



Restaurant Space For Lease

Paramount & Alondra

8009 Alondra Blvd, Unit A
Paramount, CA 90723

Property Highlights

- Rare 2nd Gen restaurant with hood, walk-in's, grease interceptor, at a prime end-cap location
- Within an established development with multiple high-volume national brands
- Intersection traffic counts exceed CPD (Paramount Blvd & Alondra Blvd)
- Part of the Downtown Paramount revitalization consisting of ±291,000 SF of existing retail/commercial space
- Strong three-mile demographics with over 320,310 residents and 91,000 households, a daytime population of 85,000, and an average household income over \$89,000

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Available:
±2,980 SF
Restaurant

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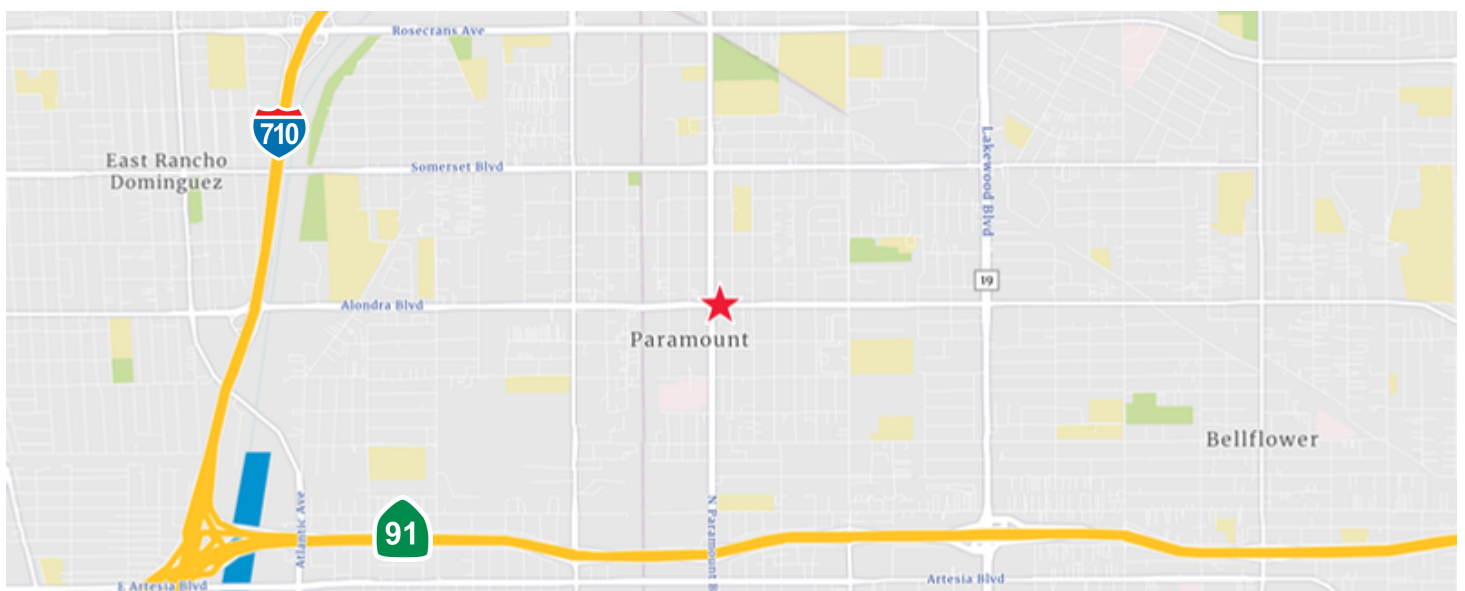


Colliers International
865 S. Figueroa St., Suite 3500
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Site Plan



The map shows a city grid with a blue circle representing a 1-mile radius. Numerous business logos are scattered across the map, including Subway, McDonald's, CVS, Target, and others. Callout boxes highlight specific clusters of businesses, such as a group of Subway and McDonald's logos, a group of CVS and Target logos, and a group of Subway and McDonald's logos. The map also shows major roads like Somerset Blvd and Alondra Blvd.



Demographics

	1 mile radius	2 mile radius	5 mile radius
Current Year Summary			
Total Population	28,896	135,739	731,908
Total Households	8,645	39,746	217,662
Total Family Households	6,558	30,940	168,826
Average Household Size	3.28	3.37	3.32
Median Age	34.3	35.1	36.1
Population Age 25+	19,024	90,955	496,809
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.01%	0.12%	0.05%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.99%	-0.89%	-0.80%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.60%	-0.48%	-0.43%
Households	-0.13%	-0.02%	-0.01%
Families	-0.10%	0.00%	0.02%
Median Household Income	1.89%	2.82%	2.90%
Current Year Population by Sex			
Male Population	14,340	67,268	361,052
% Male	49.6%	49.6%	49.3%
Female Population	14,556	68,471	370,856
% Female	50.4%	50.4%	50.7%
Current Year Race and Ethnicity			
Total	28,896	135,739	731,908
White Alone	14.8%	15.5%	18.8%
Black Alone	10.6%	10.7%	10.2%
American Indian Alone	2.5%	2.2%	2.2%
Asian Alone	4.5%	7.6%	8.7%
Pacific Islander Alone	0.8%	0.9%	0.7%
Some Other Race Alone	46.6%	44.5%	41.2%
Two or More Races	20.3%	18.6%	18.3%
Hispanic Origin	77.7%	72.7%	68.4%
Diversity Index	80.8	83.5	85.4
Current Year Educational Attainment			
Total	19,022	90,959	496,805
Less than 9th Grade	15.6%	15.9%	13.9%
9th - 12th Grade, No Diploma	11.4%	10.7%	9.9%
High School Graduate	27.7%	24.8%	23.5%
GED/Alternative Credential	4.0%	3.5%	2.9%
Some College, No Degree	16.4%	17.6%	18.4%
Associate Degree	7.5%	8.9%	8.4%
Bachelor's Degree	12.8%	13.6%	16.3%
Graduate/Professional Degree	4.5%	5.0%	6.7%
Current Year Income and Households Summary			
Median Household Income	\$75,191	\$77,896	\$84,676
Average Household Income	\$92,288	\$98,683	\$109,114
Per Capita Income	\$27,275	\$28,944	\$32,525
Current Year Summary Business Data			
Total Businesses	1,415	3,693	21,846
Total Daytime Population	30,659	107,895	644,459
Daytime Population: Workers	16,046	36,909	257,879
Daytime Population: Residents	14,613	70,986	386,580

Contact

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