

# DRIVE-THRU OPPORTUNITY FOR LEASE (GROUND LEASE)

7355 Rosecrans Ave | Paramount, CA 90723

Highly Visible Retail Corner at NWC Rosecrans Ave ( $\pm 30,000$  VPD) & Garfield Ave ( $\pm 34,000$  VPD)



AVAILABLE

Rosecrans Ave ( $\pm 30,000$  VPD)

Join with **SUBWAY**  & More!

**MATTHEWS**<sup>TM</sup>



## Property Highlights

### Ideal for a Variety of Retail Uses

Well suited for quick-service restaurants (QSR), financial institutions, medical users, and other service-oriented retailers.

### Zoning: PAM2

Flexible zoning supporting a range of commercial and employment-oriented uses.

### Drive-Thru Ground Lease Opportunity

Highly visible site offering excellent potential for drive-thru development.

### Dense Commercial & Industrial Trade Area

Strategically positioned among a strong mix of commercial and industrial users, supporting consistent daytime traffic and a substantial customer base.



**DRIVE-THRU OPPORTUNITY**



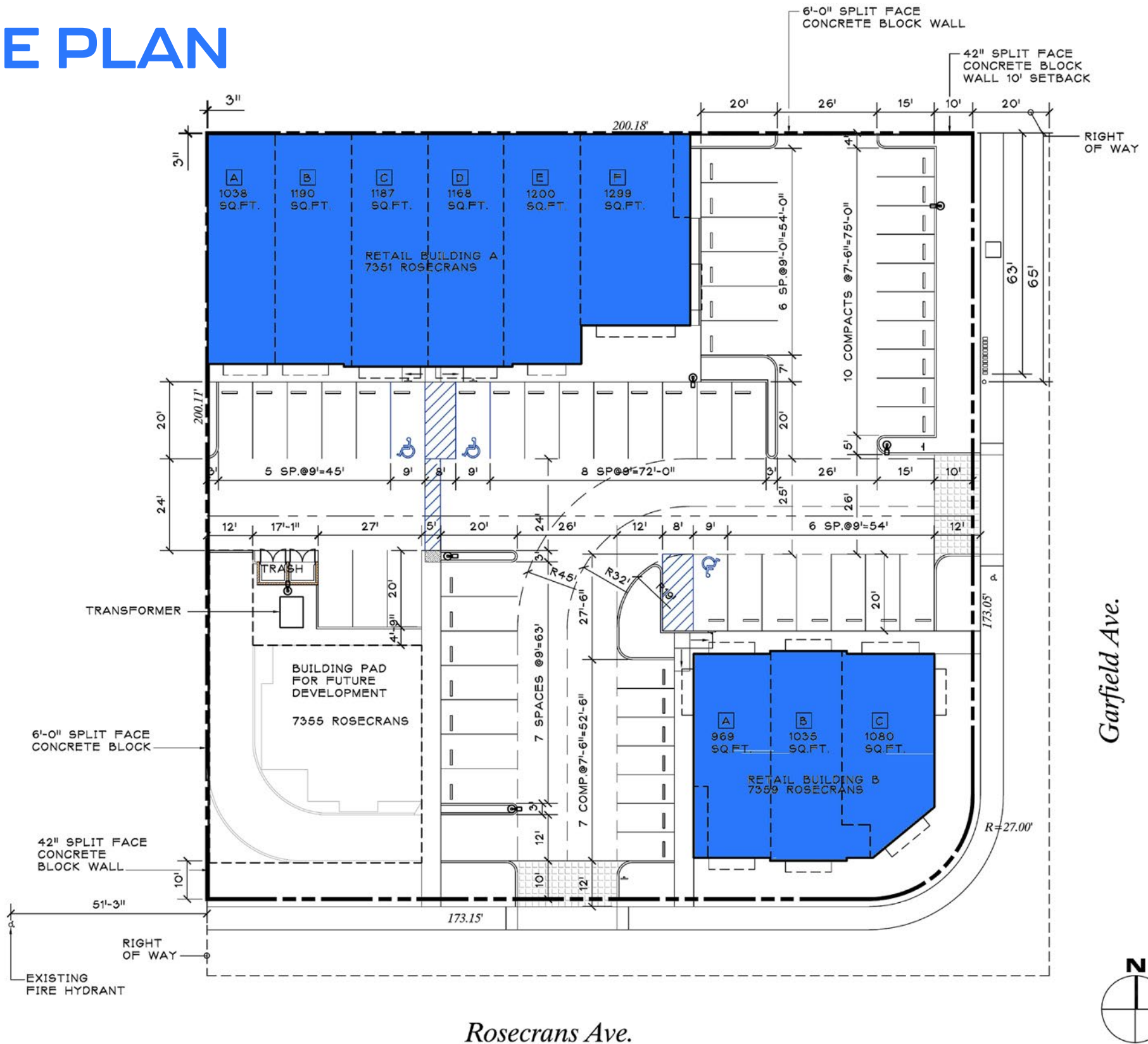
Located on Signalized Intersection + Surrounded Center with National Tenants

AVAILABLE

Rosecrans Ave ( $\pm 30,000$  VPD)



# SITE PLAN







 **Will Rogers Elementary**  
±700 Students

 **St. Pius X St. Matthias Academy**  
±610 Students

 **Imperial Elementary**  
±680 Students

**Downey Landing**

Walmart Supercenter, SPROUTS FARMERS MARKET, TJ-maxx, PET SMART, ULTA, HomeGoods, CINEMARK, BEST BUY, OLD NAVY, S's, rubio's, MARSHALLS, SEPHORA, BENIHANA

 **Hollydale Regional Park**  
±4 Miles Away

 **All-American Park**  
±1 Miles Away

 **KAISER PERMANENTE**  
±424 Beds | ±1,000 Employees

 **Marco Antonio Firebaugh High School**  
±1,600 Students

 **±107,000 VPD**

 **Sussman Middle School**  
±1,200 Students

 **Janie P. Abbott Elementary**  
±500 Students

**Paramount Towne Center**

Walmart Supercenter, planet fitness, SALLY BEAUTY, Carl's Jr., Wendy's, TACO BELL, Food 4 Less, Arby's, McDonald's

 **Carpenter Elementary**  
±780 Students

**Subject Property**

 **Roosevelt Elementary**  
±530 Students

 **KAISER PERMANENTE**  
Medical Office

 **Los Cerritos Elementary**  
±500 Students

**Rosecrans Ave ± 25,400 VPD**

 **Paramount Park**  
±1 Miles Away

 **Paramount High School**  
±2,600 Students

 **Albert Baxter Elementary**  
±750 Students

 **Ralph C. Dills Park**  
±1 Miles Away

 **Spane Park**  
±1 Miles Away

 **Clinton Elementary**  
±700 Students

 **Paramount Middle School**  
±580 Students

 **Jefferson Elementary**  
±750 Students

 **Washington Elementary**  
±580 Students

 **Mark Keppel Elementary**  
±430 Students

**GROCERYOUTLET**  
bargain market

 **Frank J. Zamboni Middle School**  
±650 Students

**STATER BROS.**  
markets.

**SUPERIOR**  
GROCERS

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

 **Alondra Middle School**  
±750 Students

 **&Smart &Final.**



Google Earth





**Subject  
Property**

Rosecrans Ave ± 25,400 VPD

 **Enclave**  
±306 Units

 **Meadows Apartments**  
±26 Units

 **Paramount HS Senior Campus**  
±2,600 Students

 **Paramount Park**  
±1 Miles Away

 **Spane Park**  
±1 Miles Away

 **Howard Tanner Elementary**  
±500 Students

 **Los Cerritos Elementary**  
±500 Students

  
**Distribution Center**

**BIANCHI**  
STADIUM 11 THEATRES

 **Paramount Middle School**  
±580 Students

 **Paramount HS West Campus**  
±900 Students

 **Salud Park**  
±1 Miles Away

 **Garfield Park**  
±1 Miles Away

  
**PARAMOUNT**  
DRIVE IN THEATRES

 **Village Skate Park**  
±1 Miles Away

**SPROUTS**  
FARMERS MARKET

 **Lincoln Elementary**  
±520 Students

 **Google Earth**



**7355 ROSECRANS AVE**

ASKING RENT

**CONTACT BROKER**

NNN CHARGES

**CONTACT BROKER**

PAD AVAILABLE

**GROUND LEASE**



Conceptual Rendering Concept



# PARAMOUNT, CA

Paramount is a centrally located community in southeast Los Angeles County, positioned within the greater Gateway Cities region. The city benefits from its strategic location between Downtown Los Angeles and Orange County, providing convenient access to major employment centers throughout Southern California. Interstate 105, Interstate 710, State Route 91, and nearby Interstate 605 provide regional connectivity, while major local corridors including Rosecrans Avenue, Paramount Boulevard, and Alondra Boulevard support access throughout the surrounding trade area.

Paramount's location within one of Southern California's most densely developed urban areas supports a diverse mix of residential, commercial, and industrial activity. The city is surrounded by established communities including Downey, Bellflower, Lakewood, Long Beach, Compton, and South Gate, creating access to a substantial regional population and workforce. Paramount also benefits from proximity to major logistics, manufacturing, distribution, healthcare, and retail employment centers throughout the Gateway Cities. The broader Gateway Cities submarket remains an important component of the Los Angeles County economy, supported by its extensive freeway infrastructure, proximity to the Ports of Los Angeles and Long Beach, and concentration of industrial and commercial businesses. Paramount's central location, established population base, and accessibility to surrounding employment centers continue to support demand from residents, businesses, and retailers.



**\$86,651** HH INCOME  
WITHIN 1-MILES OF SUBJECT PROPERTY

**4,573** HOUSEHOLDS  
WITHIN 1-MILES OF SUBJECT PROPERTY

**15,777** RESIDENTS  
WITHIN 1-MILES OF SUBJECT PROPERTY

**\$301M** CONSUMER SPENDING  
WITHIN 1-MILES OF SUBJECT PROPERTY

## MARKET OVERVIEW

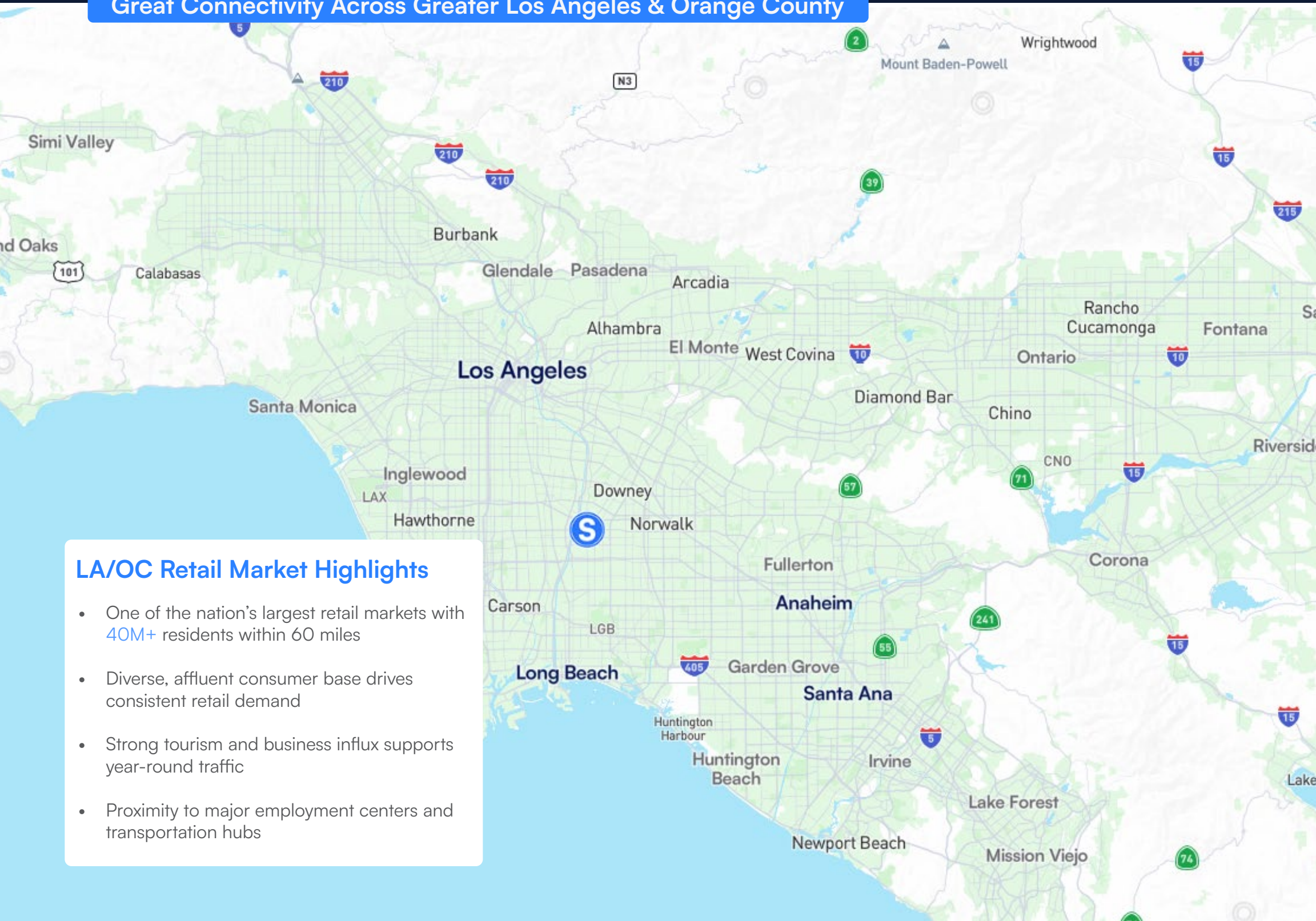




## Great Connectivity Across Greater Los Angeles & Orange County

### LA/OC Retail Market Highlights

- One of the nation's largest retail markets with **40M+** residents within 60 miles
- Diverse, affluent consumer base drives consistent retail demand
- Strong tourism and business influx supports year-round traffic
- Proximity to major employment centers and transportation hubs





# DRIVE THRU LAND FOR LEASE

7355 Rosecrans Ave | Paramount, CA 90723

## EXCLUSIVELY LISTED BY



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# MATTHEWS™