



COMMERCIALSM

13000 Paramount Blvd

Downey, CA 90242



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Property Description

Discover a rare mixed-use investment and live/work opportunity in the heart of Downey. This property features two buildings combining street-front retail and multifamily residential for diversified income and flexible future use.

The front building includes 1,820 SF of ground-floor retail occupied by a stable tenant with 8 years remaining on the lease, plus a 2-bedroom residential unit above. The rear building offers two stacked residential units—a non-conforming ground-floor unit and a permitted 2-bedroom unit above. The non-conforming unit presents a prime opportunity for an owner-user to occupy as a live/work residence, or potentially legalize or expand under current ADU provisions to increase rental income.

All residential tenants are currently month-to-month, allowing investors or owner-users the flexibility to reposition, adjust rents, or occupy units as desired.

Situated on busy Paramount Blvd, the property enjoys high visibility, convenient freeway access, and proximity to schools, restaurants, and major businesses, ensuring continued tenant demand and long-term value appreciation.

Highlights:

- Two-building mixed-use property (retail + multifamily)
- Front building: 1,820 SF retail with 8-year lease + 1-bed unit above
- Rear building: (1) 2-bed + (1) 2-bed non-conforming ground-floor unit (live/work or ADU potential)
- Residential units all month-to-month (upside flexibility)
- Possible SBA financing available through business purchase
- Excellent location near freeways, schools, and major businesses

A unique blend of stable income, flexible occupancy, and redevelopment potential, 13000 Paramount Blvd offers investors and entrepreneurs a truly versatile Downey asset.

*Possible purchase of retail business. Inquire with broker.

Executive Summary

Price:	\$1,350,000
Address:	13000 Paramount Blvd Downey, CA 90242
APN:	6260-001-034
Building Size:	3,421
Lot Size:	5,935
Year Built:	1929
Zoning:	C3
Units:	3+1
Parking:	3
NOI:	\$30,386 / \$67,022
Caprate:	2.25% / 4.96%
Price/foot	\$395



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Financials

Unit	SqFt	BR	BA	Current	SqFt	Market	SqFt
Retail	1,820		1	\$1,876	\$1.03	\$3,640	\$2.00
8002	450	1	1	\$1,235	\$2.74	\$1,500	\$3.33
8004A -V	600	2	1	\$0	\$0	\$1,900	\$3.17
8004B	600	2	1	\$1,395	\$2.33	\$1,900	\$3.17

Income Summary	Current	Stabilized
Rental Income	\$54,069	\$86,112
NNN Reimbursements	\$10,744	\$15,337
Gross Income	\$64,813	\$101,449
Expense Summary		
Taxes		\$14,687
Insurance		\$5,470
Utilities		\$5,489
Maintenance		\$8,781
Gross Expenses		\$34,427
Net Operating Income	\$30,386	\$67,022





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