



FOR LEASE

RETAIL/RESTAURANT SPACE AVAILABLE IN PRIME PARAMOUNT

6620 SOMERSET BOULEVARD | PARAMOUNT, CA 90723

GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002

310.299.4224

GEOFF@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

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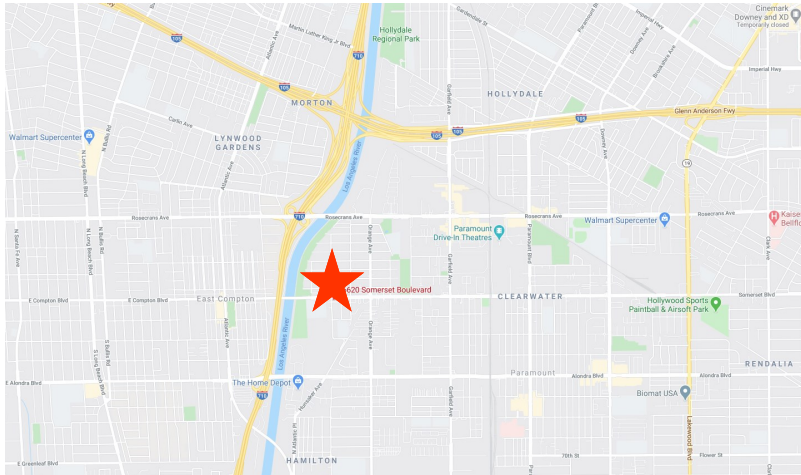
CENTERS

BUSINESS

MANAGEMENT

RETAIL/RESTAURANT SPACE AVAILABLE IN PRIME PARAMOUNT

6620 SOMERSET BOULEVARD | PARAMOUNT, CA 90723



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	36,590	332,770	809,704
AVG HH INCOME	\$63,384	\$69,909	\$74,435

FEATURES + AMENITIES

- APPROX. 850 SQFT
- FORMERLY METRO PCS LOCATION
- HIGH STREET VISIBILITY
- AMPLE PARKING
- ENTRANCES FROM BOTH CROSS STREETS
- SIGNALIZED INTERSECTION -- SOMERSET + SAN JOSE
- DENSE RESIDENTIAL NEIGHBORHOOD
- IDEAL LOCATION FOR A CHINESE FOOD, PROFESSIONAL OFFICE, ETC.

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

GEOFF GROSSMAN

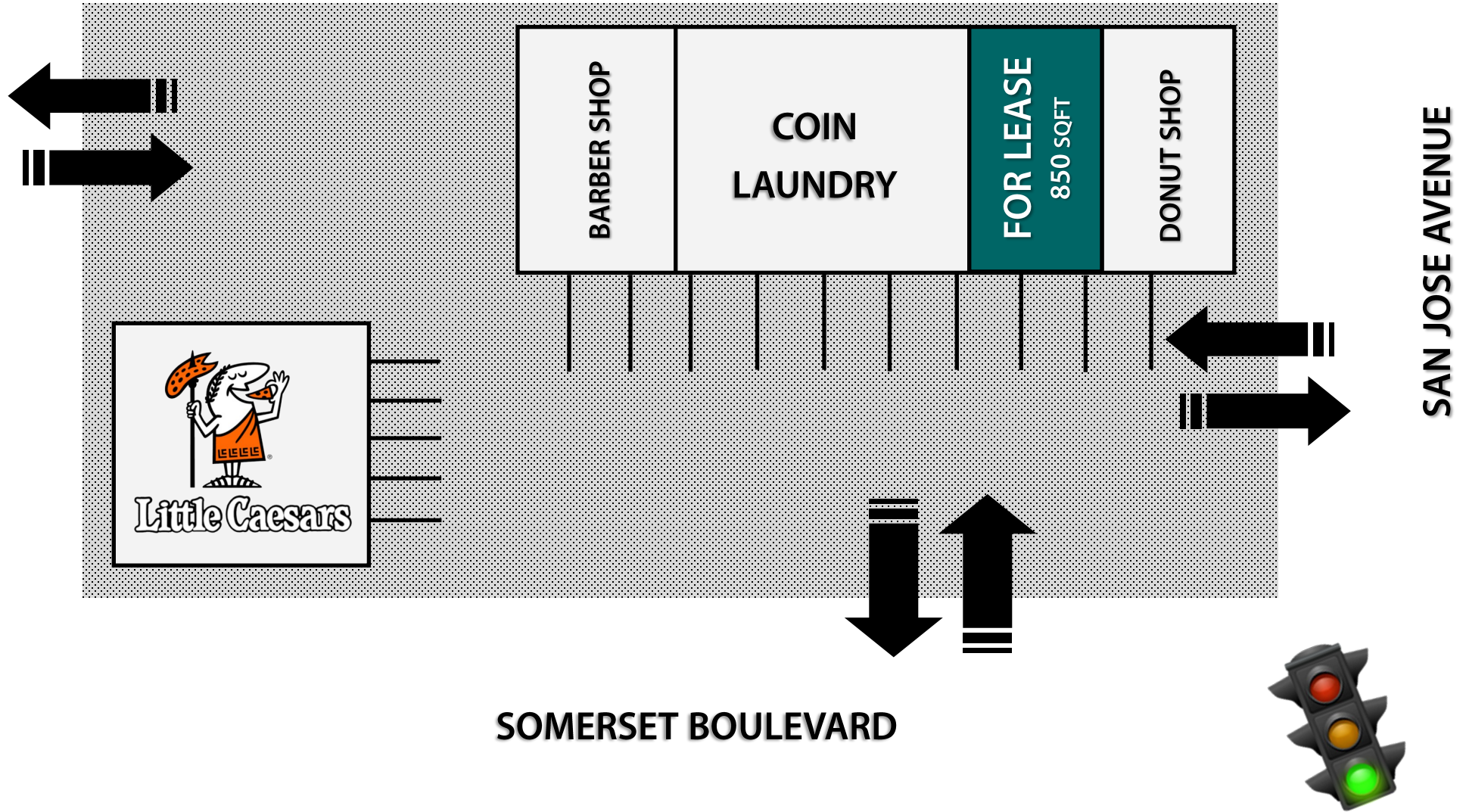
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SITE PLAN

6620 SOMERSET BOULEVARD | PARAMOUNT, CA 90723



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AERIAL OVERVIEW

6620 SOMERSET BOULEVARD | PARAMOUNT, CA 90723



DEMOGRAPHICS

6620 SOMERSET BOULEVARD | PARAMOUNT, CA 90723

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	36,308	331,562	806,700
2020 Estimate	36,590	332,770	809,704
2010 Census	37,286	331,867	807,859
Growth 2020 - 2025	-0.77%	-0.36%	-0.37%
Growth 2010 - 2020	-1.87%	0.27%	0.23%
2020 Population by Hispanic Origin	30,149	246,237	556,415
2020 Population	36,590	332,770	809,704
White	29,234 79.90%	247,977 74.52%	593,168 73.26%
Black	4,885 13.35%	50,520 15.18%	125,592 15.51%
Am. Indian & Alaskan	655 1.79%	5,783 1.74%	13,355 1.65%
Asian	797 2.18%	17,132 5.15%	51,071 6.31%
Hawaiian & Pacific Island	317 0.87%	3,962 1.19%	7,054 0.87%
Other	703 1.92%	7,396 2.22%	19,464 2.40%
U.S. Armed Forces	8	67	201
Households			
2025 Projection	8,127	82,313	216,352
2020 Estimate	8,195	82,605	217,179
2010 Census	8,380	82,356	216,845
Growth 2020 - 2025	-0.83%	-0.35%	-0.38%
Growth 2010 - 2020	-2.21%	0.30%	0.15%
Owner Occupied	3,896 47.54%	40,308 48.80%	105,981 48.80%
Renter Occupied	4,299 52.46%	42,298 51.21%	111,198 51.20%
2020 Households by HH Income	8,193	82,606	217,179
Income: <\$25,000	1,613 19.69%	16,266 19.69%	41,628 19.17%
Income: \$25,000 - \$50,000	2,292 27.98%	20,631 24.98%	51,279 23.61%
Income: \$50,000 - \$75,000	1,883 22.98%	16,190 19.60%	41,410 19.07%
Income: \$75,000 - \$100,000	1,074 13.11%	12,198 14.77%	31,476 14.49%
Income: \$100,000 - \$125,000	550 6.71%	7,876 9.53%	20,697 9.53%
Income: \$125,000 - \$150,000	359 4.38%	3,686 4.46%	11,452 5.27%
Income: \$150,000 - \$200,000	326 3.98%	3,654 4.42%	11,613 5.35%
Income: \$200,000+	96 1.17%	2,105 2.55%	7,624 3.51%
2020 Avg Household Income	\$63,384	\$69,909	\$74,435
2020 Med Household Income	\$52,612	\$56,821	\$59,645