

**FOR LEASE** APPROX. 1,400 SF RETAIL/SHOP SPACE AVAILABLE IN PRIME LAKEWOOD

4846 PARAMOUNT BLVD | LAKEWOOD, CA 90808



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1517 S. SEPULVEDA SLVD. | LOS ANGELES, CA 90025  
**CBM1.COM**



# CBM

CENTERS  
BUSINESS  
MANAGEMENT

APPROX. 1,400 SF RETAIL/SHOP SPACE AVAILABLE IN PRIME LAKEWOOD  
4846 PARAMOUNT BLVD | LAKEWOOD, CA 90808

## FEATURES + AMENITIES



- LOCATED AT THE SIGNALIZED INTERSECTION OF PARAMOUNT AND DEL AMO BLVD
- MONUMENT SIGNAGE OPPORTUNITY
- APPROX. 60,000 CARS PER DAY
- AMPLE PARKING WITH APPROX. 125 FREE SURFACE SPACES (4.17/1,000 SF)
- SUCCESSFUL CO-TENANTS INCLUDE: CARL'S JR, SUBWAY & METRO PCS



EXCLUSIVELY REPRESENTED BY

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## NEIGHBORING RETAILERS

**metroPCS**  
Permission to speak freely.

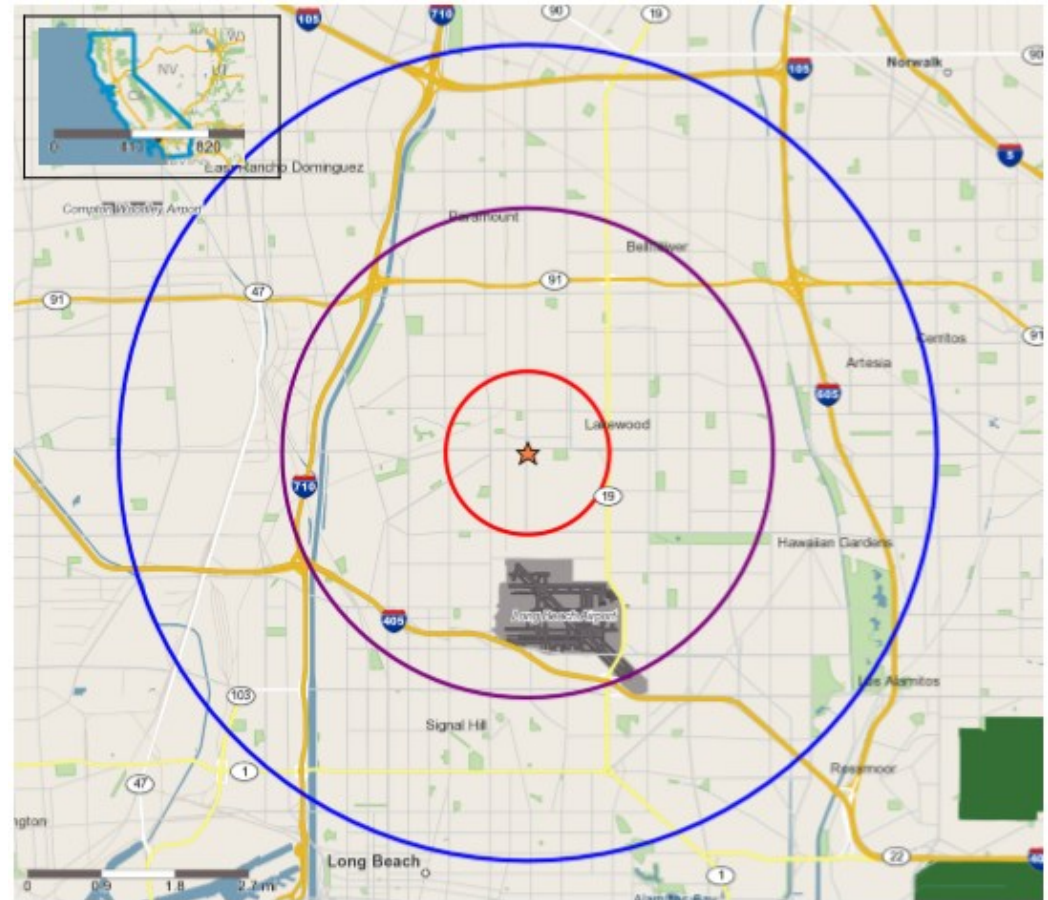


DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	31,186	228,754	717,116
AVG HH INCOME	\$82,113	\$82,257	\$76,314

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017B</b>			
Total Population	31,186	228,754	717,116
Female Population	52.96%	51.76%	51.37%
Male Population	47.04%	48.24%	48.63%
Population Density	9,926	8,090	9,130
Population Median Age	37.0	35.3	33.4
Employed Civilian Population 16+	15,131	106,081	322,216
% White Collar	66.3%	60.5%	54.5%
% Blue Collar	33.7%	39.5%	45.5%
Total Q4 2017 Employees	7,412	93,098	253,094
Total Q4 2017 Establishments*	727	7,591	21,037
Population Growth 2000-2010	0.94%	3.07%	1.20%
Population Growth 2017B-2022	-0.01%	-0.36%	-0.27%
<b>Income: 2017B</b>			
Average Household Income	\$82,113	\$82,257	\$76,314
Median Household Income	\$64,471	\$61,603	\$56,531
Per Capita Income	\$29,496	\$27,052	\$23,371
Avg Income Growth 2000-2010	35.64%	38.01%	37.59%
Avg Income Growth 2017B-2022	13.25%	13.11%	13.27%
<b>Households: 2017B</b>			
Households	11,184	74,755	217,490
Average Household Size	2.79	3.03	3.24
Hhld Growth 2000-2010	-0.92%	0.16%	0.51%
Hhld Growth 2017B-2022	0.54%	1.05%	1.12%
<b>Housing Units: 2017B</b>			
Occupied Units	11,184	74,755	217,490
% Occupied Units	97.50%	97.82%	97.50%
% Vacant Housing Units	2.50%	2.18%	2.50%
Owner Occ Housing Growth 2000-2010	-1.14%	0.12%	0.69%
Owner Occ Housing Growth 2000-2022	-0.50%	0.92%	1.47%
Owner Occ Housing Growth 2017B-2022	0.53%	0.58%	0.52%
Occ Housing Growth 2000-2010	-0.92%	0.16%	0.51%
Occ Housing Growth 2010-2022	3.49%	4.35%	4.68%
Occ Housing Growth 2017B-2022	0.54%	1.05%	1.12%
<b>Race and Ethnicity: 2017B</b>			
% American Indian or Alaska Native Population	0.72%	0.75%	0.77%
% Asian Population	18.27%	13.32%	14.22%
% Black Population	20.58%	14.73%	13.55%
% Hawaiian or Pacific Islander Population	1.46%	1.64%	1.14%
% Multirace Population	6.48%	5.76%	5.31%
% Other Race Population	12.53%	20.27%	24.80%
% White Population	39.95%	43.53%	40.22%
% Hispanic Population	29.34%	43.50%	50.93%
% Non Hispanic Population	71.01%	57.13%	49.84%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

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