



Clearwater Collection

PARAMOUNT, CALIFORNIA

Life in Paramount.

A buyer's guide to the city Clearwater calls home.

PLAN B WITH ATTACHED ADU · THE FINAL HOME AT CLEARWATER · COLORADO AVENUE, PARAMOUNT

Welcome to Paramount.

Some cities try to become somewhere else. Paramount decided, decades ago, to become more of itself: a close-knit community of nearly 54,000 in the Gateway Cities region of Los Angeles County that keeps reinvesting in its own streets, parks, and gathering places. Spend one Saturday here and you understand why a builder has bet on this city since 1989, and keeps being proven right.

PARAMOUNT AT A GLANCE

Community. Nearly 54,000 residents and a genuine small-community feel in the Gateway Cities region of Los Angeles County.

Investment. A city funding its own future, from Paramount Square to the Hay Tree Public Market.

History. The Hay Tree, roots as the world's hay capital, and the birthplace of the Zamboni.

Location. Long Beach, Orange County, Downtown LA, and LAX all within easy reach via the region's major freeways.

Convenience. Shopping, dining, parks, recreation, healthcare, and entertainment, all minutes away.

The builder. Gold Key Development, building in Paramount since 1989.

The pages that follow explore each of these in greater detail.

WHY PARAMOUNT

Because it solves the equation most of Los Angeles County cannot: a genuine small-community feel with big-city accessibility. Local pride you can see in the murals, the festivals, and the tree-lined streets. A city government known for continual investment in its own infrastructure. And a location that puts Long Beach, Downey, Lakewood, Bellflower, Cerritos, Norwalk, greater Los Angeles, and Orange County all within easy reach.

EVERYDAY CONVENIENCE

Groceries at the new Sprouts Farmers Market and Northgate Market. Coffee five ways within a short drive. Parks in every direction, gyms in town, pharmacies and urgent care along the boulevards, and full-service medical centers minutes away in neighboring communities. Daily life here is measured in minutes, not commutes.

A CITY WITH A STORY

Paramount began as two towns, Hynes and Clearwater, that together were once the center of Southern California's dairy country and the largest hay market in the world. Each morning, hay sellers gathered under a camphor tree on the boulevard to set the day's price, sent to brokers in Chicago and New York. That tree, the Hay Tree, still stands at the Civic Center as California Historical Landmark No. 1038. The communities became known collectively as Paramount in 1948, the City incorporated in 1957, and Paramount has been quietly proving people wrong ever since: the Los Angeles County Board of Supervisors issued a special commendation for the city's turnaround, a story the City documents in *The Revitalization of Paramount*.

The Clearwater Collection carries the name of one of those two founding towns on purpose: Gold Key's communities are woven into the city's own history.

The Paramount branch of the LA County Library has served readers here since 1913, when it opened with 121 books and the area was still known as Hynes-Clearwater.

A city on the rise.

The most telling thing about Paramount is where it puts its money: into itself. A wave of reinvestment is reshaping the boulevards around Clearwater's Colorado Avenue address, and every project translates directly into daily life for the people who live here.

PARAMOUNT SQUARE

A major reinvestment along Paramount Boulevard, minutes from Clearwater, has brought a new retail center anchored by Sprouts Farmers Market, now open, while the City of Paramount lists Panera Bread, Panda Express, and Dutch Bros Coffee as anticipated future phases. Translation for your routine: the fresh-grocery run is already minutes from your front door, with even more coffee and dining options planned as Paramount Square continues to grow.

FIVE BELOW

Five Below is now open at the former Rite Aid site on Alondra Boulevard, one more everyday errand that no longer requires leaving town, and one more national retailer choosing to invest here.

HAY TREE PUBLIC MARKET

The historic Western Consumers Feed Company building, headquarters of the biggest hay supplier in Southern California when this city fed the region, is anticipated by the City of Paramount to become the Hay Tree Public Market: food stalls offering different cuisines, indoor gathering space, and a city museum. Adaptive reuse at its best: the building where Paramount's first chapter was written becomes the place where its next one gathers for lunch.

THE ZAMBONI STORY

Frank Zamboni ran an ice plant on this stretch when the towns here were still Hynes and Clearwater, the same Clearwater this community is named for, and he helped bring them together in the late 1940s. He wanted to name the company behind his ice resurfacing machine Paramount Engineering, after the city he had just helped create; the name was taken, so he used his own. The rink he and his brother opened in 1940, now LA Kings Iceland at Paramount, is where the machine was invented, and it still runs public skating and lessons while the company builds its machines in Paramount to this day.

Clearwater is part of this story: a builder who has believed in Paramount since 1989, and a collection named for the city's own beginnings.

New shopping, new dining, new gathering places, and new homes are arriving together, and that is the point. Cities on the rise are not the ones that finished growing; they are the ones still choosing to grow.

The best of Paramount · *dining & coffee.*

LOCAL FAVORITES

Kitchen's Craft Barbecue: craft-style smoked meats and scratch-made sides on Alondra Boulevard; closed Mondays.

Horchateria Rio Luna: equal parts café and dessert house: horchata made daily, churros fried to order.

Casa Gamino: a longtime neighborhood standby: warm chips, fresh salsa, albondigas, and a familiar welcome.

Café Corleone: family-owned Italian, with the lasagna and tiramisu among the menu's mainstays.

INTERNATIONAL CUISINE

Aji Verde: a Peruvian kitchen serving lomo saltado and roast chicken with the green sauce that names the place.

Japanese Castle Sushi & Roll: fresh, friendly sushi and rolls in a casual setting.

Waikiki Hawaiian Grill: Hawaiian plate lunches: garlic shrimp, chicken katsu, and generous portions.

Thai Curry: a cozy room serving classic Thai cooking.

Paramount Stinkin Crawfish: Cajun-style seafood boils for the roll-up-your-sleeves nights.

Alas Kitchen & Bar: ceviche, fish tacos, and a lively happy hour.

COFFEE & MORNINGS

Gracias Café: lattes, chilaquiles, avocado toast, and a comfortable room to linger in.

Kathy Brothers Bakery: an early-morning bakery, with pan dulce and conchas.

Starbucks: the reliable everyday, with Dutch Bros Coffee anticipated nearby.

What this list means for a buyer: your rotation is already here. The Tuesday takeout, the Saturday breakfast, the birthday dinner, and the "we don't feel like cooking" backup all live within minutes of Clearwater, and many of them are the kind of local, family-run places that make a city feel like a hometown.

Parks, recreation, entertainment & learning.

PARKS & OUTDOOR RECREATION

Paramount's park system is one of its quiet superpowers: **Paramount Park** with its community center and pool at the heart of it; **Ralph C. Dills Park** and **Progress Park** for open green space, sports, and gatherings; **Village Skate Park** for the board-minded; **All-American, Garfield, Meadows, Salud, and Spane Parks** spread through the neighborhoods; and the free **splash pad on Orange Avenue** for the summer months. Youth sports, walking loops, playgrounds, picnic weekends, and community programs run through all of it. Whatever outdoors means to your household, a version of it is a few minutes away.

FITNESS & WELLNESS

The Planet Fitness on Lakewood Boulevard, local gyms in town, the seasonal Paramount Park Pool, park walking loops, and city recreation programs for every age keep the everyday routine close to home.

ENTERTAINMENT & CULTURE

Paramount Drive-In Theatres: one of Southern California's few surviving drive-ins: two 75-foot screens, laser projection, and first-run movies under the open sky.

LA Kings Iceland: public skating, hockey, and the birthplace of the Zamboni.

Public art & murals: the city wears its pride on its walls.

Hay Tree Public Market & museum: an anticipated new gathering place.

Also in town: the Paramount Swap Meet, Friday Night Paramount and the summer concert series, and the Paramount Heritage Festival.

EDUCATION

Homes are served by the **Paramount Unified School District**, with private options nearby including **Our Lady of the Rosary School** in Paramount, **Valley Christian Schools** in Cerritos, **St. John Bosco High School** in Bellflower, and **St. Joseph High School** in Lakewood. The district operates elementary, middle, and high school programs, including **Frank J. Zamboni Middle School** and **Odyssey STEM Academy**, an application-based STEM-focused secondary school. Farther afield, **Oxford Academy** in Cypress is a highly ranked public magnet school serving grades 7 through 12 in the Anaheim Union High School District. Admission is competitive and subject to the school's current application, testing, grade-level, and residency requirements; prospective families should confirm current eligibility directly with Oxford Academy. For higher education, **Cerritos College** and **California State University, Long Beach** are both an easy drive. Families weigh schools in their own way; visit, ask questions, and confirm enrollment and boundaries directly with the Paramount Unified School District rather than with any marketing material, including this guide.

HEALTHCARE, PRACTICALLY

Urgent care and pharmacies sit along the main boulevards in town, and full-service hospitals and medical centers are minutes away in neighboring communities, with the region's major medical networks all within easy reach. For daily life: prescriptions, checkups, and the unexpected are all a short drive, not a day trip.

A weekend in Paramount.

Not fiction, just an illustration of what everyday life here can feel like, using only places in this guide.

SATURDAY

Morning. Coffee in your own backyard while the street is still quiet, then a late breakfast at Gracias Café, or pan dulce from Kathy Brothers Bakery if the house wakes up hungry. **Midday.** The park hour: the splash pad in summer, the skate park if the kids insist, a walking loop if they don't. Grocery run at the new Sprouts on the way home, five minutes, done. **Afternoon.** Public skate at LA Kings Iceland; someone explains the Zamboni story to a first-timer, as is tradition. **Evening.** Dinner out, craft barbecue at Kitchen's Craft or Peruvian at Aji Verde, then a movie under the stars at the Paramount Drive-In. Home to a driveway of your own; the door closes on a very good day.

SUNDAY

Morning. The slow start a brand-new home allows: no project list, no repair guy, just coffee and light through new windows. **Midday.** The swap meet wander, or errands that all live within ten minutes, groceries, pharmacy, the gym if ambition strikes. **Afternoon.** Family over for a late lunch; the kitchen island does what kitchen islands do, and with the ADU, overnight guests get a front door of their own. A walk through the neighborhood as the light goes gold. **Evening.** Lunches packed, tomorrow already handled. The house resets itself; you just live in it.

The point of a central address is not going everywhere. It's that everything worth doing is already close.

HIDDEN GEMS, FOR THE RECORD

The Hay Tree itself, planted in 1883 and standing today at the Civic Center, worth a visit and the story that comes with it. The murals scattered along the boulevards. A drive-in and an ice rink with world history in it, in the same small city.

THE WEEKDAY COMMUTE

DESTINATION	APPROX. DISTANCE	TYPICAL DRIVE
Downey	about 5 miles	10 to 15 min
Long Beach Airport	about 7 miles	15 to 20 min
Cerritos	about 8 miles	15 to 25 min
Long Beach waterfront	about 11 miles	20 to 30 min
Ports of Long Beach and Los Angeles	about 14 miles	25 to 40 min
Downtown Los Angeles	about 15 miles	25 to 45 min
Los Angeles International Airport	about 17 miles	30 to 50 min

Without a car, the Metro C Line at Lakewood Boulevard Station connects with the A Line at Willowbrook/Rosa Parks Station, reaching downtown Los Angeles and downtown Long Beach, and Metro and Long Beach Transit run bus service through the city. Distances are approximate, and every drive varies with traffic, the hour, and the route; drive your own commute on a weekday morning before deciding anything.

Straight answers.

COMMON MISCONCEPTIONS, ADDRESSED WITH RESPECT

"Isn't Paramount just a drive-through city?" That reputation is decades out of date, and the evidence is physical: continual investment in infrastructure, tree-lined neighborhoods, public art, a turnaround commended by the Los Angeles County Board of Supervisors, and a current wave of projects from Paramount Square to the Hay Tree Public Market. Gold Key has built here since 1989 precisely because the city keeps proving its trajectory. Buyers are increasingly discovering what locals already know, and the best answer to the question is simply a visit.

FREQUENTLY ASKED QUESTIONS

Where exactly is Paramount?

Paramount sits in the Gateway Cities region of Los Angeles County, at the gateway to the Los Angeles metropolis as the City itself puts it, bordered by Downey, Bellflower, Lakewood, and Long Beach, with the I-105, I-710, SR-91, and nearby I-605 connecting it in every direction.

What makes it unique?

Genuine history (the Hay Tree, the Zamboni, the dairy-capital era), genuine community life (Friday Night Paramount, the Heritage Festival), and a city that funds its own future. Few LA County cities can claim all three.

What's nearby for daily life?

Groceries (Sprouts, Northgate), coffee, well-loved local restaurants, parks across town, gyms, urgent care and pharmacies in town with hospitals minutes away, and regional shopping at Paramount Plaza, the Alondra Shopping Center, Downey Landing, and Los Cerritos Center.

What new development is happening?

Paramount Square, where Sprouts is open and further phases are anticipated; Five Below, now open on Alondra; and the Hay Tree Public Market, anticipated to turn the historic feed building into food stalls, gathering space, and a city museum, all per the City of Paramount.

Why does Gold Key keep building here?

Long-term commitment and local knowledge: building in Paramount since 1989, communities that sold out, and a front-row seat to Paramount's reinvestment. Gold Key builds here because it believes here.

Why does Clearwater fit here?

Because the name is the history. Clearwater was one of the two towns that became Paramount, and the collection that carries its name is a boutique community of four brand-new single-family homes built by the builder who has been part of this city since 1989. Paramount strengthens Clearwater; Clearwater belongs in Paramount. Some communities borrow a name; this one inherited it.

EXECUTIVE SUMMARY · IN FOUR SENTENCES

Paramount is centrally located in Los Angeles County, with a small-community feel and a real history. The city continually invests in itself, with a new wave of shopping, dining, and gathering places continuing to take shape. Daily life, groceries, coffee, parks, schools, healthcare, entertainment, happens within minutes, with the whole region a straightforward drive. A builder who has been here since 1989 chose this city again; buyers increasingly are too.



THE FINAL HOME AT CLEARWATER

One home remains. *It happens to be two.*

Clearwater is a boutique collection of four brand-new single-family homes on Colorado Avenue, in the city this guide celebrates. The final home is Plan B at 15540 & 15540½ Colorado Avenue: a four-bedroom, three-bath main home of 1,772 square feet with an attached two-bedroom, one-bath ADU of 839 square feet, a fully separate unit with its own entrance, kitchen, laundry, and parking. Six bedrooms and four baths across 2,611 square feet in all, with owned solar included, no HOA, and no Mello-Roos, offered at \$1,199,000.

THE ADU ADVANTAGE · INCOME POTENTIAL

A home designed with the potential to help offset your monthly housing costs.

Plan B includes a fully separate two-bedroom ADU with its own entrance, kitchen, laundry, and parking, offering flexibility for rental income or extended-family living.

The other homes in the collection have sold. The last front door on Colorado Avenue, and the one behind it, are still open.

SCHEDULE A SHOWING

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