

Corner of Rosecrans and Downey
BUSY INTERSECTION | MAJOR THOROUGHFARE
8505 Rosecrans Ave., Paramount, CA, 90723



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

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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.



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



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