

8595 ROSECRANS

8595 Rosecrans | Paramount, CA

OFFERING MEMORANDUM



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Exclusively Marketed by:

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01

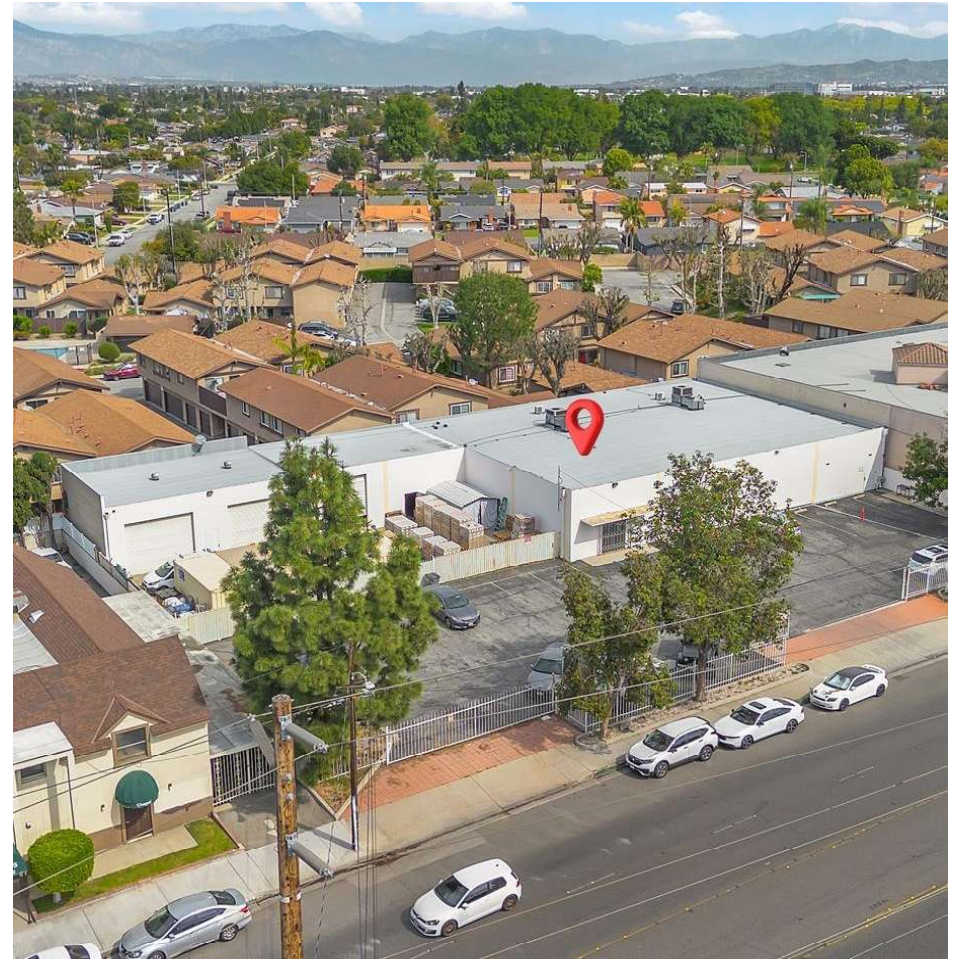
Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	8595 Rosecrans Paramount CA 90723
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	South East Los Angeles
PRICE	\$3,200,000
BUILDING SF	8,904 SF
PRICE PSF	\$359.39
LAND SF	23,337 SF
LAND ACRES	.54
YEAR BUILT	1970
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	PACM*
APN	6266-031-055

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	37,808	292,796	810,985
2026 Median HH Income	\$84,471	\$81,286	\$82,510
2026 Average HH Income	\$106,313	\$103,554	\$106,325



Building

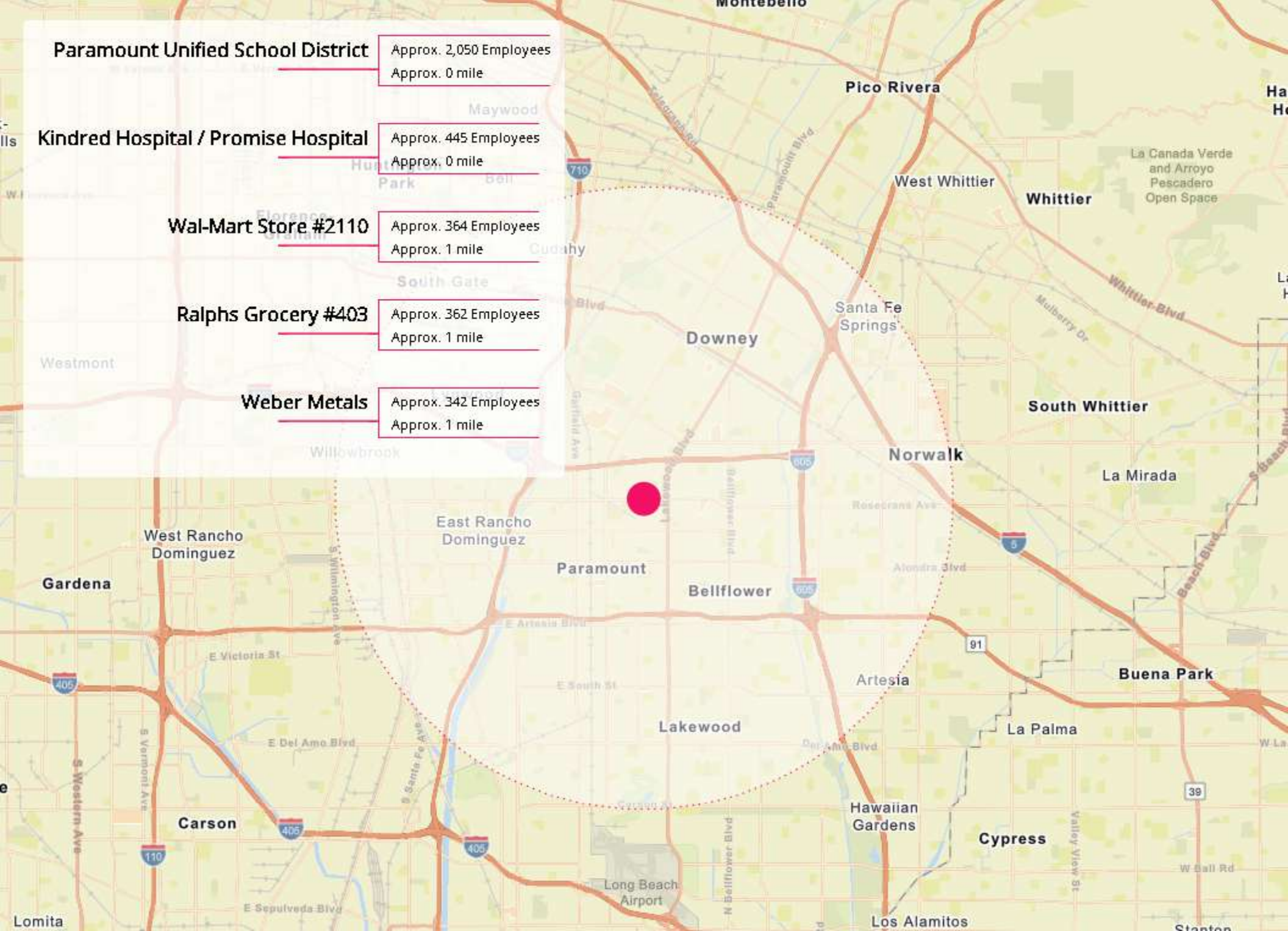
- The Building Is Designed For Functionality With Three Extra-Large Roll-Up Doors, Ideal For Fabrication, Equipment Access, Deliveries, Or Operational Flow. The Property Includes A Secured Fenced Yard Providing Plenty Of Parking. Close To Major Freeways For Easy Access. Mezzanine for extra Storage
Zoning: CM (Commercial Manufacturing) Zoning, Allowing For A Wide Range Of Commercial, Service, And Light Industrial Uses. Roof was replaced in 2024



02

Location

Major Employers Map



Paramount Unified School District

Approx. 2,050 Employees
Approx. 0 mile

Kindred Hospital / Promise Hospital

Approx. 445 Employees
Approx. 0 mile

Wal-Mart Store #2110

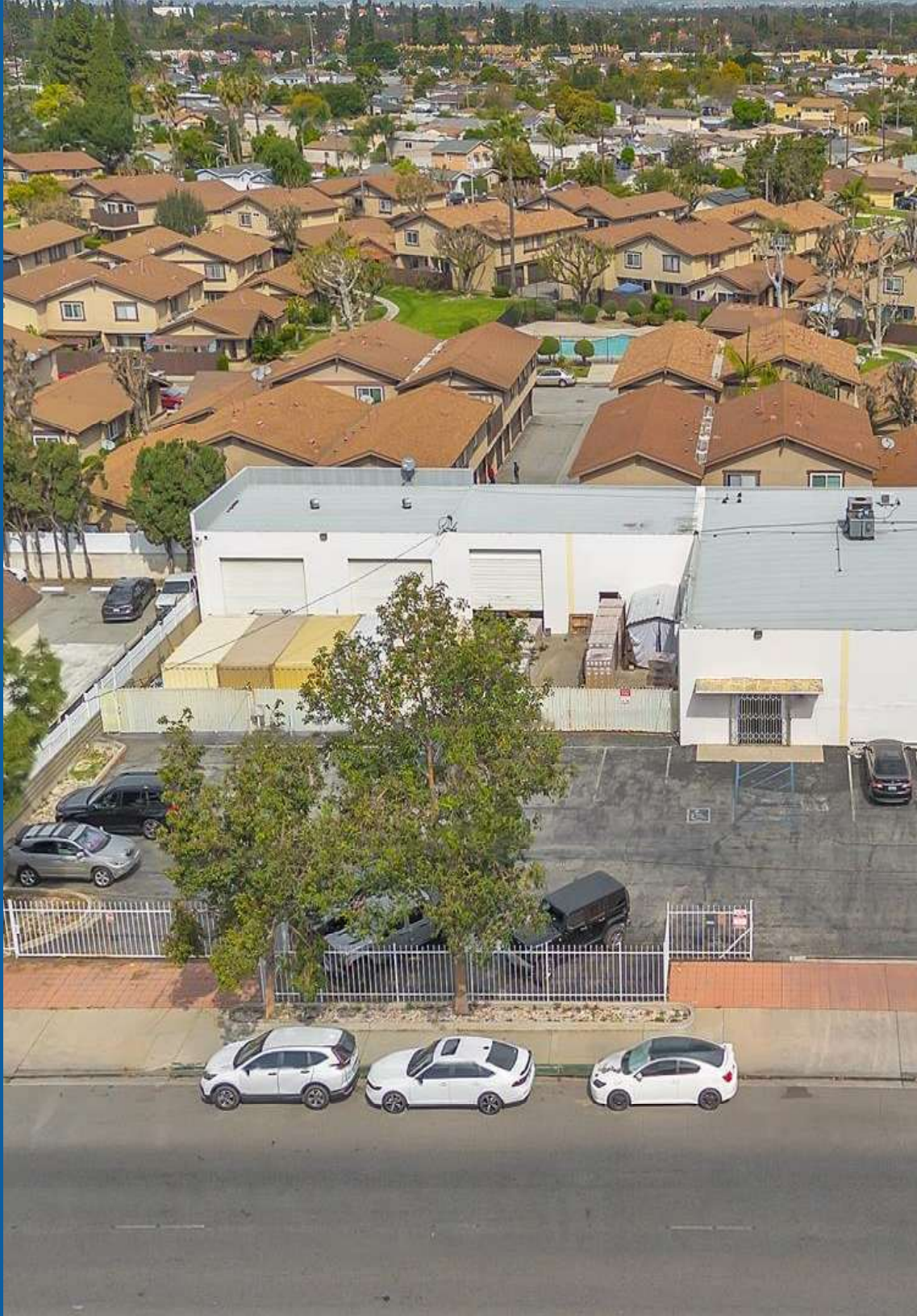
Approx. 364 Employees
Approx. 1 mile

Ralphs Grocery #403

Approx. 362 Employees
Approx. 1 mile

Weber Metals

Approx. 342 Employees
Approx. 1 mile



03

Property Description

- Site Plan
- Floor Plan
- Property Images





*Offices Highlighted In Red Can Be Easily Removed To Create Additional Open Space







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