



12161 Paramount Blvd | Downey, CA 90241

OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- Excellent street visibility on Paramount Blvd, high traffic count 28,217 CPD (cars per day)
- Ideal owner-operator-opportunity located in prestigious Downey location
- Transferrable existing alcohol beverage license
- Copper plumbing throughout the property, along with many other upgrades
- Two separate parcels that can be acquired/sold separately
- Well Established Food Market & Restaurant Business that can be sold together or separate
- Parking situated in the rear of the property: Approximately 23 open spaces
- Owned and operated by current owner since 2006, with large loyal customer base
- Superb location on Paramount Blvd and Alameda Street, in between Imperial Hwy and Stewart and Gray Road

PROPERTY HIGHLIGHTS

- The entire property has been completely re-piped with copper plumbing
- The entire property has been renovated, including new grease trap, roof, and tile floors
- Excellent street visibility and high traffic count of 28,217 Cars Per Day
- Great location on Paramount Blvd & Alameda Street
- Large building size of 5,481 Sq. Ft
- Very Large Lot Size of 14,870 Sq. Ft
- Easy access to FWY's 105, 605, 710 & 5
- Good Parking Ratio: 22 Open Parking Spaces
- Two separate parcels that can be bought and/or sold separately
- Security camera system installed throughout the property
- Close to many large retailers such as: Starbucks, Walmart, Shakey's, Benihana, Panera Bread, Best Buy, TJ Maxx, Bank of America, Subway, IHOP, Denny's, Porto's, Chick-fil-A, and more!

Executive Summary

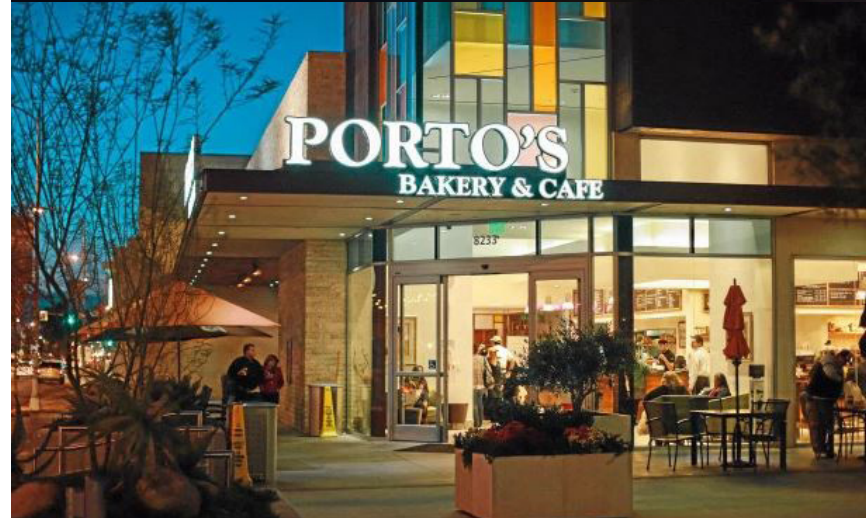
The Growth Investment Group is proud to offer 12159-61 Paramount Blvd, a retail commercial property in the highly sought-after city of Downey, California. This investment opportunity is ideal for an owner-user who wants a property with excellent street visibility, high traffic count and all the bells and whistles necessary to run a successful business. The property has been under the same ownership since 2006 and since then, is the first time being offered for sale. The asset is currently used as an owner-occupied food market/restaurant business. With only a short distance from Freeway 105, 5, 605 and 710 it is within excellent proximity to many inevitabilities. Perfectly situated on Paramount Boulevard and Alameda Street, in between Stewart and Gray Road and Imperial Highway, the property has excellent street visibility with an affluent traffic count of 28,217 CPD (cars per day).

The entire property has been completely remodeled with copper plumbing, new grease trap, security camera system throughout and much more. There are two (2) separate parcels that can be bought/sold together as additional options for the new owner. Nearby are many retailers such as: Starbucks, Walmart, Shakey's, Benihana, Panera Bread, Best Buy, TJ Maxx, Bank of America, Subway, IHOP, Denny's, Porto's, Chick-fil-A, and more. The property has a very large lot of 14,870 Sq. Ft and its own private driveway leading to the rear of the property which holds twenty-two (22) parking spaces. The current Restaurant/Food Market business maintains a very large and loyal customer base since the inception in 2006. This investment opportunity is perfect for an investor looking to acquire an investment commercial property and maximize its income potential.

LOCATION AMENITIES AND ACCESS

The property is located in the prestigious city of Downey with all of its appropriate amenities, suitable dining and fashionable shopping. The property is situated on Paramount Blvd in between Imperial Hwy & Stewart and Gray Rd in front of Alameda Street. It is located only a few blocks from Kaiser Hospital and PIH Hospital and maintains excellent proximity to Stonewood Shopping Mall and the New Promenade at Downey. There is a plethora of dining options such as: Benihana, BJ's, Acapulco Restaurant, Buffalo Wild Wings, Boston Market, Chick-fil-A, Panera Bread, Porto's Bakery & Cafe, Lazy Dog Restaurant, In N Out, Chipotle, Marie Calendars, Tropicana Bakery & Café, Jersey Mike's, Five Guys, Gloria's Cocina Mexicana, The Habit, Mimi's Cafe and many more! While nearby to both shopping malls, the asset is within close-proximity to Macy's Kohls, Sears, Kirkland's, Forever 21, Ulta Beauty, Walmart Supercenter, Cinemark Movie Theatre, TJ Maxx, Starbucks, Michaels, Best Buy, Bed Bath & Beyond, Staples and more. In addition, Maria's Montessori, St. Raymond School, Warren High School, Imperial Elementary and Alameda Elementary are all located less than a mile away from the subject property.

Excellent location, this investment maintains excellent proximity to a variety of nearby amenities such as restaurants, shops, schools, college, health care facilities, and entertainment venues. Downey is located only about 10 miles from downtown Los Angeles and a half hour driving distance from beach communities, shopping and Orange County. It is only 5 minutes from the 605, 105, 5 or the 710 freeways, making the location easily accessible. Consequently, a large array of very popular attractions in both the Los Angeles and Orange County regions are easily accessible from Downey. Some of these include the Disneyland Resort in Anaheim, Knott's Berry Farm & Knott's Soak City in Buena Park, Universal Studios in Hollywood, and the Los Angeles Zoo.



Summary

PROPERTY SUMMARY

Subject Property:	12161 Paramount Blvd Downey, CA 90241
Price:	\$ 2,315,000
Price per SqFt:	\$422
Year Built:	1947
Building Area:	5,481 SF
Lot Size:	14,870 SF
Assessor's parcel number:	6246-007-021
Zoning:	DOC*
Property Use:	COM- Food Store Market

BUSINESS SUMMARY

Price:	\$ 425,050
Price per SqFt:	\$80,808
Established:	2006
Employees:	7
Traffic Count (Cars Per Day):	28,217

BUSINESS & PROPERTY TOTAL PRICE: \$2,740,050







KAISER PERMANENTE



Paramount Blvd

Alameda St



WARREN HIGH SCHOOL

Paramount Blvd

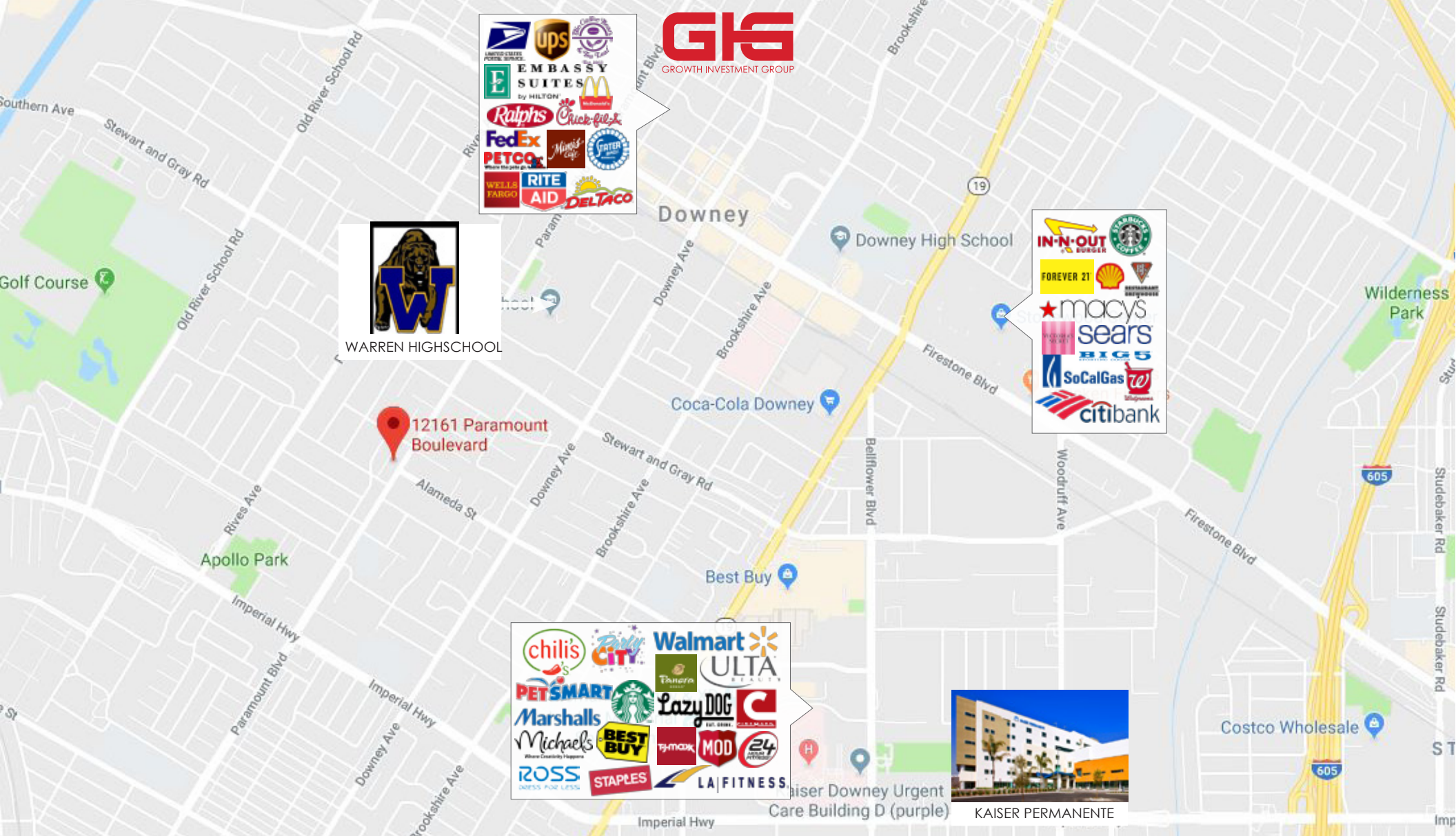












Traffic Count

.01 miles
28,217 CPD



Average Household Income

1 Mile	2 Miles	3 miles
\$73,722	\$73,008	\$71,718



Total Population

1 Mile	2 Miles	3 miles
36,069	118,138	290,891

Financial Analysis

Financial Analysis

Proper Address: 12161 Paramount Blvd, Downey, CA 90242

Business Name: Country Fresh Produce & Deli

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BRE License # 20222646

Investment Overview

Price	\$	425,050
Price Per SF	\$	78
GRM		0.22

Property Information

Building Size	5,481
Lot Size	14,870
Number of Units	1
Year Built	1947
Parcel(s)	6246-007-021
Zoning	DOC3*
Parking	20 open parking spaces
Traffic Count (Cars Per Day)	28,217

Business Description

Perfectly situated in the sprawling city of Downey of Los Angeles County California. Excellent street visibilty with parking in the rear of aproximately twenty (20) open spaces. The business has been established since 2006 and enjoys a very large and loyal customer base.

Disclosure *

*** Buyer shall conduct their own due diligence and use their own underwriting guidelines to evaluate the performance of this investment offering.**

Income Schedule

Units	Type	Avg. Weeklyly Revenue	Total Revenue	Proforma Weekly Revenue	Total Proforma Revenue
1	Food Store Market	\$ 40,000.00	\$ 160,000	\$ 45,000	\$ 180,000
1		TOTAL	\$ 160,000		\$ 180,000

Income

	Current	Proforma
Annual Gross (Current/Potential)	\$ 160,000 per month	\$ 1,920,000 \$ 2,160,000

Gross Scheduled Income	\$ 1,920,000	\$ 2,160,000
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Expenses

Operating Expenses (Current/Potential)	Current	Proforma
Water & Trash	\$ 300.00 per month	\$ 3,600 \$ 3,600
Insurance	\$ 1,350.00 per month	\$ 16,200 \$ 16,200 Actual
Gas	\$ 350.00 per month	\$ 4,200 \$ 4,200 Actual
Workers Comp	\$ 2,800.00 per month	\$ 33,600 \$ 33,600 Actual
Electricity	\$ 2,000.00 per month	\$ 24,000 \$ 24,000 Actual
Supplies	\$ 1,200.00 per month	\$ 14,400 \$ 14,400 Actual
Meat	\$ 60,000.00 per month	\$ 720,000 \$ 720,000 Actual
Fish	\$ 6,000.00 per month	\$ 72,000 \$ 72,000 Actual
Produce	\$ 21,666.00 per month	\$ 259,992 \$ 259,992 Actual
Grocery	\$ 10,000.00 per month	\$ 120,000 \$ 120,000 Actual
Alcohol	\$ 8,000.00 per month	\$ 96,000 \$ 96,000 Actual
Candy	\$ 3,000.00 per month	\$ 36,000 \$ 36,000 Actual
Pinatas	\$ 500.00 per month	\$ 6,000 \$ 6,000 Actual
Ice	\$ 700.00 per month	\$ 8,400 \$ 8,400 Actual
Rent	\$ 5,400.00 per month	\$ 64,800 \$ 64,800 Actual
Emloyee Wages	\$ 26,000.00 per month	\$ 312,000 \$ 312,000 Actual
Manager Salary	\$ 4,000.00 per month	\$ 48,000 \$ 48,000 Actual

Total Operating Expenses	Current	Proforma
	\$ 1,839,192	\$ 1,839,192
Expense Per SF	\$ 335.56	\$ 335.56

NET Operating Income	Current	Proforma
	\$ 80,808	\$ 320,808

**Est. Upside
13%**

Market Overview: City of Downey

Downey is a city located in southeast Los Angeles County, California, United States, 13 mi southeast of downtown Los Angeles. It is considered part of the Gateway Cities. The city is the birthplace of the Apollo space program, and is the hometown of Richard and Karen Carpenter. It is also the home of the oldest still operational McDonald's restaurant in the world. The cities of South Gate and Bell Gardens are adjacent to the west and northwest, Pico Rivera lies to the northeast, Santa Fe Springs and Norwalk to the east, and Paramount and Bellflower are to the south.

ECONOMY

In 2017, the City of Downey was recognized as L.A. County's "Most Business-Friendly City" by the Los Angeles County Economic Development Corporation for cities with a population greater than 68,000.

EDUCATION

Most of Downey is within the Downey Unified School District. Downey's two main public high schools are named for Governor John G. Downey and Governor and US Supreme Court Chief Justice Earl Warren.

Downey has three public high schools: Downey, Warren, and Columbus. Other schools include:

- Stauffer Middle School (formerly West Middle School)
- Doty Middle School (formerly East Middle School)
- Griffiths Middle School (formerly North Middle School)
- Sussman Middle School (formerly South Middle School)
- Alameda Elementary School
- Carpenter Elementary School
- Gallatin Elementary School
- Gauldin Elementary School
- Imperial Elementary School
- Lewis Elementary School
- Old River Elementary School
- Price Elementary School
- Rio Hondo Elementary School
- Rio San Gabriel Elementary School
- Unsworth Elementary School
- Ward Elementary School

- Williams Elementary School
- Small sections are within the Montebello Unified School District.
- Calvary Chapel Christian School: pre-K–12
- St. Pius X-Matthias Academy: 9–12
- Our Lady of Perpetual Help School: pre-K–8
- Saint Raymond's Catholic School: pre-K–8
- Saint Mark's Episcopal School: pre-K–8

TRANSPORTATION & ACCESS

The city can be conveniently reached by any of four freeways: Interstate 105 with its Metro rail line passes through the southern part of the city, Interstate 5 passes through the northern part, Interstate 605 passes along the eastern side, and Interstate 710 passes just west of the city.

Los Angeles County Metropolitan Transportation Authority (Metro) provides bus services to the city, and is served by the Lakewood Boulevard station of the Green Line (Los Angeles Metro). The city also operates a local bus service called DowneyLINK.



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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of: 11944 Bellflower Blvd, Downey, CA 90242 ("Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.