

FOR LEASE

7905

ALONDRA BLVD

PARAMOUNT, CA 90723

**DRIVE-THRU
OPPORTUNITY
2,590 SF AVAILABLE**



 **SRS**
610 Newport Center Drive,
Newport Beach, CA 92660

Drive-Thru Opportunity

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DESCRIPTION:

Excellent opportunity for lease in the heart of Paramount with over 26,000 cars per day on Alondra Blvd and in line of site of an additional 20,000 cars per day on Paramount Blvd. This site is positioned at one of the busiest intersections in the city. With exceptional lot size, parking, and convenient access, this location serves as a major thoroughfare connecting neighboring cities Bellflower (77,790 pop), Lakewood (81,138 pop), Compton (97,550 pop), Lynwood (71,187 pop), and Downey (113,267 pop). The site has close proximity to a brand new redevelopment that contains Chipotle, The Habit, and Waba Grill.

PLEASE CONTACT FOR LEASING INFO:

Chris Kehl | 949.270.8235 | chris.kehl@srsre.com | CA Lic No. 01880427
Zach Leffers | 949.270.8203 | zach.leffers@srsre.com | CA Lic No. 02033672





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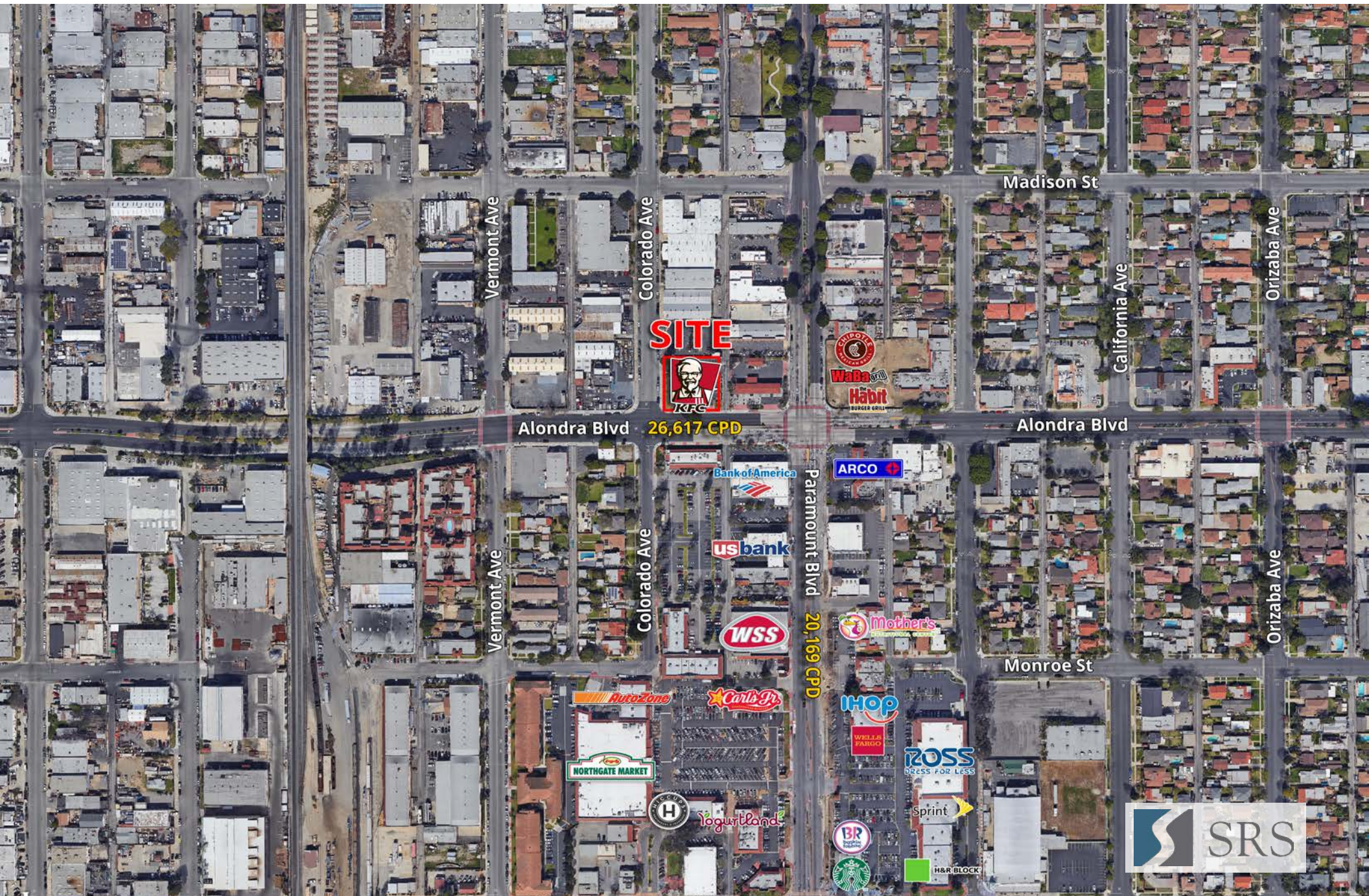
HIGHLIGHTS:

- Located near Paramount Blvd & Alondra Blvd, one of the city's highest trafficked intersections with over 46,000 cars per day.
- Downtown Paramount revitalization consisting of ±291,000 SF of existing retail/commercial space recently completed.
- City daytime population exceeds 22,000.
- Convenient access to 105, 91, 710 & 605 freeways.
- The primary trade area is approximately a three-mile radius, encompassing over 336,858 residents and an average household income of \$51,254.
- Close proximity to newly developed food court with Habit, Waba Grill, and Chipotle.

SURROUNDING DINING & RETAIL:



SURROUNDING DINING & RETAIL



Drive-Thru Opportunity

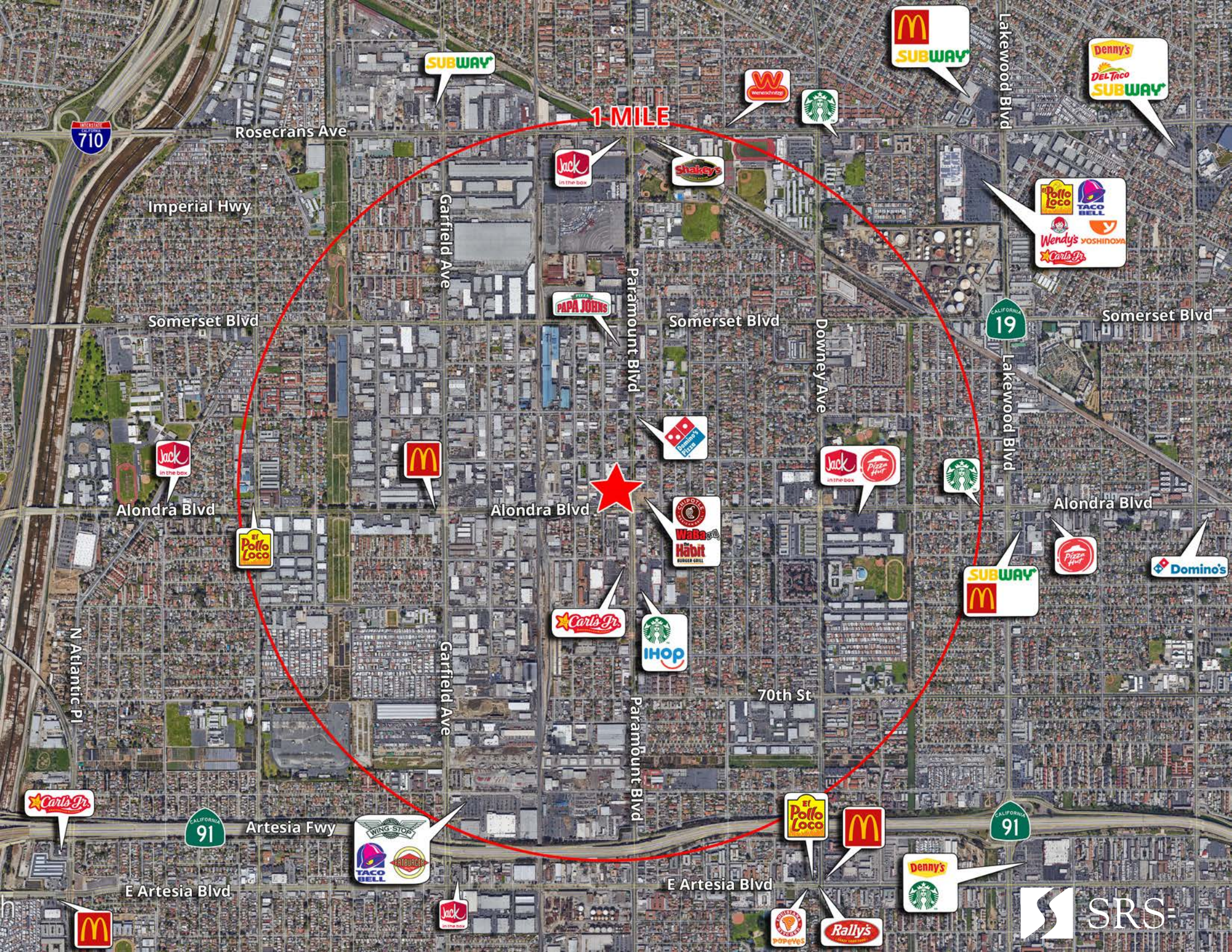
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BUILDING SUMMARY:

Type:	Drive Thru
Year Built:	1986
Lot Size SF:	22,434 SF
Building:	2,590 SF
Parking:	29 stalls
Parcel:	6270-026-022







	1 Mile	3 Mile	5 Mile
Current Pop	33,267	336,858	794,858
Hispanic Pop	75.0%	65.6%	65.8%
MHHI	\$40,806	\$51,254	\$54,018
Total Employees	15,296	79,286	228,694