

PARAMOUNT GATEWAY

GROUND LEASE / BTS
INVESTMENT OPPORTUNITY

± 144,747SF COMMERCIAL PLANNED DEVELOPMENT
SEEKING RETAIL TENANTS



15101 Paramount Blvd
Paramount, CA 90723

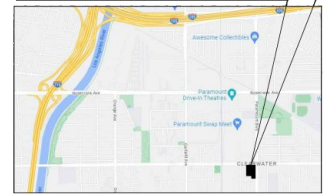


MAJOR AREA RETAILERS

 <p>TRAFFIC COUNT 23,185ATD PARAMOUNT BLVD</p>	 <p>AVERAGE INCOME \$87,473 5-MILE RADIUS</p>	 <p>POPULATION 768,06 5-MILE RADIUS</p>
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± 2,363 SF COMMERCIAL PLANNED DEVELOPMENT

SWC OF SOMERSET BLVD. AND PARAMOUNT
PARAMOUNT, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING
PROPOSED USE: COMMERCIAL
EXISTING ZONING: PD-PS PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS
APN(S): 6270-002-023 & 6270-002-024

SITE AREA
SITE AREA: ± 3.32 AC ± 144,747 S.F.
F.A.R. (32,096 SF / 144,747 SF) 0.2
BUILDING COVERAGE 22.1%

BUILDING DATA
BUILDING AREA
BUILDING-1 AREA: ± 23,104 SF
COVER PATIO: ± 906 SF
BUILDING-1 (Retail): ± 24,010 SF
BUILDING-2: ± 5,378 SF
Tenant-A (fast food / drive thru) = ± 3,200 SF
Tenant-B (Restaurant) = ± 2,048 SF
Electrical Room = ± 130 SF
BUILDING-3 ± 2,707 SF
Tenant-3A (coffee / drive thru) = ± 1,133 SF
Tenant-3A (Cover patio) = ± 261 SF
Tenant-3B (Restaurant) = ± 1,267 SF
Electrical Room = ± 46 SF
TOTAL BUILDING AREA ± 32,096 SF

PARKING REQUIRED
BUILDING-1 (23,104 S.F. @ 1/300 S.F.) 77.0 STALLS
BUILDING-2 41.0 STALLS
(Tenant-A 36 seats inside 22 outdoor = 80 @ 1/200)
(Tenant-B 42 seats inside 0 outdoor = 42 @ 1/5-14)
BUILDING-3 16.9 STALLS
(Tenant-3A 0 seats inside 8 outdoor = 8 @ 1/5= 2.6)
(Tenant-3B 31 seats inside 12 outdoor = 43 @ 1/5=14.3)
TOTAL PARKING REQUIRED 134.9 STALLS

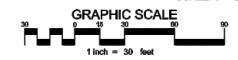
PARKING PROVIDED
STANDARD: 100 STALLS
ACCESSIBLE ADA: 9 STALLS
ELECTRIC ACCESSIBLE: 2 STALLS
ELECTRIC VEHICLES: 1 STALLS
STREET PARKING 24 STALLS
PARKING PROVIDED: 135 STALLS
PARKING RATIO PROVIDED: 4.3 per 1,000 S.F.

Parking ratio is based on building area of 30,752 S.F. It does not include the patio or canopy areas.
EV STALL REQUIREMENTS PER TABLE 5.106.5.3.6
134 X 20 X 6.6 = 176.88 kVA REQUIRED

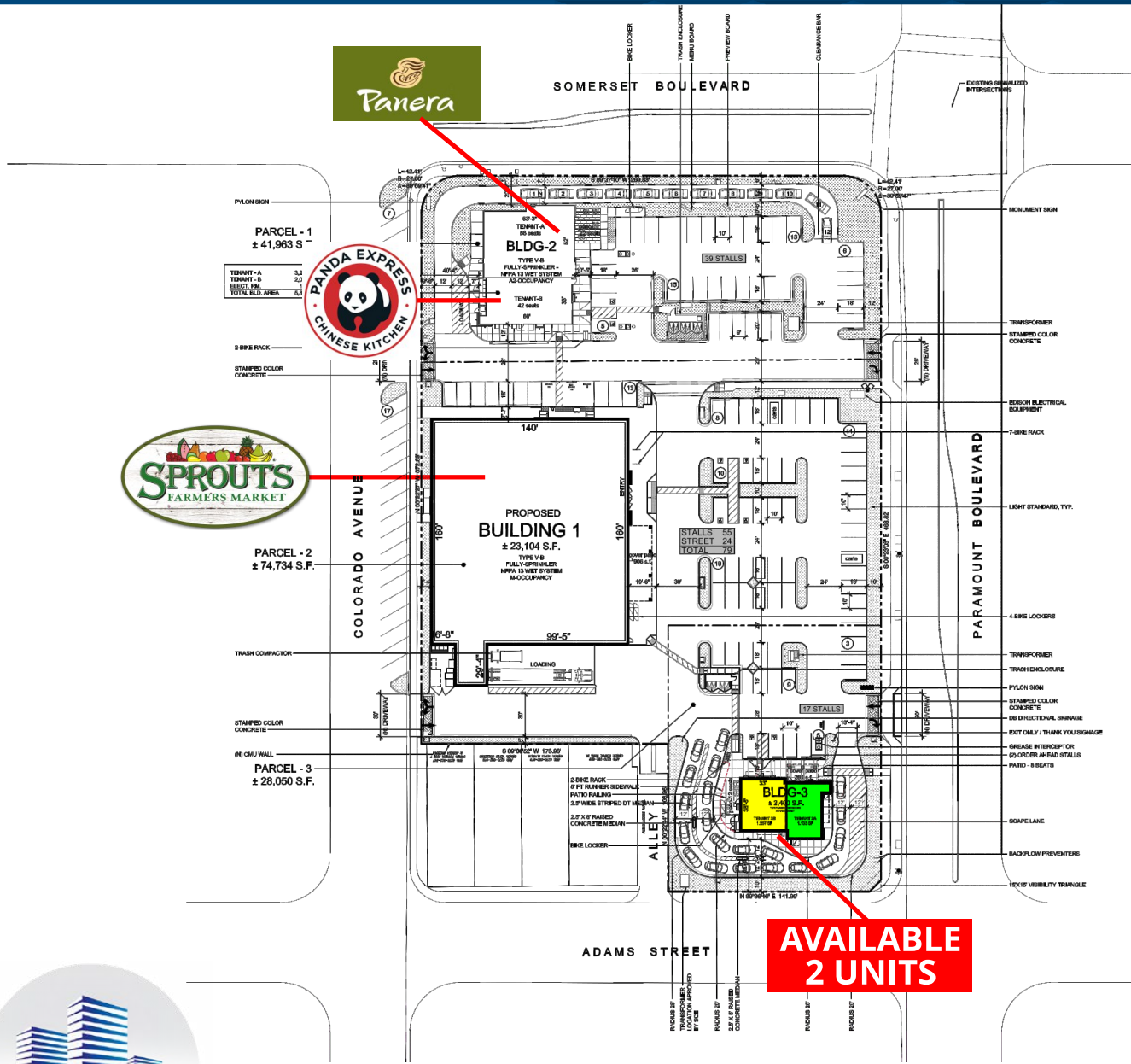
CHARGERS	LEVEL 2	DCFC	PROVIDED
REQUIRED	1 x 6.6 min = 6.6	2 x 180 min = 360	366.6 min
PROVIDED	1	2	3
	TOTAL		3

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



PRELIMINARY SUBJECT TO CHANGE



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DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2010 Population	142,601	795,204	2,871,756
2023 Population	138,231	768,064	2,784,361
2028 Population Projection	134,613	747,406	2,713,039
Annual Growth 2010-2023	-0.2%	-0.3%	-0.2%
Annual Growth 2023-2028	-0.5%	-0.5%	-0.5%
Median Age	34.3	35.2	36.1
Bachelor's Degree or Higher	12%	16%	19%
U.S. Armed Forces	75	599	1,456

Housing	2 mile	5 mile	10 mile
Median Home Value	\$481,549	\$530,890	\$595,512
Median Year Built	1962	1958	1959

Households	2 mile	5 mile	10 mile
2010 Households	37,512	216,036	824,160
2023 Households	36,092	206,790	794,299
2028 Household Projection	35,059	200,657	772,317
Annual Growth 2010-2023	0.2%	0.2%	0.2%
Annual Growth 2023-2028	-0.6%	-0.6%	-0.6%
Owner Occupied Households	16,819	101,582	375,768
Renter Occupied Households	18,240	99,075	396,549
Avg Household Size	3.7	3.6	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$7.3B	\$27.5B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$81,220	\$87,473	\$88,900
Median Household Income	\$65,714	\$69,197	\$68,475
< \$25,000	5,392	30,424	136,126
\$25,000 - 50,000	7,911	42,604	157,019
\$50,000 - 75,000	7,328	39,022	138,661
\$75,000 - 100,000	5,282	29,226	103,622
\$100,000 - 125,000	4,069	23,615	88,199
\$125,000 - 150,000	2,301	14,330	54,059
\$150,000 - 200,000	2,352	15,557	61,936
\$200,000+	1,457	12,014	54,677

 **TRAFFIC COUNT**
23,185ATD
PARAMOUNT BLVD

 **AVERAGE INCOME**
\$87,473
5-MILE RADIUS

 **POPULATION**
768,06
5-MILE RADIUS

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Paramount, CA 90723**

PARAMOUNT GATEWAY



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