

8428 ALONDRA BLVD

Paramount, CA 90723

Leasing Brochure



BUILT OUT MEDICAL SPACE
FOR LEASE

MATTHEWS™



Property Highlights

- Fully built-out dental suite featuring three equipped operatories, allowing a new operator to begin servicing patients with minimal startup costs and downtime.
- Located within a neighborhood center surrounded by healthcare, retail, and service businesses, creating built-in consumer traffic and synergy for dental and medical users.
- Prominent frontage along Alondra Boulevard with strong daily traffic counts and excellent signage opportunities.
- Convenient ingress/egress and on-site parking help create an accessible experience for patients and staff.

UNIT 848

ASKING RENT
\$3.00 PSF

NNN CHARGES
\$0.50 PSF

UNIT SIZE
±1,580 SF

YOUR SIGN HERE





8436

SMOKE SHOP

EL MAZATLECO

BARBER SHOP
OPEN 7 DAYS
WALK INS WELCOME

ON PROPERTY PARKING



± 220,000 VPD



Dense Industrial Area

Paramount Towne Center

Walmart Supercenter 

Paramount Swap Meet

Paramount Plaza

GROCERY OUTLET bargain market™ 
O'Reilly AUTO PARTS  LIVE WELL

Lakewood Blvd ± 27,000 VPD

Kaiser Permanente
Bellflower Medical Offices

 **Dominguez High School**
±1,600 Students

SPROUTS
FARMERS MARKET

Dense Industrial Area

± 233,000 VPD



Alondra Blvd ± 21,000 VPD

Paramount Town Center

ROSS **ihop** 
DRESS FOR LESS™

jamba 



target **FOOD 4 LESS** 
TACO BELL

Subject Property

BEST BUY 

Artesia Fwy ± 259,000 VPD



Dense Industrial Area



Kaiser Permanente Downey Medical Center
±424 Beds

Walmart Supercenter

± 220,000 VPD



SUPERIOR GROCERS. **Foot Locker**
Burlington & Final. **planet fitness**

Paramount Swap Meet

St. John Bosco High School
±840 Students

Walmart Supercenter

Dominguez High School
±1,959 Students

Subject Property

TARGET **BEST BUY** **ULTA BEAUTY**
THE HOME DEPOT **ALDI** **Marshall's**
24 HOUR FITNESS

± 233,000 VPD



Dense Industrial Area

Paramount Plaza
GROCERY OUTLET **Jack in the box**
O'Reilly AUTO PARTS **GNC LIVE WELL**



TARGET

Artesia Fwy ± 259,000 VPD

Compton College
±7,375 Students
±440 Employees

Walmart Supercenter **EoS**

Jordan High School
±2,300 Students

Dense Industrial Area

Lakewood Center
TARGET **JCPenney**
COSTCO WHOLESALE **THE HOME DEPOT** **BEST BUY**
Burlington **macy's**

Dense Industrial Area



SUPERIOR GROCERS.

WinCo FOODS

PARAMOUNT, CA

Paramount is a densely populated infill community within Southeast Los Angeles County that benefits from its strategic location between Downtown Los Angeles, Long Beach, and Orange County. The city is supported by a large residential base, strong workforce demographics, and direct access to Interstate 710, State Route 91, and Interstate 105. These transportation corridors provide excellent connectivity to the Ports of Los Angeles and Long Beach, regional employment centers, and Southern California's extensive consumer markets. Paramount's central location continues to attract industrial, logistics, retail, and service-oriented businesses seeking access to one of the nation's largest metropolitan economies.

The surrounding trade area is characterized by stable population levels, dense housing, and a predominantly renter-occupied residential base that supports neighborhood-serving retail demand. Retail centers throughout the corridor benefit from consistent daily traffic generated by commuters, local residents, and nearby employment hubs. Continued investment in commercial redevelopment, transportation infrastructure, and mixed-use projects throughout Southeast Los Angeles County has strengthened consumer spending and reinforced the area's role as a key retail market within the broader Los Angeles region.

MARKET OVERVIEW



LOS ANGELES COUNTY

\$103,111 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

85,562 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

299,198 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



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EXCLUSIVELY LISTED BY



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MATTHEWS™