



Paramount Saw

PUBLIC MARKET

16493 PARAMOUNT BLVD, PARAMOUNT CA
90723

±8,364 SF AVAILABLE TO LEASE

Property Highlights



Up to \pm 8,364 SF single/multi-tenant retail space available



Newly renovated space in the heart of a bustling community



Very walkable location with walk score of 79



On-Site parking



Signage available



Approx. 24,162 VPD





Conceptual Site Plan*

- Tenant Space
- Seating Area
- Community/Museum Area
- Landscape

Area	SF
1 Outdoor Community Space	1,000
2 Community Room	1,567 S
3 Museum Area	1,069
4 Tenant 1	1,265
5 Outdoor Patio	790
6 Tenant 3	1,150
7 Indoor Eating Area	2,165
8 Tenant 4	389
9 Tenant 2	1,106
10 Landscape	

*Subject to change



PARAMOUNT AVE.

The Local Area



\$109,991

average household income
within 2 miles



141,843

people within 2 miles



20-39

is the majority age of
the local population



7,658

businesses within 3 miles
with 71,227 employees



42,305

households within 2 miles



Gather Around the Hay Tree

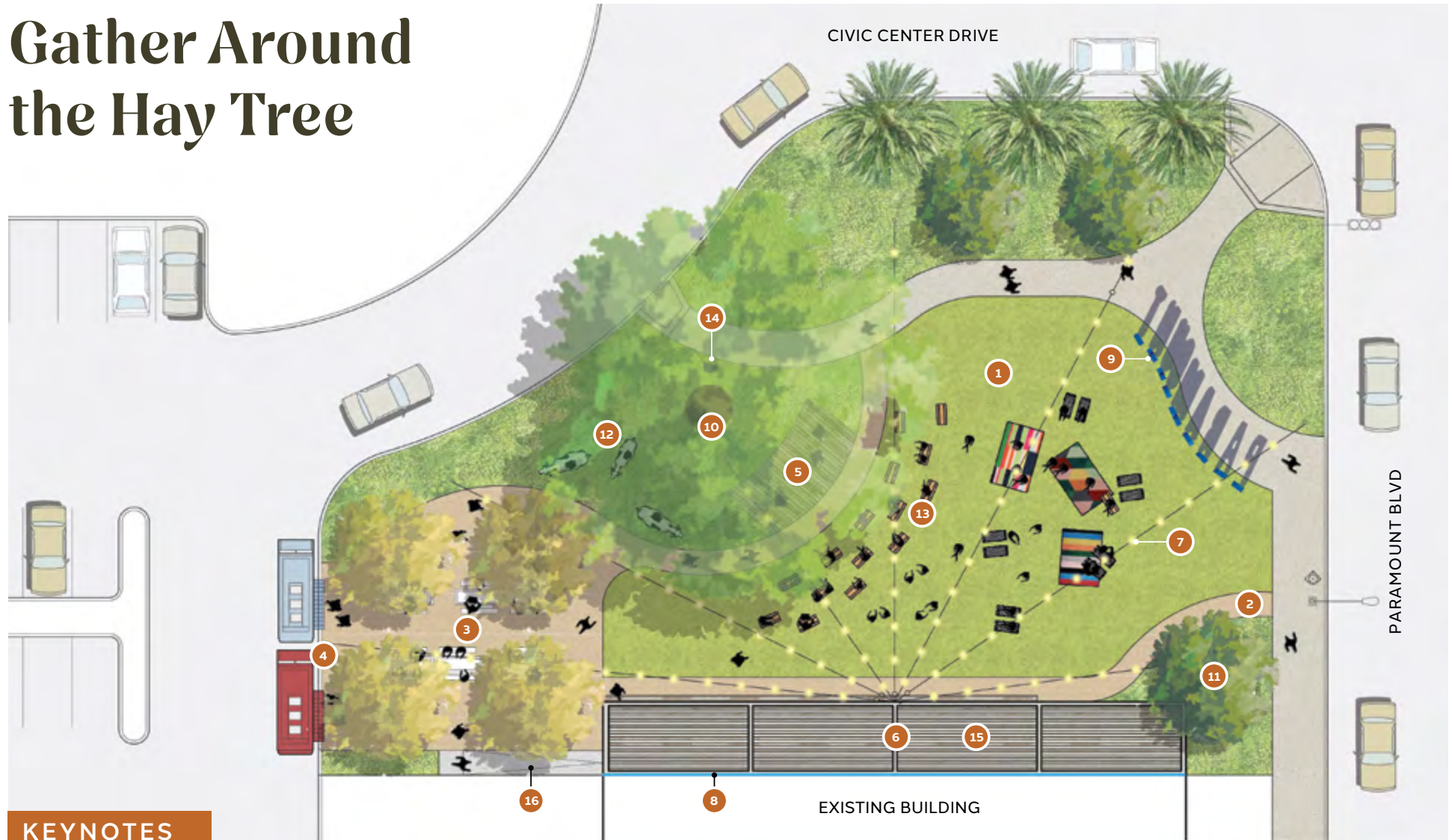
Creating a community a
hub for this generation,
and generations to come.

Paramount was once known as the “The Milk Shed of Los Angeles” and “Hay Capital” of the world. There were over 25,000 milk cows in the area and the price of hay on the commodity market was set for the region’s dairies each morning at the Hay Tree, a camphor tree planted in the late 19th century. The Hay Tree the only reminder of the area’s busy hay and dairy industry, is one of eleven trees designated as California Historical Landmarks.

We are now creating a community space around this historic sight to ensure that it is enjoyed by generations to come, just as it was generations ago.



Gather Around the Hay Tree



KEYNOTES

- | | | | |
|--|---|--|-------------------------------------|
| 1. Flexible lawn | 5. Permanent stage | 9. Oversized letters
"Paramount" City signage | 13. Hay bales and lawn furniture |
| 2. Decomposed granite paving | 6. Overhead structure with
integrated lighting | 10. Existing Hay Tree | 14. Hay Tree historic marker plaque |
| 3. Tree grove with picnic tables | 7. Overhead string lights | 11. Existing tree | 15. Dining platform |
| 4. Food truck curbside parking for
special events | 8. Colorful mural on building facade | 12. 3-dimensional Cow sculpture art | 16. ADA ramp |



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