



# CITY OF PARAMOUNT

## Retail / Restaurant End Cap Opportunity NWC Alondra Blvd. and Downey Ave.

### CITY/SITE FEATURES

- City of Paramount prioritizes Economic Development and desires to proactively and collaboratively work with private sector / property owners on business attraction
- Restaurant space (5,150 SF) available at end cap along Alondra Blvd.
- Highly visible corner with strong foot traffic and over 60 dedicated parking spaces
- 23,000 average daily trips (ADT) on Alondra Blvd. / 19,800 ADT on Downey Ave.
- Center is anchored by Grocery Outlet and Dollar Tree
- Opportunities available for service-oriented, food & beverage, convenience, health & wellness / fitness, and specialty users
- City offers unique retail and restaurant amenities with strong draws that readily attract patrons from 15+ minutes away
- Approx. 53,700 people in the City; 279,703 in 10-minute drive time with \$99,211 average HH income

### DEMOGRAPHICS

#### Population (2025)

City: 53,700  
5 / 10 / 15 Minute Drive: 40,680 / 279,703 / 913,885

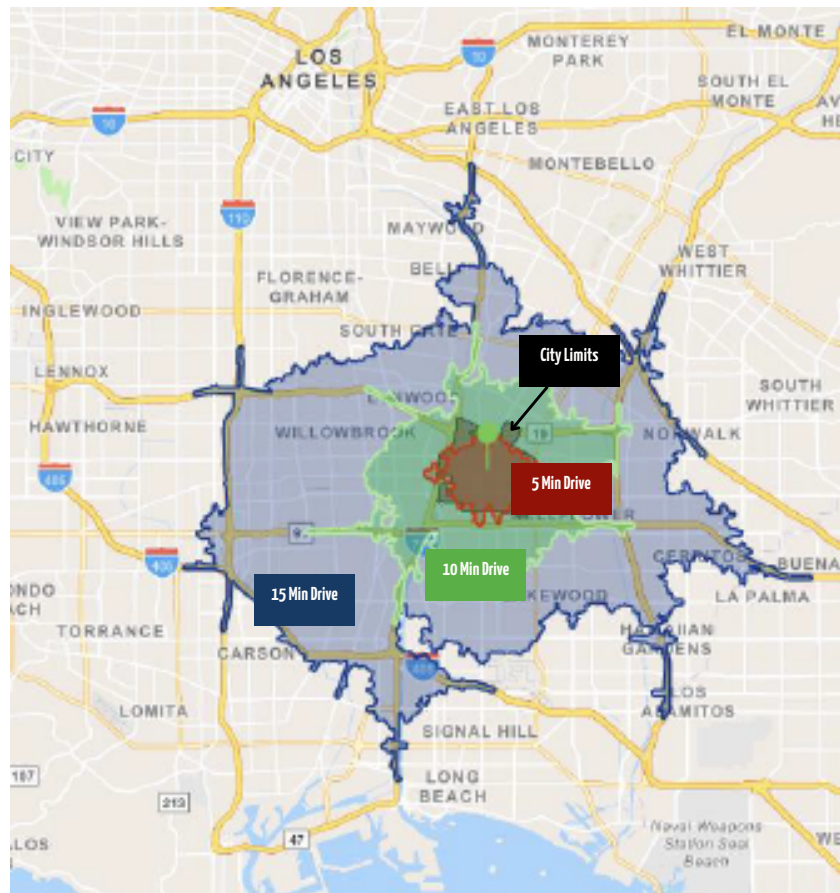
#### Households (2025)

City: 14,450  
5 / 10 / 15 Minute Drive: 11,631 / 80,472 / 268,306

#### Average Household Income (2025)

City: \$89,125  
5 / 10 / 15 Minute Drive: \$88,161 / \$99,211 / \$107,349

### AREA MAP



# RETAIL / RESTAURANT END CAP OPPORTUNITY

## END CAP

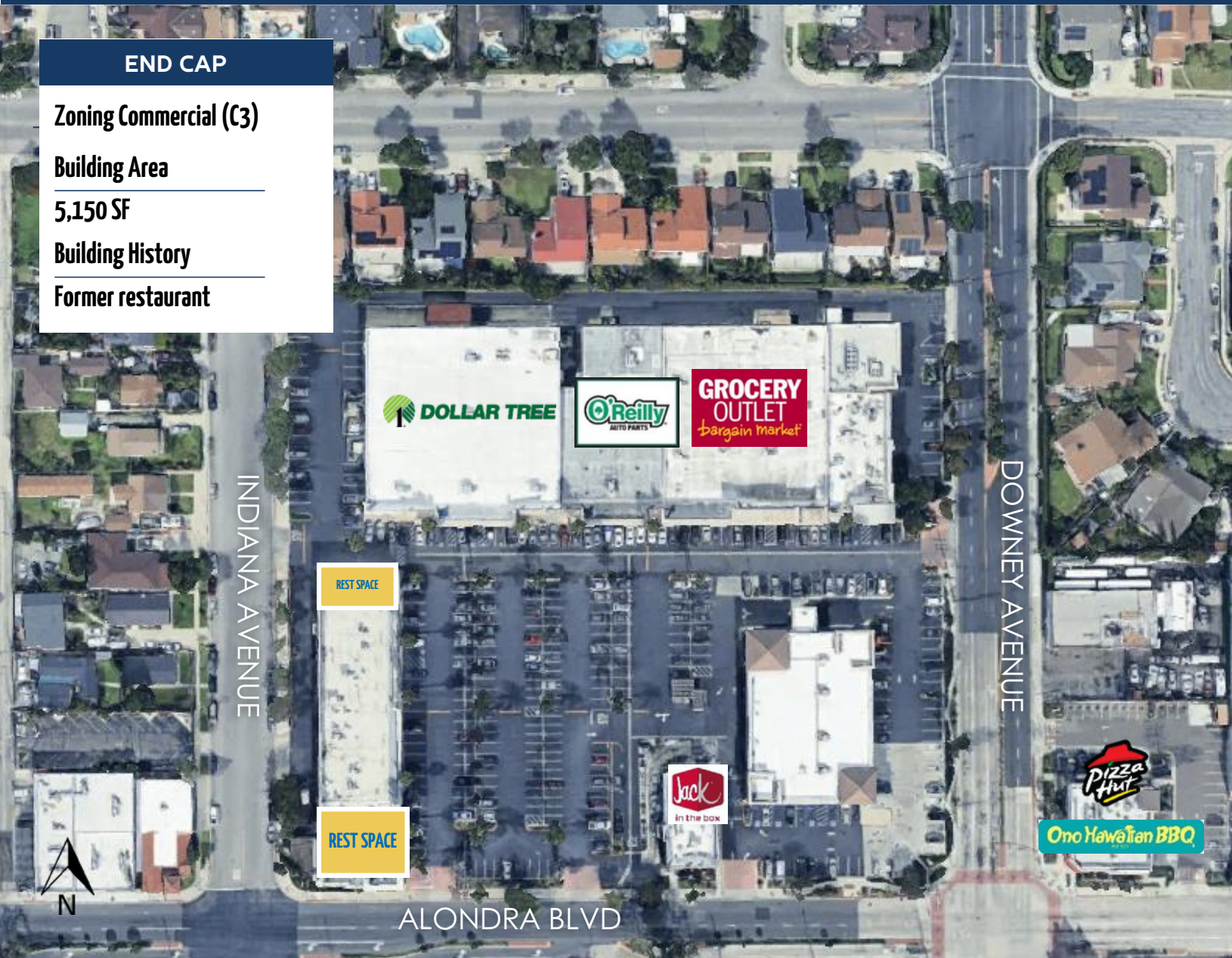
Zoning Commercial (C3)

Building Area

5,150 SF

Building History

Former restaurant



## CONTACT US FOR A TOUR / INFORMATION



Ken K. Hira, President  
(949) 226-0288  
khira@kosmont.com



Grissel Chavez, Assistant City Manager  
(562) 220-2022  
gchavez@paramountcity.gov

Perform Properties  
FORMERLY SHOPCORE PROPERTIES | ROIC

Tommy Gibbs, Vice President  
(213) 214-3974  
tgibbs@performproperties.com

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