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FOR SUBLEASE

# 4909 PARAMOUNT BLVD, LAKEWOOD

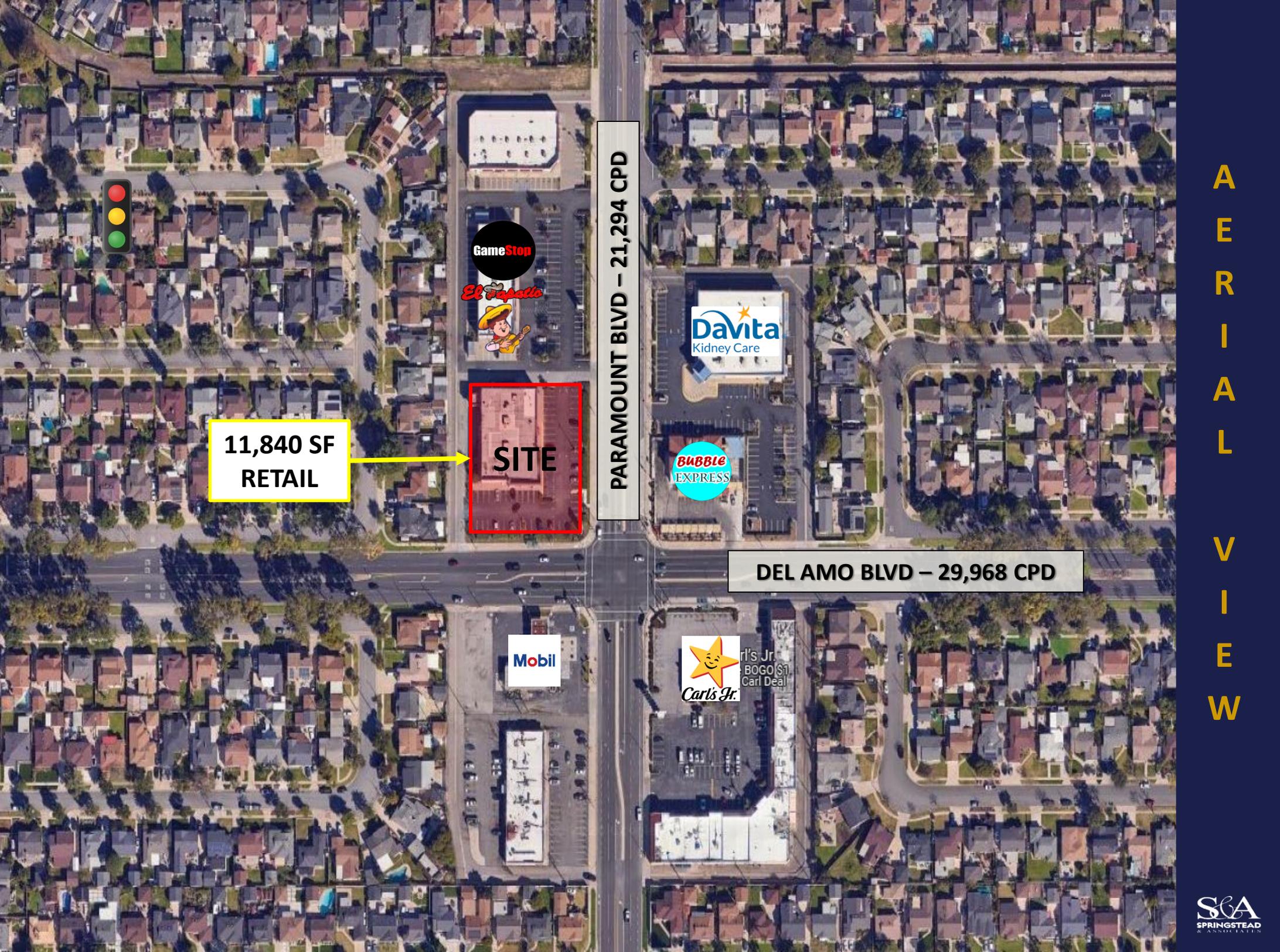
NWC Paramount Blvd + Del Amo Blvd

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## 4909 PARAMOUNT BLVD, LAKEWOOD

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- Featuring a freestanding 11,840 SF building on the corner of Paramount Blvd and Del Amo Blvd with over 51,000 cars per day combined
- Dense trade area with nearly 223,000 people within 3 miles and strong daytime population with over 89,000 employees within 3 miles
- Located near the Lakewood Center Shopping Mall, a major retail center along Lakewood Blvd featuring Coscto, Target, 24 Hour Fitness, The Home Depot, Albertson's, Best Buy and more
- Centrally situated between Bixby Knolls, Long Beach Airport, and the Lakewood Center Shopping Mall



11,840 SF  
RETAIL



PARAMOUNT BLVD - 21,294 CPD



DEL AMO BLVD - 29,968 CPD



# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

4909 PARAMOUNT BLVD, LAKEWOOD

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	32,234	222,926	676,406
Estimated Population (2029)	31,389	215,762	655,879
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	11,244	74,371	215,539
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$113,438	\$115,185	\$110,350
Estimated Average HH Income (2029)	\$132,189	\$134,660	\$129,811
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$90,825	\$86,377	\$82,121
Estimated Median HH Income (2029)	\$103,551	\$101,305	\$96,140
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$39,942	\$38,489	\$35,250
Estimated Per Capita Income (2029)	\$47,680	\$46,245	\$42,640

## LEASING:



### **CAROL SPRINGSTEAD**

CA DRE #01082067

949.797.9040

[cspringstead@springstead-associates.com](mailto:cspringstead@springstead-associates.com)

### **KARINA ROSTOMIANI**

CA DRE #02073753

949.797.9040

[karina@springstead-associates.com](mailto:karina@springstead-associates.com)

### **TRAVIS BELL**

CA DRE #02241394

949.797.9040

[travis@springstead-associates.com](mailto:travis@springstead-associates.com)