



DRIVE-THRU RESTAURANT AVAILABLE

13733 GARFIELD AVENUE PARAMOUNT CA 90723

WHAT'S AVAILABLE

- Existing Drive-Thru
- 1,700+/- square feet
- 8-car stack drive-thru lane
- New Construction
- Raw shell with restrooms

PROPERTY HIGHLIGHTS

- Signal Intersection
- Grocery Anchored
- 105 Freeway adjacent

- TRAFFIC COUNTS:
 - 17,667 - Garfield
 - 1,537 Howery Street
 - 20,888 West Ramp
 - 199,172 - 105 Freeway

- DEMOGRAPHICS 2-Mile
 - Population 128,179
 - Median Income \$85,609
 - Median Age 33



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COMPETITION MAP



DEMOGRAPHIC REPORT

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.9121/-118.1692

13735 Garfield Ave Paramount, CA 90723	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	27,654	128,179	299,664
2030 Projected Population	27,065	124,384	289,183
2020 Census Population	29,840	137,280	323,053
2010 Census Population	30,146	137,412	323,560
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2025	-0.6%	-0.4%	-0.5%
2025 Median Age	33.0	33.9	34.2
Households			
2025 Estimated Households	7,517	35,279	83,974
2030 Projected Households	7,371	34,356	81,371
2020 Census Households	7,758	35,850	85,933
2010 Census Households	7,377	33,938	82,011
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.2%
Race and Ethnicity			
2025 Estimated White	19.7%	20.1%	20.4%
2025 Estimated Black or African American	8.1%	9.0%	10.1%
2025 Estimated Asian or Pacific Islander	4.8%	5.3%	6.3%
2025 Estimated American Indian or Native Alaskan	2.5%	2.6%	2.4%
2025 Estimated Other Races	64.8%	63.0%	60.9%
2025 Estimated Hispanic	79.7%	77.8%	74.8%
Income			
2025 Estimated Average Household Income	\$104,192	\$108,894	\$104,469
2025 Estimated Median Household Income	\$84,684	\$85,609	\$83,047
2025 Estimated Per Capita Income	\$28,374	\$30,073	\$29,425
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	22.8%	20.4%	19.6%
2025 Estimated Some High School (Grade Level 9 to 11)	10.1%	10.4%	11.7%
2025 Estimated High School Graduate	28.6%	27.2%	27.0%
2025 Estimated Some College	17.2%	18.2%	18.6%
2025 Estimated Associates Degree Only	6.4%	6.5%	6.6%
2025 Estimated Bachelors Degree Only	10.8%	12.4%	12.1%
2025 Estimated Graduate Degree	4.2%	4.8%	4.6%
Business			
2025 Estimated Total Businesses	793	3,468	8,672
2025 Estimated Total Employees	6,659	29,951	74,029
2025 Estimated Employee Population per Business	8.4	8.6	8.5
2025 Estimated Residential Population per Business	34.9	37.0	34.6

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