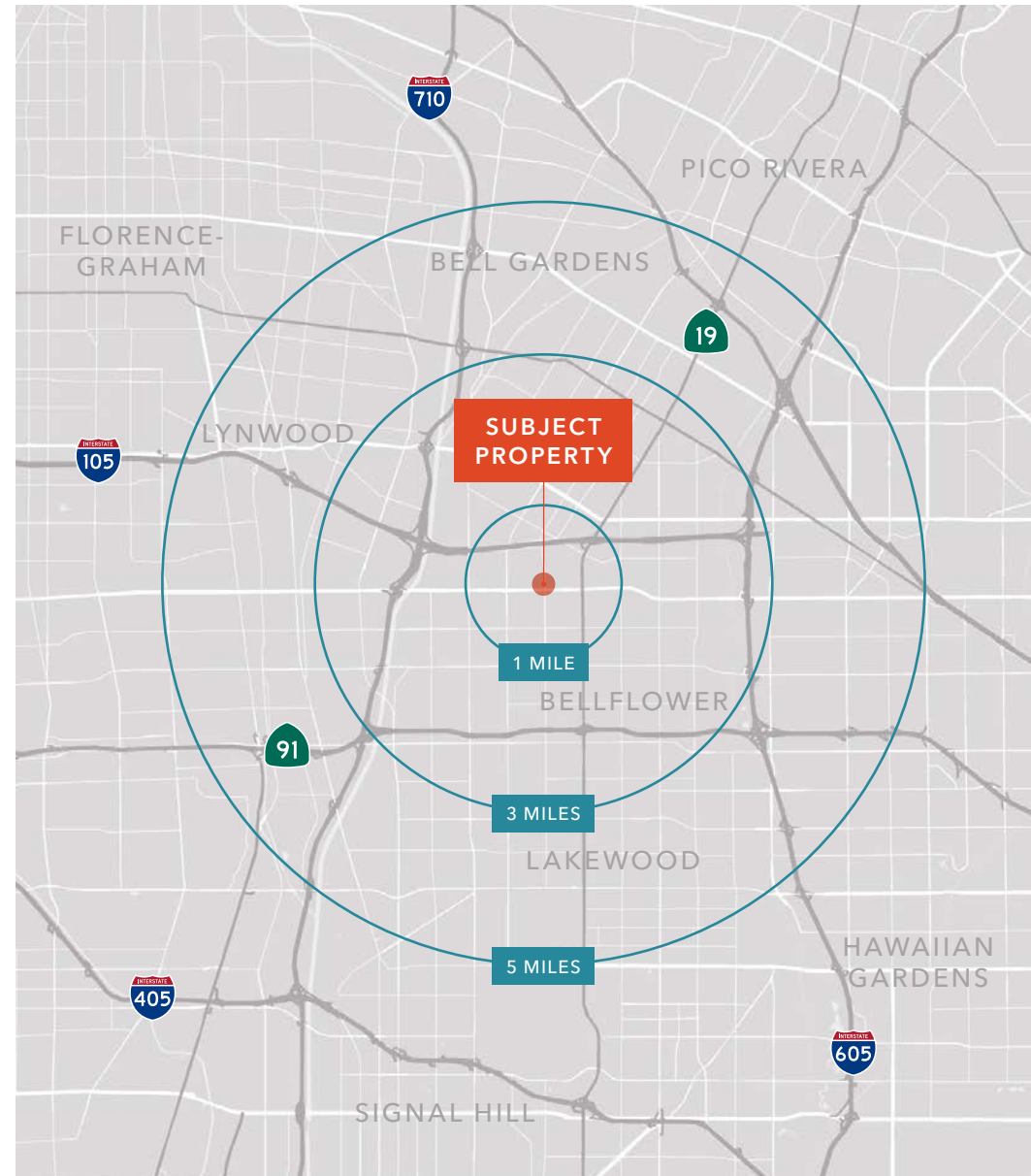
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 TOTAL POPULATION	39,297	305,761	858,005
2020 GROUP QUARTERS	249	3,880	10,243
2024 TOTAL POPULATION	37,227	294,932	825,068
2024 GROUP QUARTERS	243	3,792	10,011

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$98,850	\$99,642	\$101,935
2029 AVG HOUSEHOLD INCOME	\$119,006	\$119,260	\$121,137
2024 AVG HOME VALUE	\$673,868	\$707,816	\$734,208
2029 AVG HOME VALUE	\$910,802	\$919,739	\$947,280
2024 MEDIAN HH INCOME	\$79,588	\$77,873	\$78,437
2029 MEDIAN HH INCOME	\$90,896	\$90,895	\$91,333
2024 MEDIAN HOME VALUE	\$619,834	\$643,626	\$662,272
2029 MEDIAN HOME VALUE	\$764,741	\$784,268	\$809,505



*Exclusively listed by*

**AUSTIN MUDD**

Vice President

310.492.8402

[austin.mudd@kidder.com](mailto:austin.mudd@kidder.com)

**LIC N° 02101587**

**DAVID H. EVANS**

Senior Associate

213.225.7253

[david.evans@kidder.com](mailto:david.evans@kidder.com)

**LIC N° 02123645**

**JAY MARTINEZ**

Senior Vice President

424.653.1841

[jay.martinez@kidder.com](mailto:jay.martinez@kidder.com)

**LIC N° 01367663**

**KIDDER.COM**

