

FOR SALE

RETAIL STRIP CENTER

8428-8456 E Alondra Blvd | Paramount, CA



PROPERTY OVERVIEW

LIST PRICE:	\$ 6,640,000
RENTABLE SF:	± 16,262 SF
PRICE/SF:	\$ 408
CAP RATE:	6.2 %
YEAR BUILT:	1987
APN:	7103-001-035
# of BUILDINGS:	Three (3)
LOT SIZE:	± 42,838 SF (± 0.98 acres)
ZONING:	PD-PS
COUNTY:	Los Angeles



ONSITE PARKING



MAJOR STREET LOCATION

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

Situated in Paramount, **8428-8456 E Alondra Blvd** is a one-story $\pm 16,262$ square foot retail strip center. The retail strip center includes three freestanding buildings with ample parking. The property is currently 93.5% occupied. Tenants benefit from a parking ratio of 3.5/1,000 SF and enjoy building signage & pylon signage on a highly visible location.

The location offers excellent access to the Long Beach (710) Freeway and is within close distance of multiple bus lines and the Metro Line provide convenient public transportation options. The local amenities, including an array of restaurants, coffee shops, and retail shops, make this a well-rounded destination for tenants seeking a vibrant, accessible commercial location. The area has a 88 walk score.



Three (3)
Retail
Buildings



Excellent
Paramount
Location



Onsite
Parking
Spaces



Major Retail
Neighbors
Nearby



Population
+700,000
Within 5-Miles

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