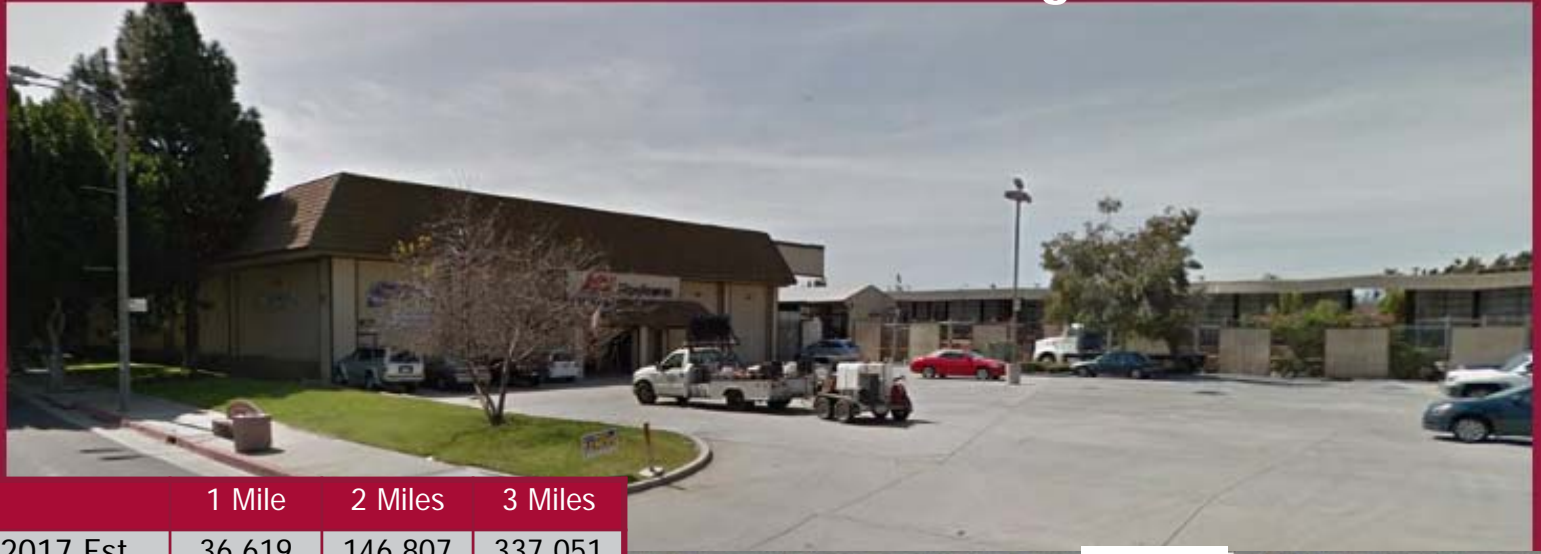




# For Ground Lease Retail

15101 Paramount Blvd, Paramount CA  
3.28 Acres – Prime Signalized Corner



	1 Mile	2 Miles	3 Miles
2017 Est. Population	36,619	146,807	337,051
Daytime Population	23,000	237,746	545,479
Household Income	\$56,424	\$62,780	\$65,928



## Features:

- ⓪ 3.28 acre Lot
- ⓪ Anchor Position and Pads Available
- ⓪ 570' frontage on Paramount
- ⓪ 265' frontage on Somerset Blvd
- ⓪ Almost 1 Complete City Block with Onsite Parking
- ⓪ Strong 3 mile demographics
- ⓪ Traffic Count 45,563 on Paramount Blvd. 41,133 on Somerset Blvd. Per Day Multiple Ingress and Egress points.
- ⓪ Currently Lindsay Lumber Co./ACE Hardware. 22,052sf Free Standing Building That can be Repurposed and Expanded or Demolished
- ⓪ Surrounding tenants include Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, DoubleZ burgers & tacos, Paramount Sheriff's Station.
- ⓪ Seeking Home Improvement Store, Lumber, Flooring, Gym, Restaurant, Market, Fast Food, Gas Station, Car Wash, etc.



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# Site Plan

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