

FOR LEASE

CORNER UNIT AVAILABLE



14924 Paramount Boulevard

NEC Paramount Blvd & 1st St.
Paramount, CA 90723

AVAILABLE: 5,000 SF – corner unit

DEMOGRAPHICS:	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population:	35,708	344,203	814,614
Average HH Income:	\$53,484	\$61,132	\$65,802

Traffic Counts: Paramount Blvd. N/S – 23,374 cpd

HIGHLIGHTS:

- Great street exposure on Paramount Blvd
- Located just north of City of Paramount Civic Center.
- Located directly across from Paramount Sheriff Station.
- Excellent opportunity for restaurant, market discounter, fitness center and general office use.
- Area Tenants: Ace Hardware, Ross Dress for Less, Northgate Gonzalez Market and AT&T
- Other area tenants include Applebees, McDonalds, Chipotle, McDonalds, KFC, El Pollo Loco and many more.

For additional information:

FRALIN COMMERCIAL, INC.

Urban Real Estate Services

Brokerage: 00976311

3701 Stocker Street, #410
Los Angeles, CA 90008

Stanley Bishop

License #: 0125865
310-272-7616
Stan@fralincommercial.com

Curtis Fralin

Brokerage #: 00976311
310-272-7616
Curtis@fralincommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

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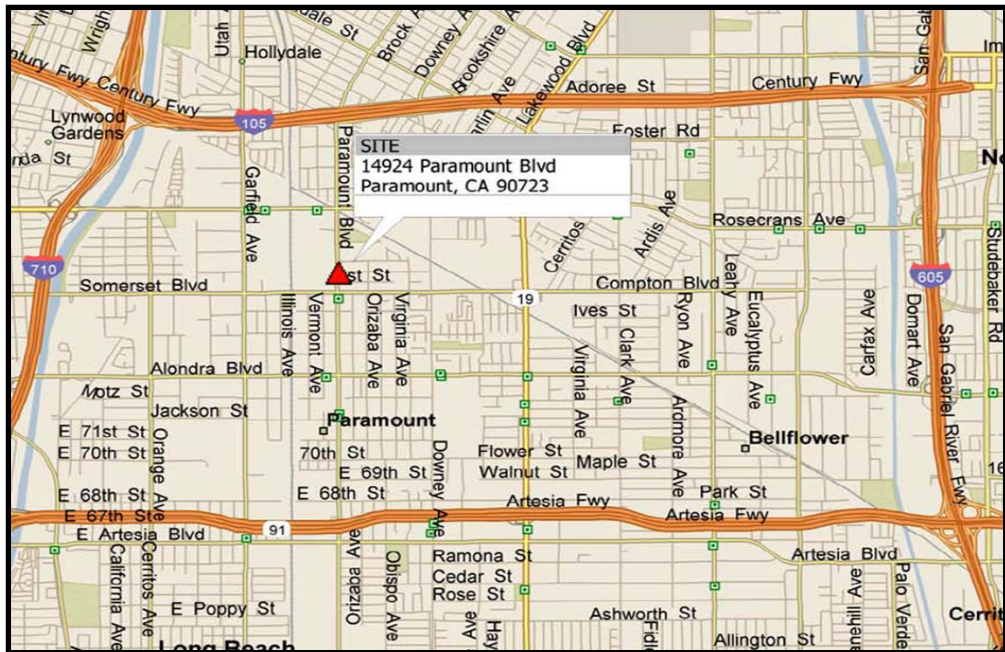
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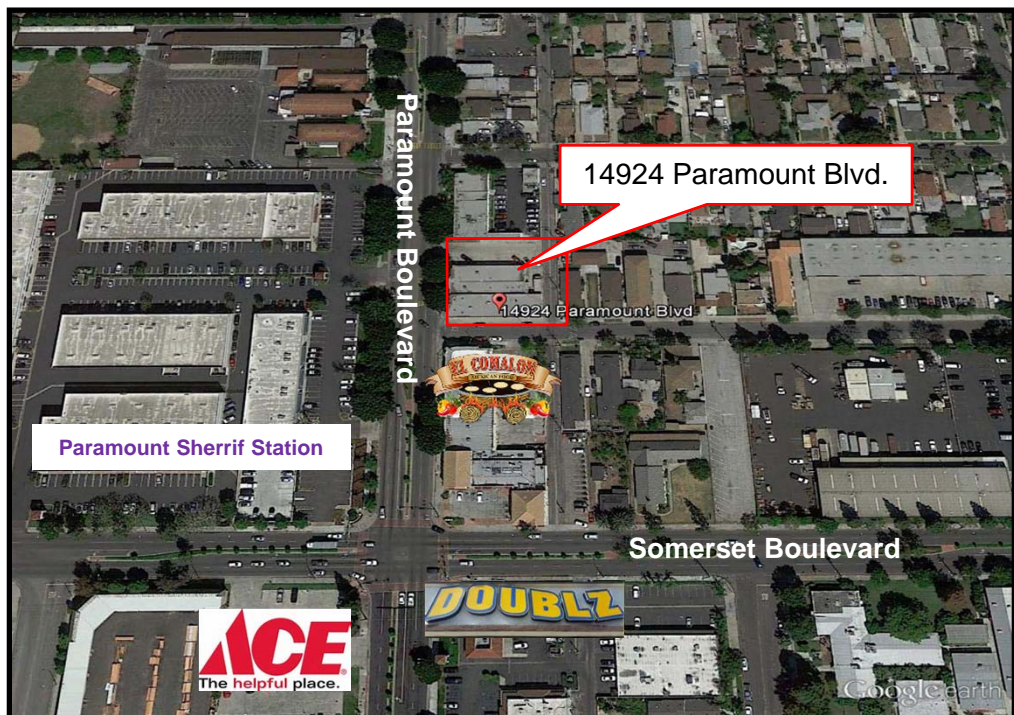
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LOCATOR MAP



AERIAL



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