

PLAZA PACOIMA

13510-13550 PAXTON ST | LOS ANGELES, CALIFORNIA 91331

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Property Details

Owned GLA

203,743 SF

Availability

0 Suites | 0 SF

Parking Spaces

966

Overview

- Diverse mix of national tenants including Lowe's, Costco and Best Buy
- Surrounded by dense population of 233,400+ with an average household income of \$79,000+ within 3 miles
- Convenient accessibility to the 118 and close proximity to the 5 and 210
- Directly benefits from being in an under-retailed location with little to no competition

Tenant Mix



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Source: Advan, 2024.

The map displays the Los Angeles metropolitan area with concentric circles representing 1, 3, and 5-mile radii from Plaza Pacoima. Key features include:

- Central Location:** Plaza Pacoima is marked with a green pin in the center of the 1-mile circle.
- Neighborhoods and Cities:** Labeled areas include Sylmar, Granada Hills North, Granada Hills, Pacoima, Hansen Hills, Arleta, North Hills, North Hills East, Panorama City, Sun Valley, Sunland-Tujunga, and Tujunga.
- Highways:** Major roads shown include I-5, I-210, SR-118, SR-138, and SR-140.
- Parks and Open Space:** Locations like El Cariso Community Regional Park, Angeles Shooting Ranges, and Verdugo Mountain Park are indicated.
- Inset Map:** A green-bordered inset map in the bottom left shows the entire Los Angeles area, with a green dot highlighting the study area's location near Pacoima.
- Scale:** The radii are clearly marked with green labels: 1 mile, 3 mile, and 5 mile.

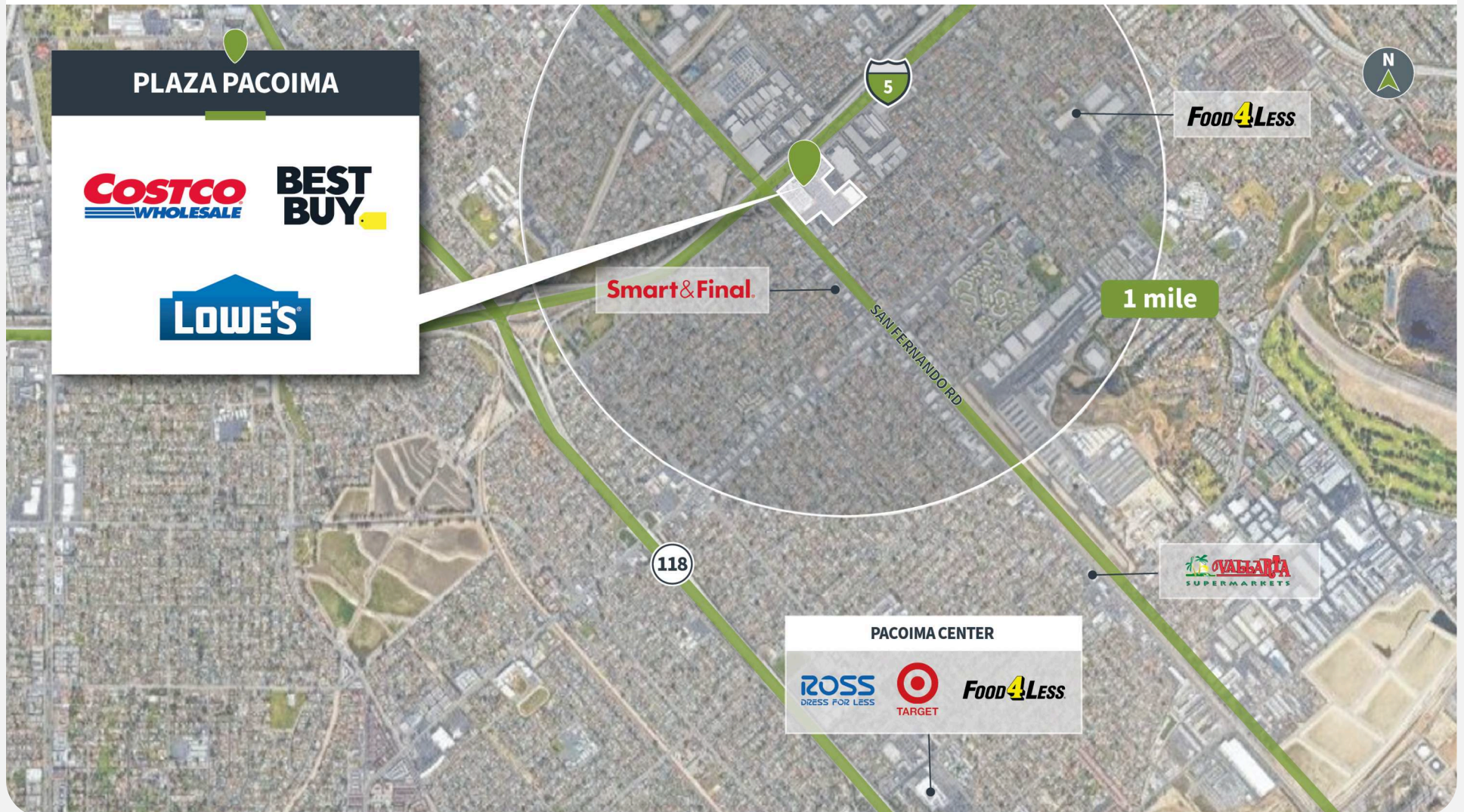
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
A	COSTCO	154,743
B	BEST BUY	45,000
A3	SUBWAY	1,500
A2	PANDA EXPRESS	1,500
A1	JAMBA JUICE	1,000
F	WELLS FARGO	1
NAP	LOWE'S	

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Learn more about Plaza Pacoima at shopcore.com/property/plaza-pacoima