



14520-14534 Garfield Ave - Lyons Business Center

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	78,780 SF (28.7%)
Built/Renovated	1987/2022
Tenancy	Multiple
Available	12,604 - 56,168 SF
Max Contiguous	28,084 SF
Asking Rent	\$1.10 SF/Month/NNN
Clear Height	21'
Drive Ins	8 total/ 14' w x 14' h
Docks	8 exterior
Levelers	None
Parking Spaces	1.00/1,000 SF; Reserved Spaces Available



Property Details

Land Area	3.18 AC (138,521 SF)	Power	400a/277 - 480v 3p 4w
Building FAR	0.57	Sprinklers	Wet
Slab Thickness	5"	Zoning	PAM2
Crane	None	Parcel	6241-018-019
Cross Docks	None		

For Lease Summary

Number of Spaces	3	Asking Rent	\$1.10 SF/Month
Smallest Space	12,604 SF	Service Type	Triple Net
Max Contiguous	28,084 SF	CAM	\$0.25/SF
Vacant	56,168 SF	Industrial Available	56,168 SF
% Leased	28.7%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	28,084	28,084	\$1.10 NNN	Vacant	5 Years	-	-
-	Industrial	Direct	15,480/1,840 Office	28,084	\$1.10 NNN	Vacant	5 Years	1	1
-	Industrial	Direct	12,604/1,184 Office	28,084	\$1.10 NNN	Vacant	5 Years	1	1

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Automatic Blinds	• Car Charging Station	• Mezzanine	• Reception
• Reception	• Security System	• Security System	• Security System
• Signage	• Skylights	• Skylights	• Storage Space
• Storage Space			

Transportation

Parking Details	1.00/1,000 SF; Reserved Spaces Available		
Traffic Volume	24,842 on Exeter St (2025); 31,621 on Garfield Ave (2025); 27,362 on Paramount Blvd (2025); 34,242 on Garfield Ave (2025); 30,471 on Quimby St (2018); 19,710 on Texaco Ave (2025); 23,638 on 3rd St (2025); 18,856 on Vermont Ave (2025); 30,148 on Gundry Ave (2025); 26,953 on Paramount Blvd (2025)		
Commuter Rail	Norwalk/Santa Fe Springs		17 min drive
	Long Beach (Daugherty Field)		17 min drive
Airport	Los Angeles International		23 min drive
	Bob Hope		36 min drive
Walk Score ®	Somewhat Walkable (63)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Moet Hennessy USA, Inc.	1	13,964	-	Dec 2023	Dec 2028
H2k Trading	1	10,124	66	Nov 2020	Jan 2026
Spindle Source	1	10,119	-	Dec 2024	Dec 2029
Visionary Distribution Inc.	1	10,000	1	Jul 2021	-
ANC Vehicle Wash Systems	1	7,878	9	Jul 2021	-

Showing 5 of 10 Tenants



7310 Adams St

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	17,660 SF (81.0%)
Built	1971
Tenancy	Multiple
Available	3,360 SF
Max Contiguous	3,360 SF
Asking Rent	\$1.00 SF/Month/NNN
Clear Height	16'
Drive Ins	1 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	0.30/1,000 SF; Covered Spaces Available; 6 Surface Spaces



Property Details

Land Area	0.70 AC (30,492 SF)	Power	200a/240 - 480v 3p 3w
Building FAR	0.58	Zoning	PAM2*
Crane	None	Parcel	6240-009-134

For Lease Summary

Number of Spaces	1	% Leased	81.0%
Smallest Space	3,360 SF	Asking Rent	\$1.00 SF/Month
Max Contiguous	3,360 SF	Service Type	Triple Net
Vacant	3,360 SF	Industrial Available	3,360 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	3,360	3,360	\$1.00 NNN	Vacant	Negotiable	-	-

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Skylights

Transportation

Parking Details	0.30/1,000 SF; Covered Spaces Available; 6 Surface Spaces				
Traffic Volume	19,710 on Texaco Ave (2025); 20,317 on Jefferson St (2025); 25,562 on Texaco Ave (2025); 24,842 on Exeter St (2025); 23,637 on Motz St (2018); 11,392 on Alondra Blvd (2025); 18,856 on Vermont Ave (2025); 27,892 on Vermont Ave (2025); 16,520 on el Camino Ave (2025); 24,857 on Delcombre Ave (2025)				
Commuter Rail	Commerce				16 min drive
	Norwalk/Santa Fe Springs				14 min drive
Airport	Long Beach (Daugherty Field)				12 min drive
	Los Angeles International				23 min drive
	John Wayne/Orange County				36 min drive

Transportation (Continued)

Walk Score [®]

Somewhat Walkable (65)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Excel SMT Services	1	3,500	-	Aug 2018	-
Ad-Ur-Firm	1	-	3	Jul 2016	-
After Hours	1	-	16	Sep 2017	-
American Prime Manufacturing Inc	1	-	7	Jan 2019	-
Holland Soccer Club Inc	1	-	350	Jun 2003	-

Showing 5 of 6 Tenants



6423-6431 Alondra Blvd - Paramount Business Center

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	15,639 SF (77.4%)
Built/Renovated	1985/1997
Tenancy	Multiple
Available	3,529 SF
Max Contiguous	3,529 SF
Asking Rent	\$1.20 SF/Month/NNN
Clear Height	18'
Drive Ins	5 total/ 12' w x 12' h
Docks	1 exterior
Levelers	None
Parking Spaces	2.11/1,000 SF; 33 Surface Spaces



Property Details

Land Area	0.91 AC (39,640 SF)	Zoning	M1
Building FAR	0.39	Parcel	6239-015-009
Power	100a/208v 3p 3w		

For Lease Summary

Number of Spaces	1	% Leased	77.4%
Smallest Space	3,529 SF	Asking Rent	\$1.20 SF/Month
Max Contiguous	3,529 SF	Service Type	Triple Net
Vacant	3,529 SF	Industrial Available	3,529 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
6425	Industrial	Direct	3,529	3,529	\$1.20 NNN	Vacant	3 - 5 Years	1	-

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Parking Details	2.11/1,000 SF; 33 Surface Spaces				
Traffic Volume	27,796 on E Alondra Blvd (2025); 3,362 on Motz St (2025); 238,290 on E Compton Blvd (2025); 24,857 on Delcombre Ave (2025); 11,392 on Alondra Blvd (2025); 1,130 on E Alondra Blvd (2025); 988 on E Myrrh St (2025); 16,520 on el Camino Ave (2025)				
Commuter Rail	Commerce				16 min drive
	Norwalk/Santa Fe Springs				17 min drive
Airport	Long Beach (Daugherty Field)				14 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				37 min drive
Walk Score ®	Somewhat Walkable (50)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Aerodirect Inc	1	4,000	4	Nov 2017	-
Mambo Trading	1	3,000	5	Jan 2013	-

Showing 2 of 2 Tenants



7300 Alondra Blvd - Alondra Business Center

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Office

Property Summary

RBA (% Leased)	12,197 SF (98.9%)
Built	1988
Stories	2
Elevators	1 passenger
Typical Floor	5,898 SF
Tenancy	Multiple
Available	134 SF
Max Contiguous	134 SF
Asking Rent	\$6.34 SF/Month/FS
Parking Spaces	2.00/1,000 SF; Covered Spaces Available; 25 Surface Spaces



Property Details

Land Area	0.68 AC (29,621 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	M1
Slab to Slab	10'	Parcel	7102-011-018

For Lease Summary

Number of Spaces	1	% Leased	98.9%
Smallest Space	134 SF	Asking Rent	\$6.34 SF/Month
Max Contiguous	134 SF	Service Type	Full Service
Vacant	260 SF	Office Available	134 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	203#3	Office	Direct	134	134	134	\$6.34 FS	Vacant	1 Year

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Security System	• Security System	• Security System	• Signage

Transportation

Parking Details	2.00/1,000 SF; Covered Spaces Available; 25 Surface Spaces				
Traffic Volume	25,562 on Texaco Ave (2025); 23,637 on Motz St (2018); 4,217 on S Texaco Ave (2025); 20,317 on Jefferson St (2025); 10,973 on Motz St (2025); 11,392 on Alondra Blvd (2025); 19,721 on E 70th St (2025); 24,857 on Delcombre Ave (2025); 27,892 on Vermont Ave (2025); 19,710 on Texaco Ave (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				15 min drive
	Commerce				17 min drive
Airport	Long Beach (Daugherty Field)				11 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				35 min drive
Walk Score ®	Very Walkable (73)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Direct Way Personnel	1	5,000	5	Jul 2010	-
Immediate Medical Management	1	3,750	25	Jul 2016	-
Hiperlink Transports	2	750	5	Jul 2016	-
Veronica Sanchez Real Estate	Unkwn	600	4	Jul 2016	-
Falcon Fuels, Inc	2	500	-	Dec 2022	-

Showing 5 of 15 Tenants



8527 Alondra Blvd - Moonstone Square

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	35,003 SF (93.0%)
Built	1993
Tenancy	Multiple
Available	960 - 2,440 SF
Max Contiguous	1,480 SF
Asking Rent	\$1.95 - 2.05 SF/Month/NNN
Frontage	390' on Alondra Blvd
Parking Spaces	4.83/1,000 SF; 169 Surface Spaces



Property Details

Land Area	2.24 AC (97,406 SF)	Zoning	MI, Paramount
Building FAR	0.36	Parcel	6268-016-106

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.95 - 2.05 SF/Month
Smallest Space	960 SF	Service Type	Triple Net
Max Contiguous	1,480 SF	CAM	\$0.50 - 0.65/SF
Vacant	2,440 SF	Retail Available	2,440 SF
% Leased	93.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	130	Retail	Direct	1,480	1,480	1,480	\$1.95 NNN	Vacant	2 - 5 Years
P 1	141	Retail	Direct	960	960	960	\$2.05 NNN	Vacant	Negotiable

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Signage

Transportation

Parking Details	4.83/1,000 SF; 169 Surface Spaces								
Traffic Volume	19,830 on Monroe St (2025); 22,515 on Perilla Ave (2025); 19,051 on Jefferson St (2025); 23,079 on Virginia Ave (2025); 1,201 on Dunbar St (2018); 31,114 on Chester St (2025); 1,080 on Pimenta Ave (2018); 31,036 on Burton St (2025); 29,677 on Rendalia St (2025); 2,879 on Georgia Ave (2025)								
Frontage	390' on Alondra Blvd								
Commuter Rail	Norwalk/Santa Fe Springs								14 min drive
	Commerce								17 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	13 min drive
	Los Angeles International	26 min drive
	John Wayne/Orange County	35 min drive
Walk Score ®	Very Walkable (87)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Healthcare Career College	1	7,000	10	Apr 2019	-
Kimberly's Dance Studio	1	5,000	2	Aug 2017	-
Aji Verde	1	2,372	-	Nov 2020	-
Beauty Plus	1	1,500	2	Oct 2019	-
Queen Beauty Supply	1	1,500	2	Nov 2005	-

Showing 5 of 12 Tenants



6323-6421 E Alondra Blvd - Paramount Business Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	28,058 SF (0.0%)
Built	1984
Tenancy	Multiple
Available	13,198 - 28,058 SF
Max Contiguous	28,058 SF
Asking Rent	\$1.10 SF/Month/NNN
Clear Height	22'
Drive Ins	2 total/ 11' w x 14' h
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	2.67/1,000 SF; 75 Surface Spaces



Property Details

Land Area	2.73 AC (118,932 SF)	Power	400a/120 - 208v 3p 4w
Building FAR	0.24	Sprinklers	Wet
Crane	None	Zoning	M2, Paramount
Cross Docks	None	Parcel	6239-002-008

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.10 SF/Month
Smallest Space	13,198 SF	Service Type	Triple Net
Max Contiguous	28,058 SF	CAM	\$0.25/SF
Vacant	28,058 SF	Industrial Available	28,058 SF
% Leased	0.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	13,198 - 28,058	28,058	\$1.10 NNN	Vacant	3 - 5 Years	2	2

Amenities

- Fenced Lot

Transportation

Parking Details	2.67/1,000 SF; 75 Surface Spaces								
Traffic Volume	27,796 on E Alondra Blvd (2025); 238,290 on E Compton Blvd (2025); 3,362 on Motz St (2025); 24,857 on Delcombre Ave (2025); 11,392 on Alondra Blvd (2025); 16,520 on el Camino Ave (2025); 988 on E Myrrh St (2025); 1,130 on E Alondra Blvd (2025)								
Commuter Rail	Commerce								16 min drive
	Norwalk/Santa Fe Springs								17 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	14 min drive
	Los Angeles International	24 min drive
	John Wayne/Orange County	37 min drive
Walk Score ®	Somewhat Walkable (50)	

Tenants

No Data Available



15126 Downey Ave - Paramount Business Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Manufacturing

Property Summary

RBA (% Leased)	5,000 SF (0.0%)
Built	1969
Tenancy	Single
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$1.30 SF/Month/MG
Clear Height	10'
Drive Ins	2 total
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	1.86 AC (80,856 SF)	Zoning	PAM1*
Building FAR	0.06	Parcel	6268-008-035

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.30 SF/Month
Smallest Space	5,000 SF	Service Type	Modified Gross
Max Contiguous	5,000 SF	CAM	\$0.10/SF
Vacant	5,000 SF	Industrial Available	5,000 SF
% Leased	0.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
15126	Industrial	Direct	5,000/3,400 Office	5,000	\$1.30 MG	Vacant	3 - 5 Years	-	2

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	14,708 on Hayter Ave (2025); 19,051 on Jefferson St (2025); 16,154 on Georgia Ave (2025); 17,026 on Contreras St (2025); 28,186 on Nichols St (2025); 36,015 on Compton Blvd (2025); 13,027 on Lakewood Blvd (2025); 22,515 on Perilla Ave (2025); 32,345 on Hegel St (2025); 23,079 on Virginia Ave (2025)
Commuter Rail	Norwalk/Santa Fe Springs     12 min drive
	Commerce     15 min drive
	Long Beach (Daugherty Field) 15 min drive
Airport	Los Angeles International 25 min drive
	John Wayne/Orange County 36 min drive
Walk Score ®	Very Walkable (73)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pro Fastners	1	2,500	6	Mar 2016	-

Showing 1 of 1 Tenants



15144-15204 Downey Ave - Paramount Business Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Flex

Property Summary

RBA (% Leased)	24,450 SF (95.3%)
Built	1973
Tenancy	Multiple
Available	1,154 - 5,954 SF
Max Contiguous	4,800 SF
Asking Rent	\$1.50 SF/Month/IG
Clear Height	20'
Drive Ins	13 total/ 10' w x 11' h
Docks	3 exterior
Levelers	None
Parking Spaces	4.00/1,000 SF; 72 Surface Spaces



Property Details

Land Area	0.80 AC (34,848 SF)	Power	200a/120 - 240v 3p 4w
Building FAR	0.70	Zoning	LCM2
Slab Thickness	5"	Parcel	6268-009-022
Crane	None		

For Lease Summary

Number of Spaces	2	% Leased	95.3%
Smallest Space	1,154 SF	Asking Rent	\$1.50 SF/Month
Max Contiguous	4,800 SF	Service Type	Industrial Gross
Total Available	5,954 SF	Office Available	1,154 SF
Vacant	5,954 SF	Flex Available	4,800 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	15144	Flex	Sublet	4,800/800 Office	4,800	4,800	\$1.50 IG	Vacant	Negotiable
P 2	15200 B	Office	Direct	1,154	1,154	1,154	\$1.50 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Bus Line
- Signage

Transportation

Parking Details	4.00/1,000 SF; 72 Surface Spaces								
Traffic Volume	19,051 on Jefferson St (2025); 14,708 on Hayter Ave (2025); 16,154 on Georgia Ave (2025); 17,026 on Contreras St (2025); 22,515 on Perilla Ave (2025); 28,186 on Nichols St (2025); 23,079 on Virginia Ave (2025); 19,830 on Monroe St (2025); 32,345 on Hegel St (2025); 36,015 on Compton Blvd (2025)								
Commuter Rail	Norwalk/Santa Fe Springs				12 min drive				
	Commerce				15 min drive				

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	15 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	36 min drive
Walk Score ®	Very Walkable (73)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mar Pizza Inc	1	500	11	Sep 2010	-
Piedra's Machine Corporation	1	500	12	Sep 2010	-
Crystal Cove Gems	Unkwn	-	-	Nov 2018	-
G & J Grinding	Unkwn	-	10	Feb 2017	-
Joyoung International Corporation	1	-	-	Jan 2016	-

Showing 5 of 5 Tenants



14039 Garfield Ave - Garfield Industrial Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	37,593 SF (96.1%)
Built	1990
Tenancy	Multiple
Available	1,475 SF
Max Contiguous	1,475 SF
Asking Rent	\$1.52 SF/Month/FS
Clear Height	15'
Drive Ins	13 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	0.10/1,000 SF; 2 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.80 AC (34,848 SF)	Power	100a/120 - 208v 3p 3w
Building FAR	1.08	Zoning	M2
Crane	None	Parcel	6236-031-017

For Lease Summary

Number of Spaces	1	% Leased	96.1%
Smallest Space	1,475 SF	Asking Rent	\$1.52 SF/Month
Max Contiguous	1,475 SF	Service Type	Full Service
Vacant	1,475 SF	Industrial Available	1,475 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
K	Industrial	Direct	1,475/300 Office	1,475	\$1.52 FS	Vacant	3 - 5 Years	-	1

Amenities

- Bus Line
- Fenced Lot
- Signage

Transportation

Parking Details	0.10/1,000 SF; 2 Surface Spaces; Covered Spaces Available				
Traffic Volume	30,471 on Quimby St (2018); 30,077 on Mendy St (2025); 881 on Garfield Ave (2025); 34,242 on Garfield Ave (2025); 31,621 on Garfield Ave (2025); 30,148 on Gundry Ave (2025); 218,112 on Garfield Ave (2025); 27,362 on Paramount Blvd (2025); 2,635 on de Bie Dr (2025); 24,842 on Exeter St (2025)				
Commuter Rail	Commerce				14 min drive
	Norwalk/Santa Fe Springs				12 min drive
Airport	Long Beach (Daugherty Field)				13 min drive
	Los Angeles International				21 min drive
	Bob Hope				39 min drive

Transportation (Continued)

Walk Score [®]

Somewhat Walkable (57)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Leather Craft	1	500	1	Jul 2010	-
Fiber Tech Solutions, Inc	1	500	-	Oct 2021	-
G & M Machining & Tooling	1	500	2	Jul 2010	-
Go Water Heaters Inc	1	500	10	Jan 2022	-
Maztek Direct Inc.	1	500	-	Oct 2024	-

Showing 5 of 11 Tenants



14042 Garfield Ave - Garfield Industrial Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Manufacturing

Property Summary

RBA (% Leased)	19,095 SF (82.7%)
Built	1990
Tenancy	Multiple
Available	1,530 - 3,296 SF
Max Contiguous	3,296 SF
Asking Rent	\$1.52 SF/Month/FS
Clear Height	17'
Drive Ins	9 total
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.78 AC (34,099 SF)	Zoning	M2
Building FAR	0.56	Parcel	6242-020-044
Power	1,800a/120 - 208v 3p 3w Heavy		

For Lease Summary

Number of Spaces	1	% Leased	82.7%
Smallest Space	1,530 SF	Asking Rent	\$1.52 SF/Month
Max Contiguous	3,296 SF	Service Type	Full Service
Vacant	3,296 SF	Industrial Available	3,296 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
B, C	Industrial	Direct	1,530 - 3,296	3,296	\$1.52 FS	Vacant	3 - 5 Years	-	2

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	30,471 on Quimby St (2018); 31,621 on Garfield Ave (2025); 30,077 on Mendy St (2025); 881 on Garfield Ave (2025); 34,242 on Garfield Ave (2025); 27,362 on Paramount Blvd (2025); 218,112 on Garfield Ave (2025); 30,148 on Gundry Ave (2025); 28,762 on Rose St (2018); 24,842 on Exeter St (2025)
Commuter Rail	Commerce 15 min drive
	Norwalk/Santa Fe Springs 13 min drive
	Long Beach (Daugherty Field) 14 min drive
Airport	Los Angeles International 23 min drive
	Bob Hope 40 min drive
Walk Score ®	Car-Dependent (33)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pistolero Boots	1	500	2	Apr 2010	-
Alien Factory	1	-	2	Apr 2003	-
F B Mexico Inc	1	-	-	Jan 2019	-
Ferlo Corp	1	-	-	Sep 2016	-
Lorena's Accesorios	1	-	-	Nov 2019	-

Showing 5 of 5 Tenants



16220-16228 Gundry Ave - Paramount Industrial Pk

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Warehouse

Property Summary

RBA (% Leased)	9,920 SF (69.4%)
Built	1969
Tenancy	Multiple
Available	3,040 SF
Max Contiguous	3,040 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	14'
Drive Ins	5 total
Docks	None
Levelers	None
Parking Spaces	2.14/1,000 SF; 13 Surface Spaces



Property Details

Land Area	0.49 AC (21,344 SF)	Zoning	M2, Paramount
Building FAR	0.46	Parcel	7102-001-042
Crane	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.25 SF/Month
Smallest Space	3,040 SF	Service Type	Modified Gross
Max Contiguous	3,040 SF	CAM	\$0.10/SF
Vacant	3,040 SF	Industrial Available	3,040 SF
% Leased	69.4%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
16220	Industrial	Direct	3,040/1,028 Office	3,040	\$1.25 MG	Vacant	3 - 5 Years	-	-

Amenities

- Fenced Lot

Transportation

Parking Details	2.14/1,000 SF; 13 Surface Spaces								
Traffic Volume	4,217 on S Texaco Ave (2025); 10,973 on Motz St (2025); 25,562 on Texaco Ave (2025); 24,857 on Delcombore Ave (2025); 23,637 on Motz St (2018); 11,392 on Alondra Blvd (2025); 19,721 on E 70th St (2025); 20,317 on Jefferson St (2025); 3,362 on Motz St (2025); 27,892 on Vermont Ave (2025)								
Commuter Rail	Norwalk/Santa Fe Springs								16 min drive
	Commerce								17 min drive
	Long Beach (Daugherty Field)								12 min drive
Airport	Los Angeles International								25 min drive
	John Wayne/Orange County								36 min drive

Transportation (Continued)

Walk Score [®]

Somewhat Walkable (66)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Evelyn Anino Outlets	1	1,920	-	Oct 2015	-
Allen Alarm Systems	1	500	-	Sep 2022	-
Ctmi Inc	1	500	1	Jul 2010	-
Paris Laser Printer Repair	1	500	3	Sep 2010	-
Podium Designs Llc	1	500	1	Jun 2025	-

Showing 5 of 7 Tenants



14908-14918 Gwenchris Ct - Edmar Industrial Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Manufacturing

Property Summary

RBA (% Leased)	18,107 SF (73.4%)
Built	1981
Tenancy	Multiple
Available	4,812 SF
Max Contiguous	4,812 SF
Asking Rent	\$1.25 SF/Month/IG
Clear Height	14'
Drive Ins	1 total/ 10' w x 12' h
Docks	None
Levelers	None



Property Details

Land Area	1.03 AC (44,867 SF)	Sprinklers	Wet
Building FAR	0.40	Zoning	M-2
Crane	None	Parcel	6241-018-031
Power	100a/110 - 208v 3p 4w		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.25 SF/Month
Smallest Space	4,812 SF	Service Type	Industrial Gross
Max Contiguous	4,812 SF	CAM	\$0.08/SF
Vacant	4,812 SF	Industrial Available	4,812 SF
% Leased	73.4%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
14908	Industrial	Direct	4,812/1,150 Office	4,812	\$1.25 IG	Vacant	Negotiable	-	1

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Skylights

Transportation

Traffic Volume	24,842 on Exeter St (2025); 19,710 on Texaco Ave (2025); 18,856 on Vermont Ave (2025); 31,621 on Garfield Ave (2025); 23,638 on 3rd St (2025); 20,317 on Jefferson St (2025); 27,362 on Paramount Blvd (2025); 34,242 on Garfield Ave (2025); 30,471 on Quimby St (2018); 21,680 on Madison St (2025)									
Commuter Rail	Commerce		METROLINK							16 min drive
	Norwalk/Santa Fe Springs		METROLINK							14 min drive
Airport	Long Beach (Daugherty Field)									12 min drive
	Los Angeles International									23 min drive
	John Wayne/Orange County									37 min drive

Transportation (Continued)

Walk Score [®]

Somewhat Walkable (65)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vintage Jean USA	1	3,189	-	Nov 2024	-
Jc Tint La	1	500	-	Aug 2024	-
W R Smith Inc	1	500	14	Jul 2010	-
Walmart	1	500	-	Aug 2025	-
Door Werks	1	-	4	May 2020	-

Showing 5 of 10 Tenants



15131 Illinois Ave

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	3,755 SF (0.0%)
Built	1965
Tenancy	Single
Available	2,000 - 3,755 SF
Max Contiguous	3,755 SF
Asking Rent	\$2.00 SF/Month/MG
Clear Height	14'
Drive Ins	4 total/ 8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	0.53/1,000 SF; 2 Surface Spaces



Property Details

Land Area	0.17 AC (7,405 SF)	Power	400a/440v 3p
Building FAR	0.51	Zoning	PAM2*
Crane	None	Parcel	6240-012-012

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,000 SF	Asking Rent	\$2.00 SF/Month
Max Contiguous	3,755 SF	Service Type	Modified Gross
Vacant	3,755 SF	Industrial Available	3,755 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	2,000 - 3,755/200 Office	3,755	\$2.00 MG	12/2025	Negotiable	-	2

Amenities

- Accent Lighting
- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	0.53/1,000 SF; 2 Surface Spaces				
Traffic Volume	18,856 on Vermont Ave (2025); 20,317 on Jefferson St (2025); 19,710 on Texaco Ave (2025); 24,842 on Exeter St (2025); 21,680 on Madison St (2025); 27,892 on Vermont Ave (2025); 23,638 on 3rd St (2025); 21,180 on Alondra Blvd (2018); 23,637 on Motz St (2018); 27,362 on Paramount Blvd (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				14 min drive
	Commerce				16 min drive
Airport	Long Beach (Daugherty Field)				12 min drive
	Los Angeles International				23 min drive
	John Wayne/Orange County				37 min drive
Walk Score ®	Very Walkable (76)				

Tenants

No Data Available



7104-7110 Jackson St

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Manufacturing

Property Summary

RBA (% Leased)	58,695 SF (0.0%)
Built	1975
Tenancy	Multiple
Available	23,295 - 58,695 SF
Max Contiguous	58,695 SF
Asking Rent	\$0.99 - 1.25 SF/Month/IG
Clear Height	18'
Drive Ins	None
Docks	10 exterior
Levelers	8 exterior
Parking Spaces	0.34/1,000 SF; 20 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.02 AC (87,991 SF)	Power	1,600a/120 - 208v 3p 4w Heavy
Building FAR	0.67	Zoning	M2, Paramount
Cross Docks	None	Parcel	7102-003-017

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	23,295 SF	Asking Rent	\$0.99 - 1.25 SF/Month
Max Contiguous	58,695 SF	Service Type	Industrial Gross
Vacant	58,695 SF	Industrial Available	58,695 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
7110	Industrial	Direct	35,400/7,919 Office	58,695	\$0.99 IG	Vacant	3 - 5 Years	6	-
7104	Industrial	Direct	23,295/900 Office	58,695	\$1.25 IG	Vacant	3 - 5 Years	4	-

Amenities

- Fenced Lot

Transportation

Parking Details	0.34/1,000 SF; 20 Surface Spaces; Covered Spaces Available								
Traffic Volume	4,217 on S Texaco Ave (2025); 10,973 on Motz St (2025); 25,562 on Texaco Ave (2025); 19,721 on E 70th St (2025); 24,857 on Delcombre Ave (2025); 23,637 on Motz St (2018); 11,392 on Alondra Blvd (2025); 3,362 on Motz St (2025); 276,630 on Orange Ave (2025); 20,317 on Jefferson St (2025)								
Commuter Rail	Norwalk/Santa Fe Springs								18 min drive
	Commerce								18 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	13 min drive
	Los Angeles International	26 min drive
	John Wayne/Orange County	38 min drive
Walk Score ®	Somewhat Walkable (65)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fmj Freight & Logistics	1	500	-	Oct 2025	-

Showing 1 of 1 Tenants



7314 Madison St

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	15,000 SF (100%)
Built	1971
Tenancy	Single
Available	15,000 SF
Max Contiguous	15,000 SF
Asking Rent	\$1.55 SF/Month/IG
Drive Ins	2 total
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.83 AC (36,155 SF)	Zoning	M2
Building FAR	0.41	Parcel	6240-010-064

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	15,000 SF	Asking Rent	\$1.55 SF/Month
Max Contiguous	15,000 SF	Service Type	Industrial Gross
Vacant	0 SF	Industrial Available	15,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	15,000/2,800 Office	15,000	\$1.55 IG	60 Days	Thru Apr 2029	-	-

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	25,562 on Texaco Ave (2025); 20,317 on Jefferson St (2025); 23,637 on Motz St (2018); 4,217 on S Texaco Ave (2025); 27,892 on Vermont Ave (2025); 19,710 on Texaco Ave (2025); 11,392 on Alondra Blvd (2025); 10,973 on Motz St (2025); 24,857 on Delcombre Ave (2025); 19,721 on E 70th St (2025)
Commuter Rail	Commerce  17 min drive
	Norwalk/Santa Fe Springs  15 min drive
	Long Beach (Daugherty Field) 11 min drive
Airport	Los Angeles International 24 min drive
	John Wayne/Orange County 36 min drive
Walk Score ®	Very Walkable (73)

Tenants

No Data Available



7056-7110 Motz St - Paramount Industrial Park

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Warehouse

Property Summary

RBA (% Leased)	20,000 SF (100%)
Built	1968
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$1.50 SF/Month/IG
Clear Height	22'
Drive Ins	3 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.35/1,000 SF; 28 Surface Spaces



Property Details

Land Area	0.84 AC (36,590 SF)	Power	400a/240v 3p 4w
Building FAR	0.55	Zoning	M2
Cross Docks	None	Parcel	7102-001-045

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.50 SF/Month
Smallest Space	5,000 SF	Service Type	Industrial Gross
Max Contiguous	5,000 SF	CAM	\$0.06/SF
Vacant	0 SF	Industrial Available	5,000 SF
% Leased	100%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
7110	Industrial	Direct	5,000/1,000 Office	5,000	\$1.50 IG	30 Days	Negotiable	-	1

Amenities

- 24 Hour Access
- Bus Line
- Fenced Lot
- Signage
- Skylights

Transportation

Parking Details	1.35/1,000 SF; 28 Surface Spaces
Traffic Volume	10,973 on Motz St (2025); 4,217 on S Texaco Ave (2025); 25,562 on Texaco Ave (2025); 24,857 on Delcombre Ave (2025); 11,392 on Alondra Blvd (2025); 23,637 on Motz St (2018); 19,721 on E 70th St (2025); 20,317 on Jefferson St (2025); 3,362 on Motz St (2025); 27,892 on Vermont Ave (2025)
Commuter Rail	Norwalk/Santa Fe Springs    16 min drive
	Commerce    16 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	11 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	36 min drive
Walk Score ®	Somewhat Walkable (66)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bing Banners	1	500	-	Jun 2025	-

Showing 1 of 1 Tenants



Property Summary

RBA (% Leased)	20,000 SF (100%)
Built	1971
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$1.38 SF/Month/IG
Clear Height	18'
Drive Ins	4 total/ 10' w x 16' h
Docks	None
Levelers	None
Parking Spaces	2.00/1,000 SF; Covered Spaces Available; 40 Surface Spaces



Property Details

Land Area	1.00 AC (43,560 SF)	Zoning	M2
Building FAR	0.46	Parcel	7102-001-033
Power	200a/220v 3p 4w		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	5,000 SF	Asking Rent	\$1.38 SF/Month
Max Contiguous	5,000 SF	Service Type	Industrial Gross
Vacant	0 SF	Industrial Available	5,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
16100	Industrial	Direct	5,000/750 Office	5,000	\$1.38 IG	30 Days	Negotiable	-	1

Amenities

- Bus Line

Transportation

Parking Details	2.00/1,000 SF; Covered Spaces Available; 40 Surface Spaces								
Traffic Volume	10,973 on Motz St (2025); 24,857 on Delcambre Ave (2025); 11,392 on Alondra Blvd (2025); 25,562 on Texaco Ave (2025); 4,217 on S Texaco Ave (2025); 3,362 on Motz St (2025); 23,637 on Motz St (2018); 20,317 on Jefferson St (2025); 19,721 on E 70th St (2025); 27,796 on E Alondra Blvd (2025)								
Commuter Rail	Norwalk/Santa Fe Springs								16 min drive
	Commerce								16 min drive
Airport	Long Beach (Daugherty Field)								12 min drive
	Los Angeles International								25 min drive
	John Wayne/Orange County								37 min drive

Transportation (Continued)

Walk Score [®]

Somewhat Walkable (67)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
A1 Windows & Doors	1	5,000	2	Nov 2021	-
Clean Living	1	5,000	-	Nov 2021	-
Immediate Disaster Solution	1	5,000	-	May 2020	-
Martin Pena	1	1,750	-	May 2023	-

Showing 4 of 4 Tenants



Property Summary

Center Type	Strip Center
GLA (% Leased)	23,800 SF (96.0%)
Built	1986
Tenancy	Multiple
Available	960 SF
Max Contiguous	960 SF
Asking Rent	\$2.10 SF/Month/NNN
Frontage	509' on Paramount Blvd



Property Details

Land Area	1.72 AC (74,923 SF)	Zoning	CM
Building FAR	0.32	Parcel	6270-003-022

For Lease Summary

Number of Spaces	1	Asking Rent	\$2.10 SF/Month
Smallest Space	960 SF	Service Type	Triple Net
Max Contiguous	960 SF	CAM	\$0.65/SF
Vacant	960 SF	Retail Available	960 SF
% Leased	96.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	15124	Retail	Direct	960	960	960	\$2.10 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Drive Thru
- Drive Thru
- Signage
- Signalized Intersection

Transportation

Traffic Volume	18,856 on Vermont Ave (2025); 16,154 on Georgia Ave (2025); 21,680 on Madison St (2025); 23,638 on 3rd St (2025); 21,180 on Alondra Blvd (2018); 23,079 on Virginia Ave (2025); 19,051 on Jefferson St (2025); 24,162 on Alondra Blvd (2025); 27,892 on Vermont Ave (2025); 26,953 on Paramount Blvd (2025)				
Frontage	509' on Paramount Blvd				
Commuter Rail	Norwalk/Santa Fe Springs				13 min drive
	Commerce				16 min drive
Airport	Long Beach (Daugherty Field)				13 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				36 min drive
Walk Score ®	Very Walkable (84)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
D & H Liquor & Market	1	2,925	2	Mar 2007	-
Doublz	1	2,500	-	Mar 2007	-
Laundromat	1	1,500	-	Dec 2020	-
MIJI Beauty Eyelash	1	1,500	8	Nov 2021	Oct 2026
Papa Johns	1	1,300	20	Apr 2017	-

Showing 5 of 18 Tenants



15526 Paramount Blvd - Park Lane Plaza

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	9,875 SF (86.3%)
Built	2006
Tenancy	Multiple
Available	1,350 SF
Max Contiguous	1,350 SF
Asking Rent	\$1.85 SF/Month/MG
Frontage	170' on Paramount Blvd
Parking Spaces	2.43/1,000 SF; 24 Surface Spaces



Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	PACM*
Building FAR	0.67	Parcel	6270-016-005

For Lease Summary

Number of Spaces	1	% Leased	86.3%
Smallest Space	1,350 SF	Asking Rent	\$1.85 SF/Month
Max Contiguous	1,350 SF	Service Type	Modified Gross
Vacant	1,350 SF	Retail Available	1,350 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	G	Retail	Direct	1,350	1,350	1,350	\$1.85 MG	Vacant	Negotiable

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	2.43/1,000 SF; 24 Surface Spaces				
Traffic Volume	21,680 on Madison St (2025); 21,180 on Alondra Blvd (2018); 24,162 on Alondra Blvd (2025); 23,079 on Virginia Ave (2025); 18,856 on Vermont Ave (2025); 27,892 on Vermont Ave (2025); 16,154 on Georgia Ave (2025); 19,051 on Jefferson St (2025); 2,879 on Georgia Ave (2025); 20,317 on Jefferson St (2025)				
Frontage	170' on Paramount Blvd				
Commuter Rail	Norwalk/Santa Fe Springs				14 min drive
	Commerce				16 min drive
Airport	Long Beach (Daugherty Field)				13 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				36 min drive
Walk Score ®	Very Walkable (85)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sparklen Laundry J T	1	3,259	2	Jun 2012	-
Mi Casita Michoacan	1	889	-	Jun 2012	-
P L Cleaners	1	500	2	Jul 2012	-
Tiki's Taco #2	1	500	-	Apr 2024	-
Antojitos Mexicanos Restaurant	1	-	5	Oct 2016	-

Showing 5 of 8 Tenants



15955-15975 Paramount Blvd

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Office

Property Summary

RBA (% Leased)	9,650 SF (70.5%)
Built	1947
Stories	1
Elevators	None
Typical Floor	9,650 SF
Tenancy	Multiple
Available	1,100 - 2,850 SF
Max Contiguous	1,750 SF
Asking Rent	\$1.75 SF/Month/+UTIL
Parking Spaces	Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	0.09 AC (3,920 SF)	Zoning	C3
Building FAR	2.46	Parcel	7103-007-014
Owner Occupied	No		

For Lease Summary

Number of Spaces	2	% Leased	70.5%
Smallest Space	1,100 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	1,750 SF	Service Type	Plus Utilities
Total Available	2,850 SF	Office Available	1,750 SF
Vacant	2,850 SF	Retail Available	1,100 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	15955 - Suite B	Office	Direct	1,750	1,750	1,750	\$1.75 +UTIL	Vacant	1 - 3 Years
P 1	15975 - Suite C	Retail	Direct	1,100	1,100	1,100	\$2.25 +UTIL	Vacant	1 - 3 Years

Amenities

- 24 Hour Access

Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	24,162 on Alondra Blvd (2025); 21,180 on Alondra Blvd (2018); 27,892 on Vermont Ave (2025); 21,680 on Madison St (2025); 23,079 on Virginia Ave (2025); 2,879 on Georgia Ave (2025); 23,961 on Harrison St (2018); 23,637 on Motz St (2018); 19,830 on Monroe St (2025); 20,317 on Jefferson St (2025)
Commuter Rail	Norwalk/Santa Fe Springs 15 min drive
	Commerce 17 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	12 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	35 min drive
Walk Score ®	Very Walkable (79)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Direct Auto Parts	1	500	-	Jan 2023	-

Showing 1 of 1 Tenants



16660 Paramount Blvd

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Office

Property Summary

RBA (% Leased)	38,711 SF (88.7%)
Built	1973
Stories	3
Elevators	Yes
Typical Floor	15,300 SF
Tenancy	Multiple
Available	572 - 4,392 SF
Max Contiguous	2,382 SF
Asking Rent	\$1.40 SF/Month/FS
Parking Spaces	2.33/1,000 SF; 107 Surface Spaces



Property Details

Land Area	1.67 AC (72,745 SF)	Owner Occupied	No
Building FAR	0.53	Zoning	PAC3
Slab to Slab	10'	Parcel	7103-025-024

For Lease Summary

Number of Spaces	4	% Leased	88.7%
Smallest Space	572 SF	Asking Rent	\$1.40 SF/Month
Max Contiguous	2,382 SF	Service Type	Full Service
Total Available	4,392 SF	Office Available	2,382 SF
Vacant	4,392 SF	Medical Available	2,010 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 3	311	Office	Direct	2,382	2,382	2,382	\$1.40 FS	Vacant	Negotiable
P 3	302	Medical	Direct	862	862	862	\$1.40 FS	Vacant	Negotiable
P 3	305	Medical	Direct	576	576	576	\$1.40 FS	Vacant	Negotiable
P 3	308	Medical	Direct	572	572	572	\$1.40 FS	Vacant	Negotiable

Amenities

No Data Available

Transportation

Parking Details	2.33/1,000 SF; 107 Surface Spaces
Traffic Volume	23,961 on Harrison St (2018); 2,879 on Georgia Ave (2025); 24,162 on Alondra Blvd (2025); 269,747 on N Obispo Ave (2025); 21,180 on Alondra Blvd (2018); 27,892 on Vermont Ave (2025); 23,079 on Virginia Ave (2025); 19,721 on E 70th St (2025)
Commuter Rail	Norwalk/Santa Fe Springs 15 min drive
	Commerce 18 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	11 min drive
	Los Angeles International	26 min drive
	John Wayne/Orange County	34 min drive
Walk Score ®	Very Walkable (79)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
All Seasons Hospice	1	4,500	30	Jul 2016	-
Reliance Home Health	3	3,600	24	Jun 2016	-
Gurkirpal Singh Sehgal	Unkwn	3,000	-	Jul 2017	-
Center For Clinical Trials	3	1,350	9	Jul 2016	-
J & L De Leon Medical Corp	2	1,200	8	Jul 2016	-

Showing 5 of 18 Tenants



7500-7532 Rosecrans Ave - Farmers Market Plaza

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

GLA (% Leased)	50,231 SF (40.7%)
Built	1989
Tenancy	Multiple
Available	1,500 - 32,300 SF
Max Contiguous	23,000 SF
Asking Rent	Withheld
Frontage	287' on Garfield Ave
Frontage	339' on Rosecrans Ave
Parking Spaces	2.64/1,000 SF; 127 Surface Spaces



Property Details

Land Area	2.48 AC (108,029 SF)	Zoning	M2, Paramount
Building FAR	0.46	Parcel	6241-018-008

For Lease Summary

Number of Spaces	4	% Leased	40.7%
Smallest Space	1,500 SF	Asking Rent	Withheld
Max Contiguous	23,000 SF	Office Available	6,800 SF
Total Available	32,300 SF	Office/Medical Available	2,500 SF
Vacant	29,800 SF	Industrial Available	23,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	7516	Industrial	Direct	23,000/2,000 Office	23,000	23,000	\$0.89 NNN	Vacant	Negotiable
P 1	7502-B	Office	Direct	1,500 - 2,500	2,500	2,500	\$2.00 NNN	Vacant	Negotiable
P 1	7500	Office/Medical	Direct	2,500	2,500	2,500	\$2.50 NNN	30 Days	Negotiable
P 2	7530-7534	Office	Direct	4,300	4,300	4,300	\$0.99 MG	Vacant	Negotiable

Amenities

- Signalized Intersection

Transportation

Parking Details	2.64/1,000 SF; 127 Surface Spaces								
Traffic Volume	31,621 on Garfield Ave (2025); 34,242 on Garfield Ave (2025); 30,471 on Quimby St (2018); 24,842 on Exeter St (2025); 27,362 on Paramount Blvd (2025); 30,148 on Gundry Ave (2025); 30,077 on Mendy St (2025); 881 on Garfield Ave (2025); 28,762 on Rose St (2018); 23,638 on 3rd St (2025)								
Frontage	287' on Garfield Ave; 339' on Rosecrans Ave								
Commuter Rail	Commerce				15 min drive				
	Norwalk/Santa Fe Springs				12 min drive				

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	13 min drive
	Los Angeles International	22 min drive
	Bob Hope	39 min drive
Walk Score ®	Very Walkable (70)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Botas Guadalajara	1	3,000	2	Jul 2016	-
El Tapatio	1	1,500	-	Aug 2020	-
Abe's Donuts	1	1,200	6	Jul 2016	-
Fu Plus	1	1,200	-	Jul 2021	-
Ace Mart	1	1,000	-	Aug 2020	-

Showing 5 of 9 Tenants



8505 Rosecrans Ave

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	9,040 SF (65.9%)
Built	1986
Tenancy	Multiple
Available	670 - 3,080 SF
Max Contiguous	1,275 SF
Asking Rent	\$2.00 - 2.50 SF/Month/NNN
Frontage	Downey
Frontage	Rosecrans
Parking Spaces	1.95/1,000 SF; 18 Surface Spaces



Property Details

Land Area	0.43 AC (18,731 SF)	Zoning	CM
Building FAR	0.48	Parcel	6266-031-036

For Lease Summary

Number of Spaces	3	% Leased	65.9%
Smallest Space	670 SF	Asking Rent	\$2.00 - 2.50 SF/Month
Max Contiguous	1,275 SF	Service Type	Triple Net
Vacant	3,080 SF	Retail Available	3,080 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	6	Retail	Direct	1,275	1,275	1,275	\$2.00 NNN	Vacant	Negotiable
P 1	8	Retail	Direct	1,135	1,135	1,135	\$2.00 NNN	Vacant	Negotiable
P 1	9	Retail	Direct	670	670	670	\$2.50 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	1.95/1,000 SF; 18 Surface Spaces			
Traffic Volume	26,550 on Downey Ave (2025); 25,029 on Downey Ave (2025); 16,075 on Ackley St (2025); 25,817 on Castana Ave (2025); 25,159 on Anderson St (2025); 17,026 on Contreras St (2025); 11,204 on Prichard St (2025); 12,763 on Prichard St (2025); 19,334 on Deming Ave (2025); 27,995 on Rosecrans Ave (2025)			
Frontage	140' on Rosecrans Ave			
Commuter Rail	Norwalk/Santa Fe Springs			 11 min drive
	Commerce			 15 min drive
Airport	Long Beach (Daugherty Field)	15 min drive		
	Los Angeles International	24 min drive		
	John Wayne/Orange County	35 min drive		

Transportation (Continued)

Walk Score [®]

Very Walkable (83)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Consultants Center	1	1,275	-	Nov 2023	-
Donut Capital	1	886	3	May 2016	Apr 2028
La Favorita Bakeria	1	789	5	Dec 2020	-
Ivy Nails	1	670	4	Apr 2021	-
Airtronics Air Conditioning Corp	1	500	-	Apr 2024	-

Showing 5 of 7 Tenants



8524-8544 Rosecrans Ave - Rosecrans Plaza

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,098 SF (94.8%)
Built	1980
Tenancy	Multiple
Available	1,409 SF
Max Contiguous	1,409 SF
Asking Rent	\$3.00 SF/Month/NNN
Frontage	159' on Downey Ave
Frontage	183' on Rosecrans Ave
Parking Spaces	4.64/1,000 SF; 48 Surface Spaces



Property Details

Land Area	2.07 AC (90,169 SF)	Zoning	PAC3*
Building FAR	0.30	Parcel	6268-004-027

For Lease Summary

Number of Spaces	1	% Leased	94.8%
Smallest Space	1,409 SF	Asking Rent	\$3.00 SF/Month
Max Contiguous	1,409 SF	Service Type	Triple Net
Vacant	1,409 SF	Retail Available	1,409 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	8544	Retail	Direct	1,409	1,409	1,409	\$3.00 NNN	Vacant	Negotiable

Amenities

• 24 Hour Access	• Bus Line	• Drive Thru	• Drive Thru
• Pylon Sign	• Security System	• Security System	• Security System
• Signage	• Signalized Intersection	• Tenant Controlled HVAC	

Transportation

Parking Details	4.64/1,000 SF; 48 Surface Spaces								
Traffic Volume	26,550 on Downey Ave (2025); 25,817 on Castana Ave (2025); 25,029 on Downey Ave (2025); 16,075 on Ackley St (2025); 17,026 on Contreras St (2025); 25,159 on Anderson St (2025); 19,334 on Deming Ave (2025); 11,204 on Prichard St (2025); 27,995 on Century Blvd (2025); 27,995 on Rosecrans Ave (2025)								
Frontage	159' on Downey Ave; 183' on Rosecrans Ave								
Transit/Subway	Lakewood Station							20 min walk	
Commuter Rail	Norwalk/Santa Fe Springs METROLINK							11 min drive	
	Commerce METROLINK							14 min drive	

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	15 min drive
	Los Angeles International	24 min drive
	John Wayne/Orange County	34 min drive
Walk Score ®	Very Walkable (83)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rumi K Lakha D.O. DBA Centro Medico Paramount	1	3,550	6	Jul 2016	-
62 Suds Laundry	1	3,225	3	Apr 2021	-
Paramount Dental Care	1	1,675	4	Mar 2020	-
Viva Global Travel	1	1,638	3	Aug 2020	-
La Hacienda	1	1,300	5	Mar 2015	-

Showing 5 of 13 Tenants



7300 Somerset Blvd

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Distribution

Property Summary

RBA (% Leased)	53,273 SF (100%)
Built	1968
Tenancy	Multiple
Available	53,273 SF
Max Contiguous	53,273 SF
Asking Rent	\$1.20 SF/Month/NNN
Clear Height	20'
Drive Ins	8 total
Docks	2 exterior
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	2.55 AC (111,078 SF)	Power	1,600a/277 - 480v 3p 4w Heavy
Building FAR	0.48	Zoning	M1 Paramount
Cross Docks	None	Parcel	6240-009-110

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	53,273 SF	Service Type	Triple Net
Max Contiguous	53,273 SF	CAM	\$0.25/SF
Vacant	0 SF	Industrial Available	53,273 SF
% Leased	100%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	53,273/2,800 Office	53,273	\$1.20 NNN	30 Days	Negotiable	-	-

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available				
Traffic Volume	19,710 on Texaco Ave (2025); 20,317 on Jefferson St (2025); 24,842 on Exeter St (2025); 18,856 on Vermont Ave (2025); 25,562 on Texaco Ave (2025); 9,273 on San Miguel St (2025); 11,392 on Alondra Blvd (2025); 34,242 on Garfield Ave (2025); 16,520 on el Camino Ave (2025); 23,637 on Motz St (2018)				
Commuter Rail	Commerce				16 min drive
	Norwalk/Santa Fe Springs				14 min drive
Airport	Long Beach (Daugherty Field)				12 min drive
	Los Angeles International				23 min drive
	John Wayne/Orange County				36 min drive

Transportation (Continued)

Walk Score ®	Very Walkable (70)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lions Floor	1	40,273	130	Apr 2021	-
LA County	1	13,000	-	Apr 2021	-

Showing 2 of 2 Tenants



8650 Somerset Blvd

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	16,120 SF (90.1%)
Built	1978
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$1.50 SF/Month/IG
Clear Height	14'
Drive Ins	4 total/ 14' w x 16' h
Docks	None
Levelers	None
Parking Spaces	1.30/1,000 SF; 21 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.72 AC (31,363 SF)	Power	400a/120 - 208v 3p 4w
Building FAR	0.51	Zoning	M1, Paramount
Crane	None	Parcel	6268-041-001

For Lease Summary

Number of Spaces	1	% Leased	90.1%
Smallest Space	1,600 SF	Asking Rent	\$1.50 SF/Month
Max Contiguous	1,600 SF	Service Type	Industrial Gross
Vacant	1,600 SF	Industrial Available	1,600 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
C	Industrial	Direct	1,600	1,600	\$1.50 IG	Vacant	3 Years	-	-

Amenities

- Signage

Transportation

Parking Details	1.30/1,000 SF; 21 Surface Spaces; Covered Spaces Available								
Traffic Volume	14,708 on Hayter Ave (2025); 28,186 on Nichols St (2025); 36,015 on Compton Blvd (2025); 13,027 on Lakewood Blvd (2025); 19,051 on Jefferson St (2025); 32,345 on Hegel St (2025); 17,026 on Contreras St (2025); 31,894 on Jeff St (2025); 29,677 on Rendalia St (2025); 22,515 on Perilla Ave (2025)								
Commuter Rail	Norwalk/Santa Fe Springs				12 min drive				
	Commerce				15 min drive				
Airport	Long Beach (Daugherty Field)								15 min drive
	Los Angeles International								25 min drive
	John Wayne/Orange County								36 min drive

Transportation (Continued)

Walk Score ®

Somewhat Walkable (59)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Davin Trading, Inc.	1	500	2	Mar 2015	-
Innovative Fence	1	500	3	Sep 2010	-
Thor Sales Co Inc	1	500	2	May 2010	-
G W Civil Constructors	1	-	3	Dec 2018	-
Gun Drilling Mex	1	-	1	Nov 2016	-

Showing 5 of 7 Tenants



15323 Texaco Ave - Garfield Industrial Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	10,080 SF (60.2%)
Built	1961
Tenancy	Multiple
Available	4,017 SF
Max Contiguous	4,017 SF
Asking Rent	\$0.95 SF/Month/NNN
Clear Height	14'
Drive Ins	4 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	1.79/1,000 SF; 18 Surface Spaces



Property Details

Land Area	0.48 AC (20,909 SF)	Zoning	PAM2*
Building FAR	0.48	Parcel	6240-009-126
Power	200 - 300a/277 - 480v 3p		

For Lease Summary

Number of Spaces	1	% Leased	60.2%
Smallest Space	4,017 SF	Asking Rent	\$0.95 SF/Month
Max Contiguous	4,017 SF	Service Type	Triple Net
Vacant	4,017 SF	Office Available	4,017 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
15323	Office	Direct	4,017	4,017	\$0.95 NNN	Vacant	Negotiable	-	-

Amenities

- Storage Space
- Storage Space

Transportation

Parking Details	1.79/1,000 SF; 18 Surface Spaces
Traffic Volume	19,710 on Texaco Ave (2025); 20,317 on Jefferson St (2025); 25,562 on Texaco Ave (2025); 11,392 on Alondra Blvd (2025); 23,637 on Motz St (2018); 24,842 on Exeter St (2025); 16,520 on el Camino Ave (2025); 24,857 on Delcombre Ave (2025); 10,973 on Motz St (2025); 9,273 on San Miguel St (2025)
Commuter Rail	Commerce 17 min drive
	Norwalk/Santa Fe Springs 15 min drive
	Long Beach (Daugherty Field) 13 min drive
Airport	Los Angeles International 25 min drive
	John Wayne/Orange County 37 min drive
Walk Score ®	Very Walkable (70)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Global Pump Service	1	500	2	May 2025	-
Cyber Bearings Inc	1	-	6	Jan 2025	-
Stitch City Industries	1	-	5	Jun 2020	-

Showing 3 of 3 Tenants



Property Summary

RBA (% Leased)	23,883 SF (95.8%)
Built	1971
Stories	4
Typical Floor	5,970 SF
Tenancy	Multiple
Available	1,000 - 2,244 SF
Max Contiguous	1,244 SF
Asking Rent	Withheld
Parking Spaces	1.70/1,000 SF; 40 Surface Spaces



Property Details

Land Area	8.54 AC (372,002 SF)	Zoning	PAC3
Building FAR	0.06	Parcel	7102-025-038
Owner Occupied	No		

For Lease Summary

Number of Spaces	2	% Leased	95.8%
Smallest Space	1,000 SF	Asking Rent	Withheld
Max Contiguous	1,244 SF	Office Available	1,000 SF
Total Available	2,244 SF	Office/Medical Available	1,244 SF
Vacant	1,000 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 4	402	Office/Medical	Coworking	1,244	1,244	1,244	Withheld	TBD	-
P 4	-	Office	Direct	1,000	1,000	1,000	Withheld	Vacant	1 Year

Amenities

- Property Manager on Site

Transportation

Parking Details	1.70/1,000 SF; 40 Surface Spaces
Traffic Volume	23,961 on Harrison St (2018); 24,162 on Alondra Blvd (2025); 27,892 on Vermont Ave (2025); 2,879 on Georgia Ave (2025); 21,180 on Alondra Blvd (2018); 19,721 on E 70th St (2025); 23,637 on Motz St (2018); 23,079 on Virginia Ave (2025); 21,680 on Madison St (2025); 4,217 on S Texaco Ave (2025)
Commuter Rail	Norwalk/Santa Fe Springs    15 min drive
	Commerce    18 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	11 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	35 min drive
Walk Score ®	Very Walkable (76)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hope For Healing Counseling	3	1,500	10	Jul 2016	-
Jose Delarosa	1	600	4	Jul 2016	-
Charter Suburban Hospital	1	500	0	Sep 2012	-
Advanced Family Med Group	3	450	3	Jul 2016	-
Sand Cosmetic Institute Medical Weight Loss	2	450	3	Jul 2016	-

Showing 5 of 10 Tenants



16400 Garfield Ave

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Warehouse

Property Summary

RBA (% Leased)	27,750 SF (0.0%)
Built	1955
Tenancy	Single
Available	27,750 SF
Max Contiguous	27,750 SF
Asking Rent	Withheld
Clear Height	17'
Drive Ins	5 total/ 12' w x 14' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.02/1,000 SF; 56 Surface Spaces



Property Details

Land Area	1.77 AC (77,145 SF)	Power	500a/400v 3p 4w
Building FAR	0.36	Zoning	M2
Crane	None	Parcel	7102-020-001

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	27,750 SF	Asking Rent	Withheld
Max Contiguous	27,750 SF	Industrial Available	27,750 SF
Vacant	27,750 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	27,750	27,750	Withheld	Vacant	Negotiable	2	-

Amenities

- Air Conditioning
- Skylights
- Air Conditioning
- Skylights
- Air Conditioning
- Fenced Lot

Transportation

Parking Details	2.02/1,000 SF; 56 Surface Spaces				
Traffic Volume	19,721 on E 70th St (2025); 23,637 on Motz St (2018); 4,217 on S Texaco Ave (2025); 27,892 on Vermont Ave (2025); 25,562 on Texaco Ave (2025); 23,961 on Harrison St (2018); 20,317 on Jefferson St (2025); 24,162 on Alondra Blvd (2025); 10,973 on Motz St (2025); 21,180 on Alondra Blvd (2018)				
Commuter Rail	Commerce				17 min drive
	Norwalk/Santa Fe Springs				15 min drive
Airport	Long Beach (Daugherty Field)				10 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				35 min drive

Transportation (Continued)

Walk Score ®	Very Walkable (71)
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Tenants

No Data Available



16260 Paramount Blvd - Paramount Town Center East

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	20,065 SF (86.1%)
Built	1986
Tenancy	Multiple
Available	2,800 SF
Max Contiguous	2,800 SF
Asking Rent	Withheld
Frontage	227' on Paramount Boulevard
Parking Spaces	0.80/1,000 SF; 16 Surface Spaces



Property Details

Land Area	1.01 AC (43,996 SF)	Zoning	PAC3*
Building FAR	0.46	Parcel	7103-011-035

For Lease Summary

Number of Spaces	1	% Leased	86.1%
Smallest Space	2,800 SF	Asking Rent	Withheld
Max Contiguous	2,800 SF	Retail Available	2,800 SF
Vacant	2,800 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	2,800	2,800	2,800	Withheld	Vacant	Negotiable

Amenities

- Dedicated Turn Lane
- Signage
- Signalized Intersection
- Wheelchair Accessible

Transportation

Parking Details	0.80/1,000 SF; 16 Surface Spaces								
Traffic Volume	24,162 on Alondra Blvd (2025); 2,879 on Georgia Ave (2025); 23,961 on Harrison St (2018); 21,180 on Alondra Blvd (2018); 23,079 on Virginia Ave (2025); 27,892 on Vermont Ave (2025); 21,680 on Madison St (2025); 19,830 on Monroe St (2025); 23,637 on Motz St (2018); 19,721 on E 70th St (2025)								
Frontage	227' on Paramount Boulevard								
Commuter Rail	Norwalk/Santa Fe Springs								15 min drive
	Commerce								18 min drive
Airport	Long Beach (Daugherty Field)								12 min drive
	Los Angeles International								26 min drive
	John Wayne/Orange County								35 min drive
Walk Score ®	Very Walkable (81)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Resourcemfg	1	6,000	-	Aug 2025	-
Kid's Dental Care	1	2,000	5	Jul 2016	-
La Michoacana Ice Cream	1	2,000	8	Nov 2018	-
WIC	1	2,000	-	Dec 2020	-
El Cortez Meat Market	1	1,225	-	Apr 2023	-

Showing 5 of 8 Tenants



16493 Paramount Blvd

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Showroom

Property Summary

RBA (% Leased)	8,364 SF (100%)
Built	1926
Tenancy	Single
Available	8,364 SF
Max Contiguous	8,364 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	4 total
Docks	None
Levelers	None
Parking Spaces	0.96/1,000 SF; 8 Surface Spaces



Property Details

Land Area	0.41 AC (17,999 SF)	Zoning	Commercial
Building FAR	0.46	Parcel	7102-027-021

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	8,364 SF	Asking Rent	Withheld
Max Contiguous	8,364 SF	Retail Available	8,364 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	8,364	8,364	8,364	Withheld	30 Days	Negotiable

Amenities

- 24 Hour Access
- Bus Line
- Fenced Lot
- Metro/Subway
- Signage
- Skylights
- Skylights

Transportation

Parking Details	0.96/1,000 SF; 8 Surface Spaces				
Traffic Volume	23,961 on Harrison St (2018); 2,879 on Georgia Ave (2025); 24,162 on Alondra Blvd (2025); 27,892 on Vermont Ave (2025); 21,180 on Alondra Blvd (2018); 19,721 on E 70th St (2025); 23,079 on Virginia Ave (2025); 269,747 on N Obispo Ave (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				15 min drive
	Commerce				18 min drive
Airport	Long Beach (Daugherty Field)				12 min drive
	Los Angeles International				26 min drive
	John Wayne/Orange County				35 min drive
Walk Score ®	Very Walkable (79)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Paramount Saw Corp	1	12,500	12	May 2009	-

Showing 1 of 1 Tenants



7243 Somerset Blvd

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	9,841 SF (0.0%)
Built	1989
Tenancy	Multiple
Available	9,841 SF
Max Contiguous	9,841 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	2 total
Docks	None
Levelers	None
Parking Spaces	6.50/1,000 SF; 32 Surface Spaces; 10 Surface Tandem Spaces



Property Details

Land Area	1.00 AC (43,501 SF)	Zoning	C-M
Building FAR	0.23	Parcel	6241-026-016

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	9,841 SF	Asking Rent	Withheld
Max Contiguous	9,841 SF	Industrial Available	9,841 SF
Vacant	9,841 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
7243	Industrial	Direct	9,841/4,000 Office	9,841	Withheld	Vacant	3 - 5 Years	-	2

Amenities

No Data Available

Transportation

Parking Details	6.50/1,000 SF; 32 Surface Spaces; 10 Surface Tandem Spaces				
Traffic Volume	19,710 on Texaco Ave (2025); 24,842 on Exeter St (2025); 20,317 on Jefferson St (2025); 9,273 on San Miguel St (2025); 16,520 on el Camino Ave (2025); 34,242 on Garfield Ave (2025); 30,148 on Gundry Ave (2025); 11,392 on Alondra Blvd (2025); 31,621 on Garfield Ave (2025); 25,562 on Texaco Ave (2025)				
Frontage	150' on Somerset				
Commuter Rail	Commerce				17 min drive
	Norwalk/Santa Fe Springs				14 min drive
Airport	Long Beach (Daugherty Field)				13 min drive
	Los Angeles International				24 min drive
	John Wayne/Orange County				37 min drive

Transportation (Continued)

Walk Score ®	Very Walkable (73)
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Tenants

No Data Available



7022-7032 Alondra Blvd - Paramount Industrial Pk

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Warehouse

Property Summary

RBA (% Leased)	40,000 SF (100%)
Built	1968
Tenancy	Multiple
Available	20,000 SF
Max Contiguous	20,000 SF
Asking Rent	\$1.25 SF/Month/IG
Clear Height	18'
Drive Ins	3 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	0.47/1,000 SF; 19 Surface Spaces



Property Details

Land Area	1.56 AC (67,954 SF)	Sprinklers	Wet
Building FAR	0.59	Zoning	M2, Paramount
Power	800a/120v 3p 4w Heavy	Parcel	7102-001-028

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	20,000 SF	Asking Rent	\$1.25 SF/Month
Max Contiguous	20,000 SF	Service Type	Industrial Gross
Vacant	20,000 SF	Industrial Available	20,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	20,000/3,000 Office	20,000	\$1.25 IG	Vacant	Thru Mar 2030	1	3

Amenities

• Fenced Lot	• Security System	• Security System	• Security System
• Signage	• Storage Space	• Storage Space	• Yard
• Yard			

Transportation

Parking Details	0.47/1,000 SF; 19 Surface Spaces								
Traffic Volume	10,973 on Motz St (2025); 24,857 on Delcombre Ave (2025); 11,392 on Alondra Blvd (2025); 25,562 on Texaco Ave (2025); 4,217 on S Texaco Ave (2025); 23,637 on Motz St (2018); 3,362 on Motz St (2025); 20,317 on Jefferson St (2025); 19,721 on E 70th St (2025); 16,520 on el Camino Ave (2025)								
Commuter Rail	Norwalk/Santa Fe Springs	 							16 min drive
	Commerce	 							17 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	12 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	37 min drive
Walk Score ®	Somewhat Walkable (66)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Top Line Manufacturing	1	20,000	30	Jun 1982	-
Victory Blue	1	20,000	10	May 2015	-

Showing 2 of 2 Tenants



8329 Alondra Blvd

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

GLA (% Leased)	3,384 SF (100%)
Built/Renovated	1958/1985
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	\$2.24 SF/Month/MG
Frontage	Alondra Blvd
Frontage	Indiana Ave
Parking Spaces	0.88/1,000 SF; 3 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.11 AC (4,792 SF)	Zoning	C-3
Building FAR	0.71	Parcel	6270-021-015

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,700 SF	Asking Rent	\$2.24 SF/Month
Max Contiguous	1,700 SF	Service Type	Modified Gross
Vacant	0 SF	Retail Available	1,700 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Retail	Direct	1,700	1,700	1,700	\$2.24 MG	30 Days	1 - 5 Years

Amenities

- Corner Lot

Transportation

Parking Details	0.88/1,000 SF; 3 Surface Spaces; Covered Spaces Available				
Traffic Volume	23,079 on Virginia Ave (2025); 19,830 on Monroe St (2025); 19,051 on Jefferson St (2025); 2,879 on Georgia Ave (2025); 22,515 on Perilla Ave (2025); 21,180 on Alondra Blvd (2018); 24,162 on Alondra Blvd (2025); 21,680 on Madison St (2025); 16,154 on Georgia Ave (2025); 1,201 on Dunbar St (2018)				
Commuter Rail	Norwalk/Santa Fe Springs				14 min drive
	Commerce				17 min drive
Airport	Long Beach (Daugherty Field)				13 min drive
	Los Angeles International				25 min drive
	John Wayne/Orange County				35 min drive
Walk Score ®	Very Walkable (88)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pandora	1	1,580	-	Oct 2020	-
Swarovski	1	108	-	Apr 2019	-

Showing 2 of 2 Tenants



8428-8456 Alondra Blvd

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	15,929 SF (93.4%)
Built	1987
Tenancy	Multiple
Available	1,058 SF
Max Contiguous	1,058 SF
Asking Rent	\$3.00 SF/Month/NNN
Frontage	298' on Alondra Blvd
Frontage	156' on Downey Ave
Parking Spaces	2.32/1,000 SF; 37 Surface Spaces



Property Details

Land Area	0.98 AC (42,828 SF)	Zoning	PACM*
Building FAR	0.37	Parcel	7103-001-035

For Lease Summary

Number of Spaces	1	Asking Rent	\$3.00 SF/Month
Smallest Space	1,058 SF	Service Type	Triple Net
Max Contiguous	1,058 SF	CAM	\$0.65/SF
Vacant	1,058 SF	Office/Medical Available	1,058 SF
% Leased	93.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	8428	Office/Medical	Direct	1,058	1,058	1,058	\$3.00 NNN	Vacant	2 - 5 Years

Amenities

• Bus Line	• Drive Thru	• Drive Thru	• Pylon Sign
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Transportation

Parking Details	2.32/1,000 SF; 37 Surface Spaces		
Traffic Volume	19,830 on Monroe St (2025); 23,079 on Virginia Ave (2025); 19,051 on Jefferson St (2025); 22,515 on Perilla Ave (2025); 2,879 on Georgia Ave (2025); 1,201 on Dunbar St (2018); 24,162 on Alondra Blvd (2025); 21,180 on Alondra Blvd (2018); 1,080 on Pimenta Ave (2018); 21,680 on Madison St (2025)		
Frontage	298' on Alondra Blvd; 156' on Downey Ave		
Commuter Rail	Norwalk/Santa Fe Springs	  	19 min drive
Airport	Long Beach (Daugherty Field)		16 min drive
	Los Angeles International		26 min drive
	John Wayne/Orange County		30 min drive
Walk Score ®	Very Walkable (88)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Grand Dental	1	500	4	Jan 2024	-
Cellular Empire	1	-	2	Jul 2016	-
Demesne	1	-	5	Jul 2016	-
Miguel's Articulos Mexicanos	1	-	3	Jul 2016	-
Paramount Dental Ctr	1	-	3	Jul 2016	-

Showing 5 of 8 Tenants



15136 Downey Ave - Paramount Business Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Manufacturing

Property Summary

RBA (% Leased)	8,000 SF (75.0%)
Built	1967
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.40 SF/Month/MG
Clear Height	12'
Drive Ins	4 total
Docks	None
Levelers	None
Parking Spaces	1.00/1,000 SF; 2 Surface Spaces



Property Details

Land Area	0.40 AC (17,424 SF)
Building FAR	0.46
Crane	None

Zoning	PAM1*
Parcel	6268-009-021

For Lease Summary

Number of Spaces	1
Smallest Space	2,000 SF
Max Contiguous	2,000 SF
Vacant	2,000 SF
% Leased	75.0%

Asking Rent	\$1.40 SF/Month
Service Type	Modified Gross
CAM	\$0.10/SF
Industrial Available	2,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
15136 Unit C	Industrial	Direct	2,000/250 Office	2,000	\$1.40 MG	Vacant	3 Years	-	1

Amenities

- 24 Hour Access
- Fluorescent Lighting
- Mezzanine
- Signage
- Skylights
- Skylights

Transportation

Parking Details	1.00/1,000 SF; 2 Surface Spaces
Traffic Volume	14,708 on Hayter Ave (2025); 19,051 on Jefferson St (2025); 16,154 on Georgia Ave (2025); 17,026 on Contreras St (2025); 28,186 on Nichols St (2025); 36,015 on Compton Blvd (2025); 13,027 on Lakewood Blvd (2025); 32,345 on Hegel St (2025); 22,515 on Perilla Ave (2025); 29,677 on Randalia St (2025)
Commuter Rail	Norwalk/Santa Fe Springs 13 min drive
	Commerce 16 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	15 min drive
	Los Angeles International	26 min drive
	John Wayne/Orange County	36 min drive
Walk Score ®	Very Walkable (73)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Little House Furniture	1	-	6	Jul 2016	-

Showing 1 of 1 Tenants



14350 Garfield Ave - Paramount Distribution Center

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Distribution

Property Summary

RBA (% Leased)	200,200 SF (92.0%)
Built	1999
Tenancy	Multiple
Available	16,016 SF
Max Contiguous	16,016 SF
Asking Rent	\$1.32 SF/Month/NNN
Clear Height	24'
Drive Ins	2 total
Docks	50 exterior
Levelers	5 exterior
Parking Spaces	1.18/1,000 SF; 237 Surface Spaces



Property Details

Land Area	10.06 AC (438,214 SF)	Power	100 - 225a/277 - 480v 3p 4w
Building FAR	0.46	Zoning	PAM2
Column Spacing	50'w x 52'd	Parcel	6241-018-035
Cross Docks	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.32 SF/Month
Smallest Space	16,016 SF	Service Type	Triple Net
Max Contiguous	16,016 SF	CAM	\$0.18/SF
Vacant	16,016 SF	Industrial Available	16,016 SF
% Leased	92.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
300	Industrial	Direct	16,016/1,200 Office	16,016	\$1.32 NNN	Vacant	Negotiable	5	1

Amenities

• Bus Line	• Fenced Lot	• Signage	• Skylights
• Skylights	• Yard	• Yard	

Transportation

Parking Details	1.18/1,000 SF; 237 Surface Spaces
Traffic Volume	31,621 on Garfield Ave (2025); 27,362 on Paramount Blvd (2025); 24,842 on Exeter St (2025); 34,242 on Garfield Ave (2025); 30,471 on Quimby St (2018); 23,638 on 3rd St (2025); 26,953 on Paramount Blvd (2025); 28,762 on Rose St (2018); 30,148 on Gundry Ave (2025); 19,710 on Texaco Ave (2025)
Commuter Rail	Commerce 16 min drive
	Norwalk/Santa Fe Springs 14 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	13 min drive
	Los Angeles International	23 min drive
	John Wayne/Orange County	37 min drive
Walk Score ®	Somewhat Walkable (63)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cali Preferred Trucking Inc	1	65,445	7	Nov 2020	Mar 2031
ATC Logistics	1	27,019	100	Dec 2010	-
Gartex Warehousing	1	3,000	3	Sep 2017	-

Showing 3 of 3 Tenants



7106-7110 Marcelle St

Paramount, California 90723 (Los Angeles County) - Long Beach Submarket



Warehouse

Property Summary

RBA (% Leased)	8,000 SF (100%)
Built	1973
Tenancy	Multiple
Available	4,000 SF
Max Contiguous	4,000 SF
Asking Rent	\$2.30 SF/Month/IG
Clear Height	16'
Drive Ins	2 total/ 10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	4.00/1,000 SF; 8 Surface Spaces



Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	M2
Building FAR	0.61	Parcel	7102-002-017
Power	200a/240v 3p 4w		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	4,000 SF	Asking Rent	\$2.30 SF/Month
Max Contiguous	4,000 SF	Service Type	Industrial Gross
Vacant	0 SF	Industrial Available	4,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
7108	Industrial	Direct	4,000	4,000	\$2.30 IG	90 Days	1 Year	-	-

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	4.00/1,000 SF; 8 Surface Spaces
Traffic Volume	10,973 on Motz St (2025); 4,217 on S Texaco Ave (2025); 24,857 on Delcombre Ave (2025); 25,562 on Texaco Ave (2025); 11,392 on Alondra Blvd (2025); 23,637 on Motz St (2018); 19,721 on E 70th St (2025); 3,362 on Motz St (2025); 20,317 on Jefferson St (2025); 276,630 on Orange Ave (2025)
Commuter Rail	Norwalk/Santa Fe Springs  16 min drive
	Commerce  17 min drive
	Long Beach (Daugherty Field) 12 min drive
Airport	Los Angeles International 25 min drive
	John Wayne/Orange County 36 min drive
Walk Score ®	Somewhat Walkable (66)

Tenants

No Data Available



14001-14003 Orange Ave

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	282,000 SF (100%)
Built	1980
Tenancy	Multiple
Available	20,000 - 126,432 SF
Max Contiguous	126,432 SF
Asking Rent	\$1.19 SF/Month/MG
Clear Height	36'
Drive Ins	6 total/ 20' w x 14' h
Docks	26 exterior
Levelers	6 exterior
Parking Spaces	1.00/1,000 SF; 270 Surface Spaces



Property Details

Land Area	10.00 AC (435,600 SF)	Power	2,000a/ Heavy
Building FAR	0.65	Sprinklers	Wet
Crane	Yes	Zoning	M2, Paramount
Cross Docks	None	Parcel	6236-034-009 (+1 more)

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	20,000 SF	Asking Rent	\$1.19 SF/Month
Max Contiguous	126,432 SF	Service Type	Modified Gross
Vacant	0 SF	Industrial Available	126,432 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
14003	Industrial	Sublet	20,000 - 126,432/9,000 Office	126,432	\$1.19 MG	60 Days	Thru Jul 2030	16	2

Amenities

- Fenced Lot
- Yard
- Yard

Transportation

Parking Details	1.00/1,000 SF; 270 Surface Spaces
Traffic Volume	2,635 on de Bie Dr (2025); 222,334 on Rosecrans Ave (2023); 221,531 on Rosecrans Ave (2025); 33,786 on Gundry Ave (2025); 30,332 on Orange Ave (2025); 30,148 on Gundry Ave (2025); 881 on Garfield Ave (2025)
Commuter Rail	Norwalk/Santa Fe Springs  14 min drive
	Commerce  15 min drive
	Long Beach (Daugherty Field) 14 min drive
Airport	Los Angeles International 23 min drive
	Bob Hope 40 min drive

Transportation (Continued)

Walk Score ®	Car-Dependent (24)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Castle Metals	1	282,000	37	Jan 1980	Sep 2030

Showing 1 of 1 Tenants



14030-14044 Orange Ave - Orange Industrial Park

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	25,572 SF (48.9%)
Built	1989
Tenancy	Multiple
Available	3,112 - 13,076 SF
Max Contiguous	6,852 SF
Asking Rent	\$1.35 SF/Month/IG
Clear Height	16'
Drive Ins	8 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	0.11/1,000 SF; 28 Surface Spaces



Property Details

Land Area	1.10 AC (47,916 SF)	Power	200 - 400a/277 - 480v 3p 4w
Building FAR	0.53	Zoning	M2
Crane	None	Parcel	6236-033-044 (+1 more)

For Lease Summary

Number of Spaces	2	% Leased	48.9%
Smallest Space	3,112 SF	Asking Rent	\$1.35 SF/Month
Max Contiguous	6,852 SF	Service Type	Industrial Gross
Vacant	13,076 SF	Industrial Available	13,076 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
1/2	Industrial	Direct	3,112 - 6,852/450 Office	6,852	\$1.35 IG	Vacant	Negotiable	-	1
6 & 7	Industrial	Direct	3,112 - 6,224/700 Office	6,224	\$1.35 IG	Vacant	3 - 5 Years	-	2

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Bus Line	• Courtyard	• Signage	• Skylights
• Skylights			

Transportation

Parking Details	0.11/1,000 SF; 28 Surface Spaces								
Traffic Volume	2,635 on de Bie Dr (2025); 33,786 on Gundry Ave (2025); 30,148 on Gundry Ave (2025); 30,332 on Orange Ave (2025); 34,242 on Garfield Ave (2025); 30,471 on Quimby St (2018); 30,077 on Mendy St (2025); 881 on Garfield Ave (2025); 9,273 on San Miguel St (2025)								
Commuter Rail	Norwalk/Santa Fe Springs								
	Commerce								

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	15 min drive
	Los Angeles International	24 min drive
	Bob Hope	41 min drive
Walk Score ®	Car-Dependent (49)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Spray Booth Solutions Inc	1	500	2	Mar 2015	-
101retrokicks, Inc.	1	-	1	Sep 2017	-
A & M Drilling	1	-	9	Jul 2016	-
J & L Installation	1	-	7	Jul 2016	-
Vsi Vending	1	-	2	Nov 2016	-

Showing 5 of 5 Tenants



14127 Paramount Blvd

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

GLA (% Leased)	6,000 SF (0.0%)
Built	1976
Tenancy	Single
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	\$1.40 SF/Month/NNN
Parking Spaces	2.50/1,000 SF; 15 Surface Spaces



Property Details

Land Area	0.14 AC (6,000 SF)	Zoning	CM, Paramount
Building FAR	1.00	Parcel	6242-035-005

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	6,000 SF	Asking Rent	\$1.40 SF/Month
Max Contiguous	6,000 SF	Service Type	Triple Net
Vacant	6,000 SF	Retail Available	6,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	6,000	6,000	6,000	\$1.40 NNN	Vacant	Negotiable

Amenities

- Mezzanine
- Signage

Transportation

Parking Details	2.50/1,000 SF; 15 Surface Spaces				
Traffic Volume	28,762 on Rose St (2018); 28,032 on Paramount Blvd (2025); 26,953 on Paramount Blvd (2025); 25,093 on Howe St (2025); 23,638 on 3rd St (2025); 25,159 on Anderson St (2025); 31,621 on Garfield Ave (2025); 25,029 on Downey Ave (2025); 30,471 on Quimby St (2018); 226,020 on Ruther Ave (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				12 min drive
	Commerce				15 min drive
Airport	Long Beach (Daugherty Field)				14 min drive
	Los Angeles International				23 min drive
	John Wayne/Orange County				36 min drive
Walk Score ®	Very Walkable (80)				

Tenants

No Data Available



Property Summary

Units	2
Built	1927
Stories	2
Elevators	None
Market Segment	All
Commercial Available	1,500 SF
Commercial Asking Rent	\$1.80 SF/Month/MG
Parking Spaces	18 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.30 AC (13,068 SF)	Construction Type	Masonry
Building FAR	0.64	Zoning	C3, Paramount
Number of Buildings	1	Parcel	7103-024-044 (+1 more)
Units Per Area	7/AC		

Commercial For Lease Summary

Number of Spaces	1	Asking Rent	\$1.80 SF/Month
Smallest Space	1,500 SF	Service Type	Modified Gross
Max Contiguous	1,500 SF	Office/Retail Available	1,500 SF
Vacant	1,500 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	16406	Office/Retail	Direct	1,500	1,500	1,500	\$1.80 MG	Vacant	1 - 10 Years

Amenities

Unit Amenities

• Freezer	• Kitchen	• Oven	• Range
• Refrigerator	• Tub/Shower		

Site Amenities

• 24 Hour Access	• Controlled Access	• Smoke Detector	• Tenant Controlled HVAC
• Walk-Up			

Transportation

Parking Details	18 Surface Spaces; Covered Spaces Available
Traffic Volume	23,961 on Harrison St (2018); 24,162 on Alondra Blvd (2025); 2,879 on Georgia Ave (2025); 21,180 on Alondra Blvd (2018); 27,892 on Vermont Ave (2025); 23,079 on Virginia Ave (2025); 21,680 on Madison St (2025); 19,830 on Monroe St (2025); 19,721 on E 70th St (2025); 23,637 on Motz St (2018)

Transportation (Continued)

Commuter Rail	Norwalk/Santa Fe Springs  	14 min drive
	Commerce  	17 min drive
Airport	Long Beach (Daugherty Field)	11 min drive
	Los Angeles International	25 min drive
	John Wayne/Orange County	34 min drive
Walk Score ®	Very Walkable (82)	

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
St Luke Pharmacy	1	1,200	8	Jul 2016	-
Bbe Management Inc	1	500	20	Sep 2021	-

Showing 2 of 2 Tenants



Property Summary

RBA (% Leased)	7,014 SF (71.5%)
Built/Renovated	1977/1984
Stories	2
Elevators	Yes
Typical Floor	3,507 SF
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$2.50 SF/Month/NNN
Parking Spaces	Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	1.07 AC (46,609 SF)	Zoning	CM
Building FAR	0.15	Parcel	6265-015-022
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	71.5%
Smallest Space	2,000 SF	Asking Rent	\$2.50 SF/Month
Max Contiguous	2,000 SF	Service Type	Triple Net
Vacant	2,000 SF	Office Available	2,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	-	Office	Direct	2,000	2,000	2,000	\$2.50 NNN	Vacant	1 - 20 Years

Amenities

- Air Conditioning
- Kitchen
- Air Conditioning
- Air Conditioning
- Central Heating

Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available				
Traffic Volume	25,159 on Anderson St (2025); 26,953 on Paramount Blvd (2025); 28,762 on Rose St (2018); 25,029 on Downey Ave (2025); 28,032 on Paramount Blvd (2025); 16,075 on Ackley St (2025); 25,093 on Howe St (2025); 23,638 on 3rd St (2025); 26,550 on Downey Ave (2025); 17,026 on Contreras St (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				12 min drive
	Commerce				15 min drive
Airport	Long Beach (Daugherty Field)				14 min drive
	Los Angeles International				23 min drive
	John Wayne/Orange County				36 min drive
Walk Score ®	Very Walkable (81)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alfonso Morales Law Offices	2	500	20	Apr 2024	-
Paramount Family Dental Ctr	1	300	2	Jul 2016	-
The Law Firm of Morales	1	168	-	May 2024	Apr 2029

Showing 3 of 3 Tenants



7005-7011 Somerset Blvd

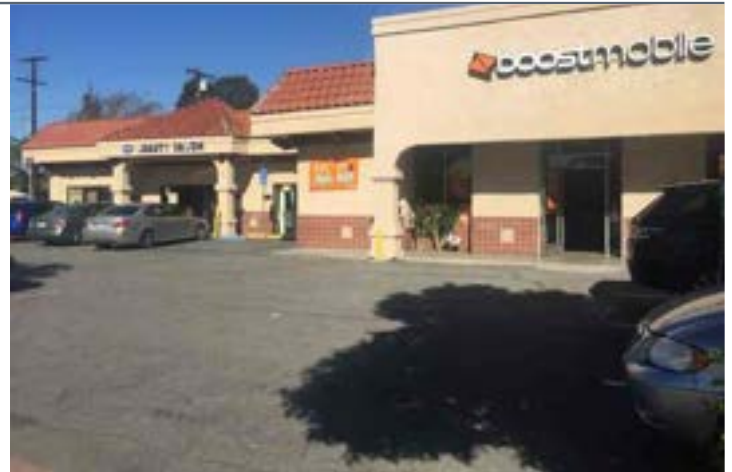
Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

GLA (% Leased)	3,396 SF (76.4%)
Built	1984
Tenancy	Multiple
Available	800 SF
Max Contiguous	800 SF
Asking Rent	\$2.50 SF/Month/MG
Frontage	108' on Orange Avenue
Frontage	115' on Somerset Boulevard
Parking Spaces	3.98/1,000 SF; 13 Surface Spaces



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	C3
Building FAR	0.28	Parcel	6237-001-055

For Lease Summary

Number of Spaces	1	% Leased	76.4%
Smallest Space	800 SF	Asking Rent	\$2.50 SF/Month
Max Contiguous	800 SF	Service Type	Modified Gross
Vacant	800 SF	Retail Available	800 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	800	800	800	\$2.50 MG	Vacant	1 Year

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Corner Lot
- Signage

Transportation

Parking Details	3.98/1,000 SF; 13 Surface Spaces								
Traffic Volume	16,520 on el Camino Ave (2025); 9,273 on San Miguel St (2025); 19,710 on Texaco Ave (2025); 11,392 on Alondra Blvd (2025); 33,786 on Gundry Ave (2025); 30,148 on Gundry Ave (2025); 30,332 on Orange Ave (2025); 24,842 on Exeter St (2025); 24,857 on Delcombre Ave (2025); 20,317 on Jefferson St (2025)								
Frontage	108' on Orange Avenue; 115' on Somerset Boulevard								
Commuter Rail	Commerce								
	Long Beach (Daugherty Field)								17 min drive
Airport	Los Angeles International								15 min drive
	John Wayne/Orange County								22 min drive
Walk Score ®	Very Walkable (71)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
1 Stop Discounts Inc	1	-	2	Nov 2018	-
Sirias Multi Svc	1	-	2	Dec 2018	-
Tinguis Painting Pro	1	-	-	Jul 2021	-

Showing 3 of 3 Tenants



15220-15250 Texaco Ave

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Warehouse

Property Summary

RBA (% Leased)	28,327 SF (33.4%)
Built	1971
Tenancy	Multiple
Available	18,865 SF
Max Contiguous	18,865 SF
Asking Rent	\$0.95 SF/Month/NNN
Clear Height	17'
Drive Ins	3 total
Docks	2 exterior
Levelers	None
Parking Spaces	0.96/1,000 SF; Covered Spaces Available; 12 Surface Spaces



Property Details

Land Area	1.20 AC (52,272 SF)	Power	600a/277 - 480v 3p 4w
Building FAR	0.54	Zoning	PAM2*
Cross Docks	None	Parcel	6240-009-142

For Lease Summary

Number of Spaces	1	Asking Rent	\$0.95 SF/Month
Smallest Space	18,865 SF	Service Type	Triple Net
Max Contiguous	18,865 SF	CAM	\$0.23/SF
Vacant	18,865 SF	Industrial Available	18,865 SF
% Leased	33.4%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	18,865	18,865	\$0.95 NNN	Vacant	Negotiable	-	-

Amenities

- Fenced Lot

Transportation

Parking Details	0.96/1,000 SF; Covered Spaces Available; 12 Surface Spaces				
Traffic Volume	19,710 on Texaco Ave (2025); 20,317 on Jefferson St (2025); 24,842 on Exeter St (2025); 25,562 on Texaco Ave (2025); 11,392 on Alondra Blvd (2025); 9,273 on San Miguel St (2025); 16,520 on el Camino Ave (2025); 18,856 on Vermont Ave (2025); 23,637 on Motz St (2018); 34,242 on Garfield Ave (2025)				
Commuter Rail	Commerce				16 min drive
	Norwalk/Santa Fe Springs				14 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	12 min drive
	Los Angeles International	23 min drive
	John Wayne/Orange County	37 min drive
Walk Score ®	Very Walkable (74)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Good Deals AC, LLC	1	9,685	-	Sep 2024	Oct 2027
Dbn Trans	1	-	10	Jan 2019	-
Nationwide Uniform	1	-	3	Mar 2016	-
Tea LC Inc	1	-	5	Sep 2018	-

Showing 4 of 4 Tenants



15713-15727 Downey Ave - Paramount Plaza

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	63,759 SF (100%)
Built/Renovated	1967/2010
Tenancy	Multiple
Available	1,400 SF
Max Contiguous	1,400 SF
Asking Rent	Withheld
Frontage	149' on Alondra Blvd
Frontage	399' on Downey Ave
Parking Spaces	3.40/1,000 SF; Covered Spaces Available; 85 Surface Spaces



Property Details

Land Area	2.97 AC (129,373 SF)	Zoning	PAC3*
Building FAR	0.49	Parcel	6270-020-040 (+4 more)

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,400 SF	Asking Rent	Withheld
Max Contiguous	1,400 SF	Retail Available	1,400 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	15729	Retail	Direct	1,400	1,400	1,400	Withheld	30 Days	Negotiable

Amenities

- Pylon Sign

Transportation

Parking Details	3.40/1,000 SF; Covered Spaces Available; 85 Surface Spaces								
Traffic Volume	19,051 on Jefferson St (2025); 19,830 on Monroe St (2025); 23,079 on Virginia Ave (2025); 22,515 on Perilla Ave (2025); 2,879 on Georgia Ave (2025); 21,180 on Alondra Blvd (2018); 21,680 on Madison St (2025); 16,154 on Georgia Ave (2025); 1,201 on Dunbar St (2018); 24,162 on Alondra Blvd (2025)								
Frontage	149' on Alondra Blvd; 399' on Downey Ave								
Commuter Rail	Norwalk/Santa Fe Springs								13 min drive
	Commerce								17 min drive
	Long Beach (Daugherty Field)								13 min drive
Airport	Los Angeles International								26 min drive
	John Wayne/Orange County								34 min drive
Walk Score ®	Very Walkable (87)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dollar Tree	1	24,018	24	May 2024	-
Grocery Outlet	1	23,441	18	Jan 2017	-
O'Reilly Auto Parts	1	11,750	-	Aug 2009	-
Vallarta Market	1	2,494	3	Aug 1997	-
LA Nails	1	1,876	3	Jan 2011	-

Showing 5 of 6 Tenants



16249 Paramount Blvd - Paramount Towne Center West

Paramount, California 90723 (Los Angeles County) - Mid-Cities Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	6,098 SF (100%)
Built	1985
Tenancy	Multiple
Available	1,100 - 2,360 SF
Max Contiguous	1,260 SF
Asking Rent	Withheld
Parking Spaces	1.70/1,000 SF; 200 Surface Spaces



Property Details

Land Area	0.38 AC (16,742 SF)	Zoning	PAC3*
Building FAR	0.36	Parcel	7103-009-040 (+1 more)

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	1,100 SF	Asking Rent	Withheld
Max Contiguous	1,260 SF	Retail Available	2,360 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	1,260	1,260	1,260	Withheld	90 Days	Negotiable
P 1	-	Retail	Direct	1,100	1,100	1,100	Withheld	90 Days	Negotiable

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	1.70/1,000 SF; 200 Surface Spaces				
Traffic Volume	24,162 on Alondra Blvd (2025); 27,892 on Vermont Ave (2025); 21,180 on Alondra Blvd (2018); 23,961 on Harrison St (2018); 2,879 on Georgia Ave (2025); 21,680 on Madison St (2025); 23,079 on Virginia Ave (2025); 23,637 on Motz St (2018); 19,721 on E 70th St (2025); 20,317 on Jefferson St (2025)				
Commuter Rail	Norwalk/Santa Fe Springs				15 min drive
	Commerce				18 min drive
Airport	Long Beach (Daugherty Field)				12 min drive
	Los Angeles International				25 min drive
	John Wayne/Orange County				35 min drive
Walk Score ®	Very Walkable (78)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AutoZone	1	6,500	10	Apr 2017	-
Pro Nails	1	2,000	4	Jul 2016	-
Don Roberto Jewelers	1	1,500	6	Jul 2015	-
LA's Auto Insurance	1	500	3	Jun 2010	-
Paramount Insurance Service	1	-	3	Nov 2018	-

Showing 5 of 5 Tenants



7301 Quimby St

Paramount, California 90723 (Los Angeles County) - Downey/Paramount Submarket



Manufacturing

Property Summary

RBA (% Leased)	57,700 SF (100%)
Built	1973
Tenancy	Single
Available	20,000 - 57,700 SF
Max Contiguous	57,700 SF
Asking Rent	Withheld
Clear Height	17'
Drive Ins	8 total/ 10' w x 12' h
Docks	2 exterior
Levelers	1 exterior
Parking Spaces	1.56/1,000 SF; 90 Surface Spaces



Property Details

Land Area	2.27 AC (98,881 SF)	Sprinklers	Wet
Building FAR	0.58	Zoning	M2
Cross Docks	None	Parcel	6236-031-056
Power	3,000a/277 - 480v 3p 4w Heavy		

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	20,000 SF	Asking Rent	Withheld
Max Contiguous	57,700 SF	Industrial Available	57,700 SF
Vacant	0 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	37,700/6,000 Office	57,700	Withheld	30 Days	Negotiable	-	-
-	Industrial	Direct	20,000/6,000 Office	57,700	Withheld	30 Days	Negotiable	-	-

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Fenced Lot
• Smoke Detector	• Smoke Detector	• Wheelchair Accessible	• Wheelchair Accessible
• Yard	• Yard		

Transportation

Parking Details	1.56/1,000 SF; 90 Surface Spaces
Traffic Volume	30,471 on Quimby St (2018); 34,242 on Garfield Ave (2025); 30,148 on Gundry Ave (2025); 30,077 on Mendy St (2025); 881 on Garfield Ave (2025); 31,621 on Garfield Ave (2025); 2,635 on de Bie Dr (2025); 33,786 on Gundry Ave (2025); 218,112 on Garfield Ave (2025); 24,842 on Exeter St (2025)
Commuter Rail	Commerce 14 min drive
	Norwalk/Santa Fe Springs 13 min drive

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	13 min drive
	Los Angeles International	21 min drive
	Bob Hope	39 min drive
Walk Score ®	Car-Dependent (49)	

Tenants

No Data Available