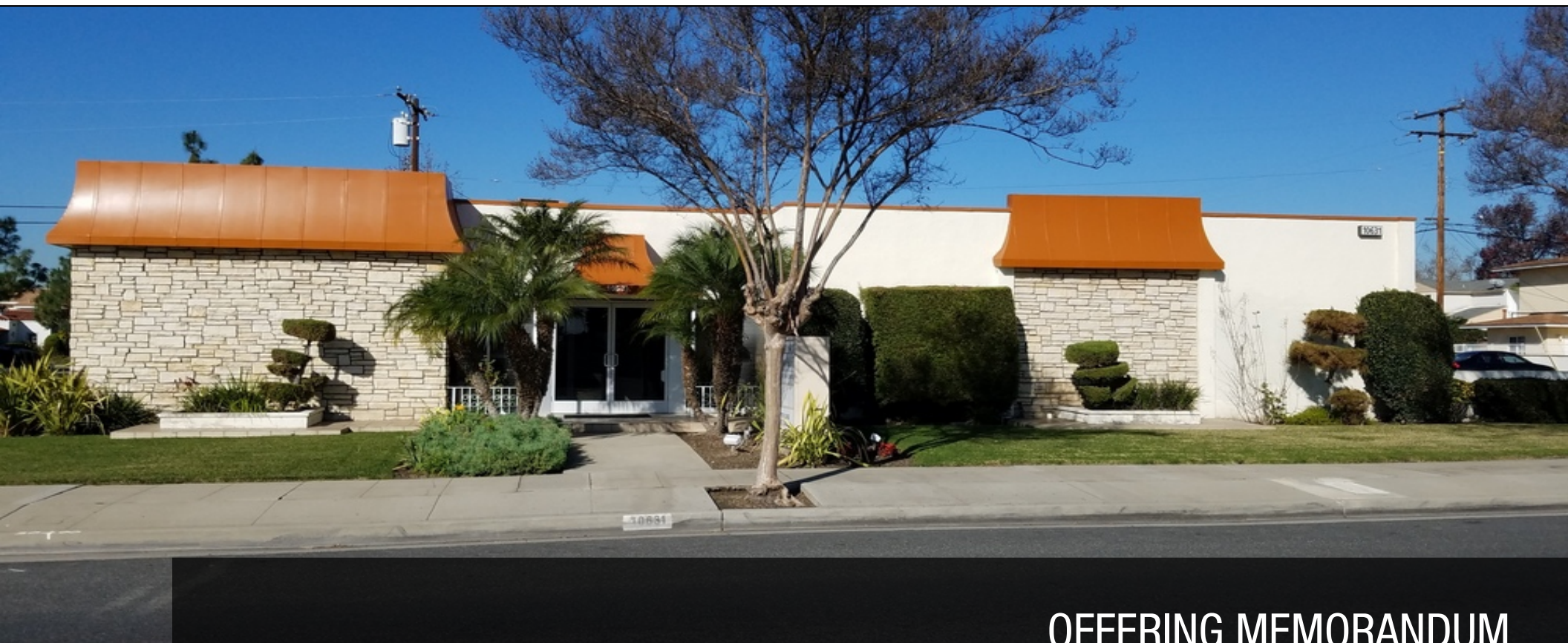


10631 Paramount Boulevard

DOWNEY, CA



OFFERING MEMORANDUM

KW COMMERCIAL
626.204.3300
251 South Lake Avenue,
Suite 320
Pasadena, CA 91101

PRESENTED BY:

ROGER PHILLIPS
Associate
O: 626.204.3398
C: 310.721.2896
rphillips@kw.com
CA DRE# #01057506

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DOWNEY, CA

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Executive Summary



OFFERING SUMMARY

LEASE PRICE:	\$5,000/mo
LOT SIZE:	15,415 SF
YEAR BUILT:	1964
LEASED SPACE SIZE:	2,878 SF
ZONING:	DOCP
PRICE / SF:	\$1.74/mo MG

PROPERTY OVERVIEW

Central Downey Location
 5,756 Square Foot Freestanding Office Building with parking
 15,246 Square Foot Lot
 18 Dedicated Parking Spaces
 Highly Visible Monument Sign On Paramount Boulevard
 Two-tenant Building
 Newly Renovated

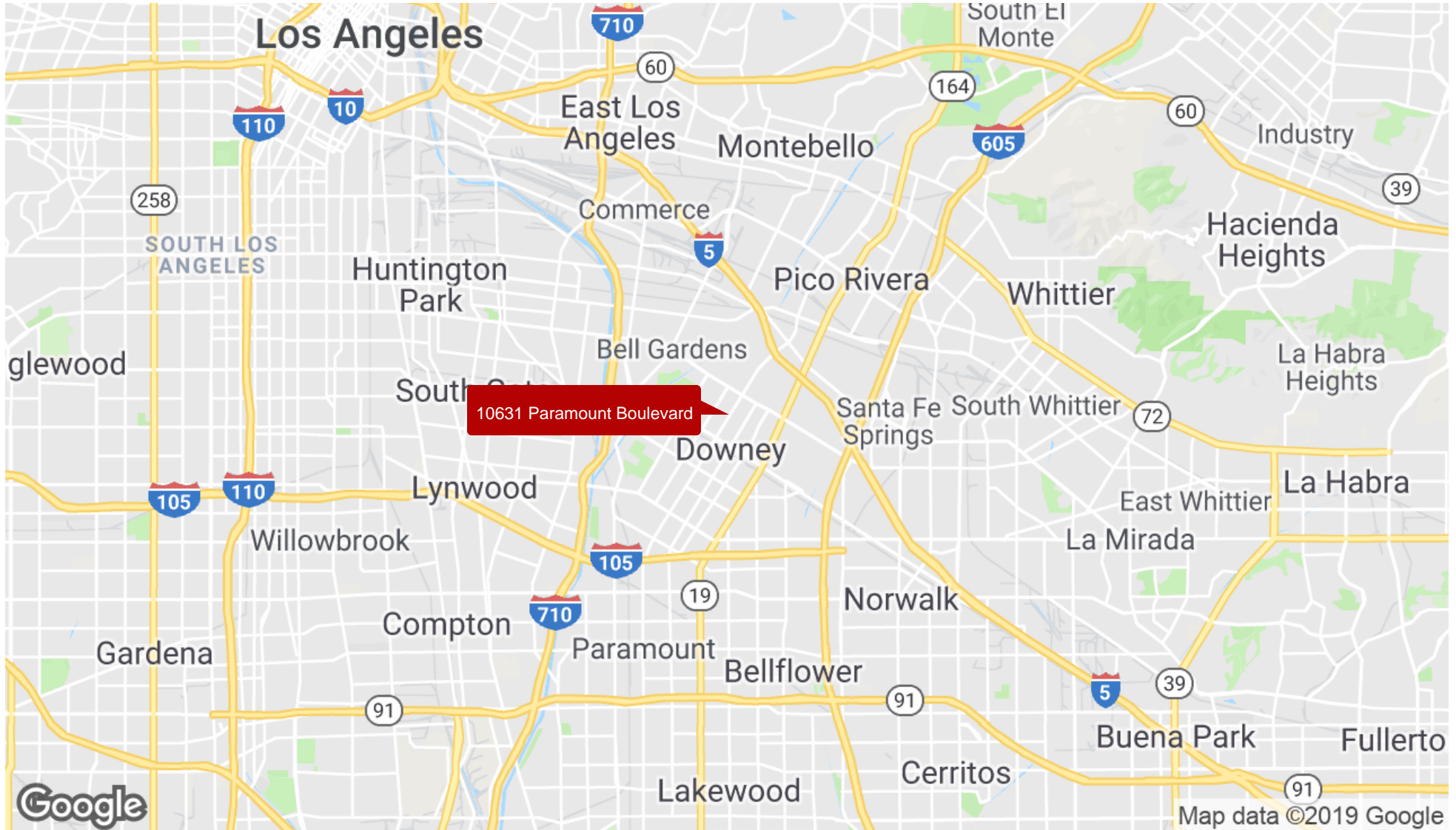
Additional Photos



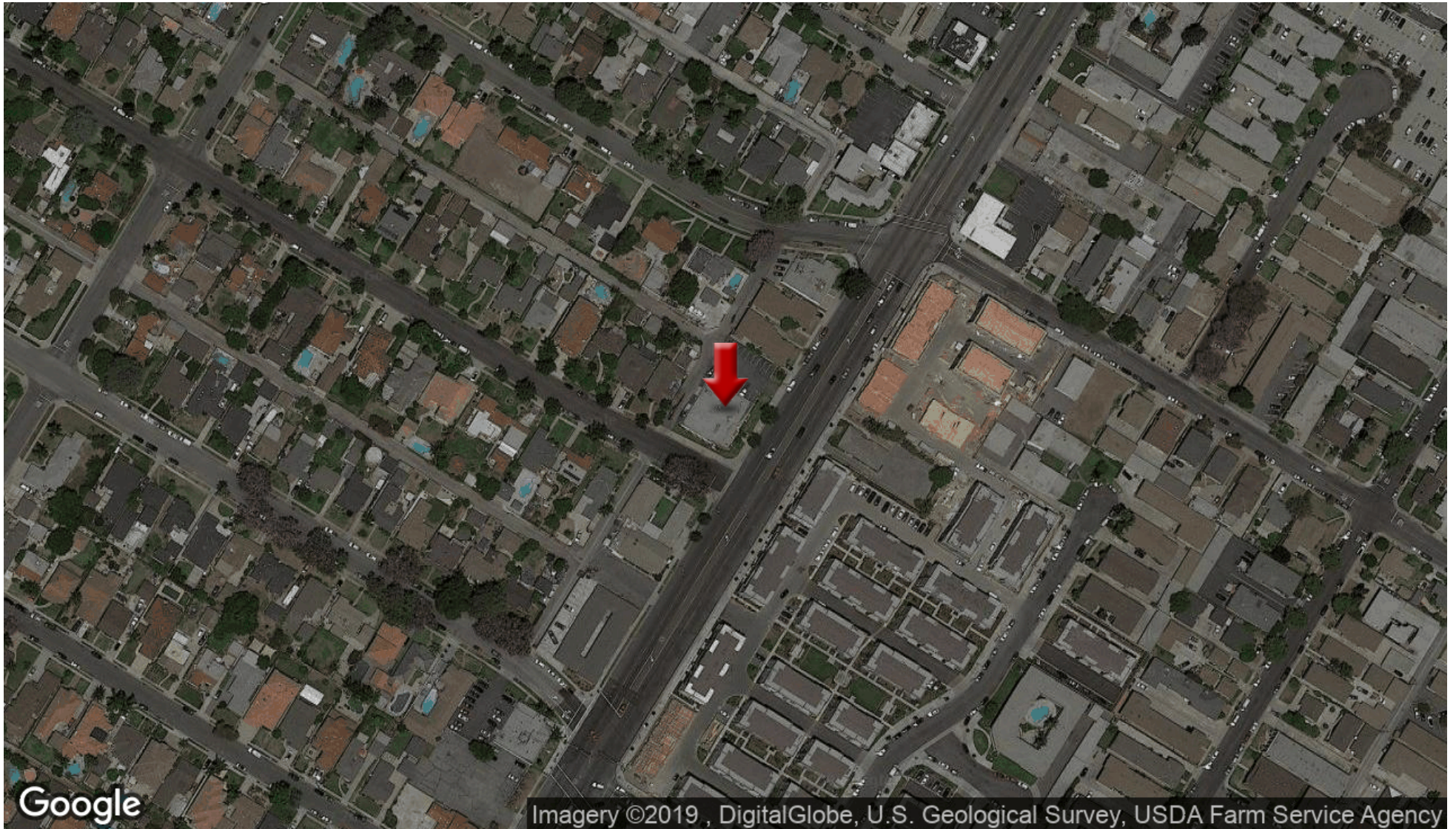
Site Plan



Regional Map



Aerial Map



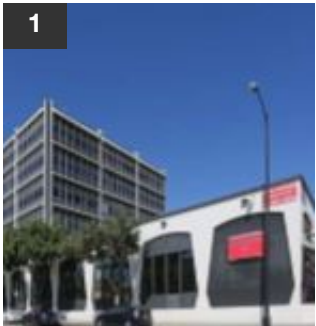
Rent Comps



★ Subject Property

10631 Paramount Boulevard | Downey, CA 90241

Lease Rate: \$1.74 SF/month **Space Size:** 2,878 SF **Year Built:** 1964
Lot Size: 15,415 SF



1 Bank of America Building

8141 E 2nd St | Downey, CA 90241

Lease Rate: \$2.00 SF/month **Lease Type:** Full Service **Space Size:** 2,350 SF
Bldg Size: 79,200 SF **Year Built:** 1968 **Lot Size:** 43,381 SF
Lease Term: 12 months



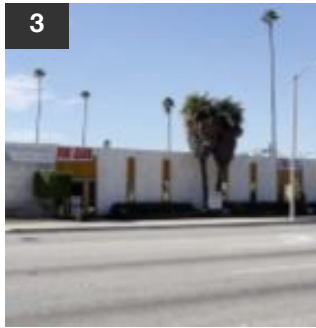
2 8329-8337 Firestone Blvd

Downey, CA 90241

Lease Rate: \$2.25 SF/month **Lease Type:** Modified Gross **Space Size:** 2,130 SF
Bldg Size: 7,800 SF **Year Built:** 1951 **Lot Size:** 15,122 SF
Lease Term: 4 months



Rent Comps

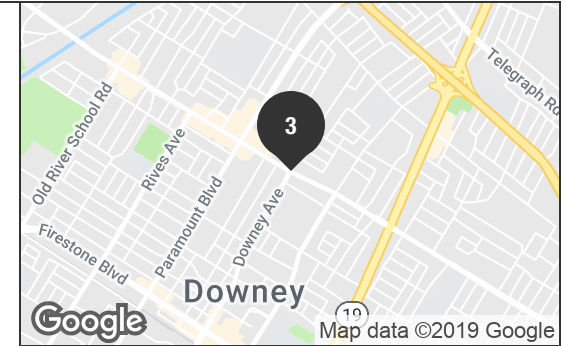


3

8300-8320 Florence Ave

Downey, CA 90240

Lease Rate: \$1.60 SF/month	Lease Type: NNN	Space Size: 2,112 SF
Bldg Size: 6,126 SF	Year Built: 1983	Lot Size: 0.44 Acres
Lease Term: 20 months		

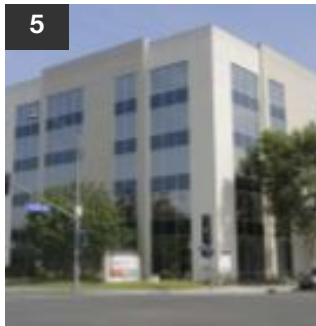
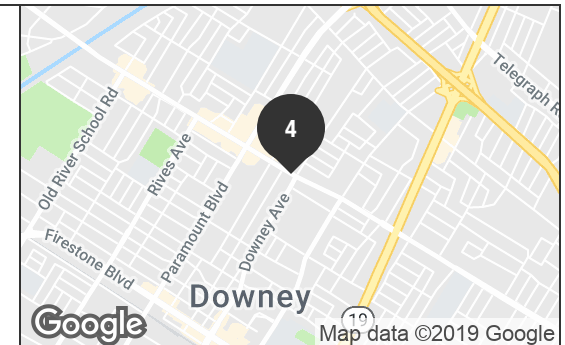


4

Insurance Center

8280 Florence Ave | Downey, CA 90240

Lease Rate: \$1.65 SF/month	Lease Type: Full Service	Space Size: 2,253 SF
Bldg Size: 18,908 SF	Year Built: 1968	Lot Size: 0.71 Acres
Lease Term: 7 months		



5

Downtown Downey Plaza

8255 Firestone Blvd | Downey, CA 90241

Lease Rate: \$2.08 SF/month	Lease Type: Full Service	Space Size: 2,245 SF
Bldg Size: 46,000 SF	Year Built: 1986	Lot Size: 20,233 SF
Lease Term: 17 months		



Rent Comps Map



SUBJECT PROPERTY
10631 Paramount Boulevard | Downey, CA 90241

1 BANK OF AMERICA BUILDING
8141 E 2nd St
Downey, CA 90241

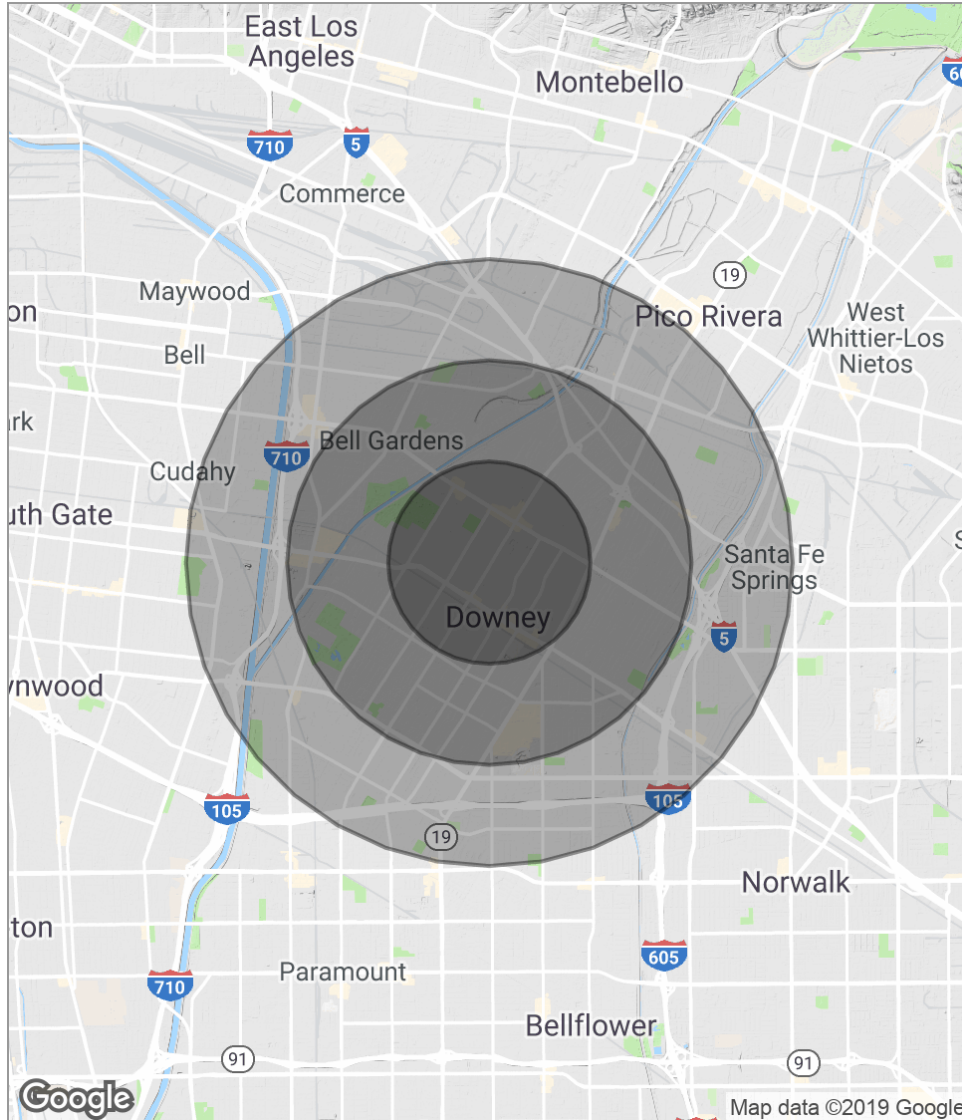
2 8329-8337 FIRESTONE BLVD
Downey, CA
90241

3 8300-8320 FLORENCE AVE
Downey, CA
90240

4 INSURANCE CENTER
8280 Florence Ave
Downey, CA 90240

5 DOWNTOWN DOWNEY PLAZA
8255 Firestone Blvd
Downey, CA 90241

Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	27,555	118,088	241,494
Median Age	34.5	33.0	31.7
Median Age (Male)	33.6	32.2	30.7
Median Age (Female)	35.8	34.1	32.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,796	34,680	67,274
# Of Persons Per HH	3.1	3.4	3.6
Average HH Income	\$72,411	\$69,115	\$65,933
Average House Value	\$531,549	\$532,167	\$477,124

** Demographic data derived from 2010 US Census*