

HIGHLY VISIBLE END-CAP

8505 ROSECRANS AVE., PARAMOUNT, CA 90723



- JOIN:**
- MEXICAN RESTAURANT
 - TMOBILE
 - THREADING NAIL SALON
 - PARTY SUPPLY
 - INSURANCE
 - TRAVEL AGENCY
 - BAKERY
 - BARBER SHOP
 - DONUTS

±900 SF END-CAP FOR LEASE

PROPERTY HIGHLIGHTS

- +51,000 Daytime Pop. within 2 miles
- TRAFFIC COUNTS: approx. +47,000 Cars/Day * Source: RBF
- 20 parking stalls
- Area Retailers: Starbucks, Little Caesars, Baskin Robbins
- Highly Visible End-Cap on Arterial Intersection

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2017 ESTIMATE*	1 MILE	2 MILE	3 MILE
Population	40,058	136,803	315,652
Households	10,731	37,424	86,101
Avg. HH Income	\$63,566	\$65,417	\$66,369
Med HH Income	\$50,298	\$51,500	\$52,312
Avg. HH Size	3.71	3.64	3.64

*Source: nielsen 2017