




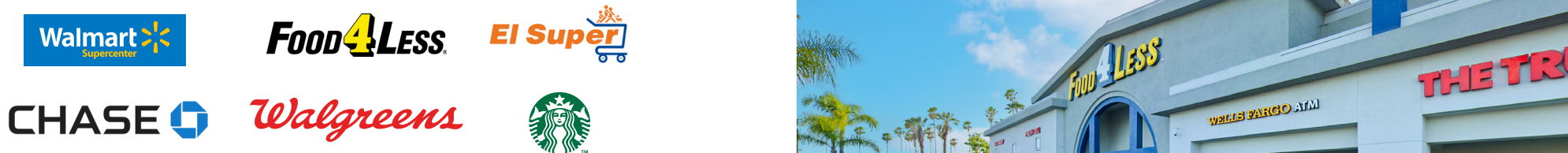
PROJECT HIGHLIGHTS

- FOR LEASE | 1,400 SF
- Grocery-anchored shopping center
- Densely populated trade area
- Daytime population exceeds 79,000 within 2 miles
- Traffic count exceeds 80,500 CPD
- Located 1 block away from Paramount Middle & High School (4,000+ student population)

DEMOGRAPHICS

 RESIDENTIAL POPULATION	 DAYTIME POPULATION	 AVG. HOUSEHOLD INCOME
1 MILE 36,798	1 MILE 29,884	1 MILE \$125,750
2 Miles 133,234	2 Miles 107,393	2 Miles \$108,644
3 Miles 283,400	3 Miles 228,297	3 Miles \$110,433

NEARBY MAJOR RETAILERS



SITE PLAN

Tenant	SF
Food 4 Less	57,590
McDonald's	4,200
Chase Bank	4,580
Planet Dental	2,900
AVAILABLE	1,400
Louisiana Fried Chicken/ Chinese food	1,250
Kimmy Nails	950
TOTAL GLA	72,870



FLOOR PLAN

ROSECRANS AVE - 25,000 CPD

AVAILABLE
±1,400 SF

AMPLE PARKING



Explore virtual tour of premises

[CLICK HERE](#)



FORMER VERIZON STORE | MOVE-IN READY

FOR LEASE | 1,400 SF

NWC Lakewood Blvd & Rosecrans Ave | Downey, CA



For leasing, please contact:

Jake Gordon

Lic. 02225974

T 310 430 7790 x140

Jake.Gordon@BetaAgency.com

Richard Rizika

Lic. 01044064

Richard.Rizika@BetaAgency.com

beta.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245

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