



### Property Highlights

#### AVAILABLE:

± 1,135 Sq Ft | Suite 8  
± 670 Sq Ft | Suite 9

#### ON-SITE PARKING

Signalized Intersection  
L-Shaped Strip Center on the Hardcorner

Located on a major arterial road in a densely populated area.

2025 Est.	1 Mile	2 Mile	3 Mile
Population	34,709	127,894	285,701
Households	10,006	37,533	83,793
Avg. HH Income	\$119,461	\$109,264	\$107,540
Daytime Demographics			
Total Employees	7,706	39,181	80,461
Avg. HH Size	3.8	3.7	3.7

Daniel Legaspi | License 01452494 | (323) 728-8455 X 203 | daniel2@thelegaspi.com

P.O. Box 3173, Montebello, CA 90640 | T: (323) 728-8455 | License No. 00972408 | [www.thelegaspi.com](http://www.thelegaspi.com)

Information contained herein must be confirmed by any party and is not represented to be accurate or true by principal, nor any of its agents.

Corner of Rosecrans and Downey

The Legaspi Company  
Marketing/Realty Services

BUSY INTERSECTION | MAJOR THOROUGHFARE

8505 Rosecrans Ave., Paramount, CA, 90723



39,362 Cars/Day  
Combined  
Traffic Counts  
(Inrix Estimate)



Contact:  
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