

# PARAMOUNT PLAZA

15713-15741 DOWNEY AVE | PARAMOUNT, CA 90723

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## Property Details

### Owned GLA

95,062 SF

### Availability

2 Suites | 6,550 SF

## Overview

- Anchored by Grocery Outlet and Dollar Tree.
- Positioned in a high-demand area with continued growth, making it an excellent long-term location for businesses looking to establish a strong presence.
- Prime location on Downey Ave, with tons of passing traffic.

## Tenant Mix



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## Demographics

|         | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE  | 29,672     | 32,986             | 8,613      | \$97,836       | \$77,512       |
| 3 MILES | 315,906    | 264,262            | 90,564     | \$97,537       | \$81,884       |
| 5 MILES | 776,302    | 763,704            | 222,893    | \$103,169      | \$86,365       |

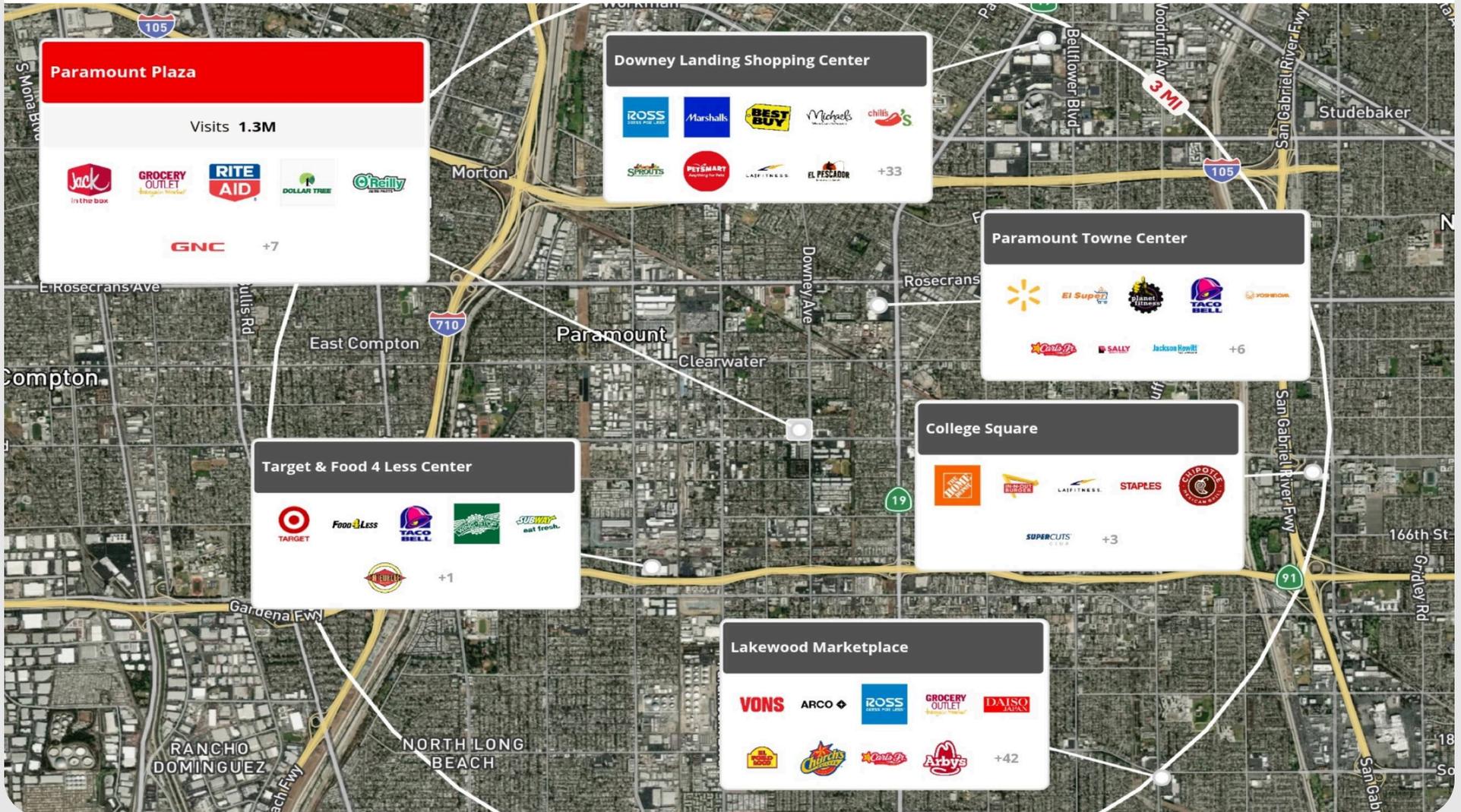


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## Market Aerial



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## Site Plan



| Suite  | Tenant                         | GLA (SF) |
|--------|--------------------------------|----------|
| 8411   | AVAILABLE                      | 5,150    |
| 15729  | AVAILABLE                      | 1,400    |
| 15727  | DOLLAR TREE                    | 24,018   |
| 15719  | GROCERY OUTLET                 | 23,441   |
| 8447   | FIVE BELOW                     | 13,223   |
| 15725  | O'REILLY AUTO PARTS            | 11,750   |
| 15713  | NUEVA VALLARTA                 | 3,290    |
| 8433   | JACK IN THE BOX                | 2,925    |
| 15739  | GRACIAS CAFECITO               | 1,987    |
| 15737A | SKILLSET GROUP                 | 1,900    |
| 15731B | JUNG WOOK BYUN DDS             | 1,900    |
| 157132 | L.A. NAILS & SPA               | 1,260    |
| 15741  | AUTO ROCK INSURANCE            | 1,065    |
| 15735  | M & S CLOTHING STORE           | 953      |
| 15733  | GOLDEN BROWS THREADING & BEAUT | 800      |

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## Get in Touch with Us

### Leasing

Courtney Brodie

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### Pop-up & Short-term Leasing

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### Property Management

Morganne Jones

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