

# PLAZA PACOIMA

13510-13550 PAXTON ST | LOS ANGELES, CA 91331

Perform Properties

## Property Details

**Owned GLA**  
203,743 SF

**Availability**  
0 Suites | 0 SF

## 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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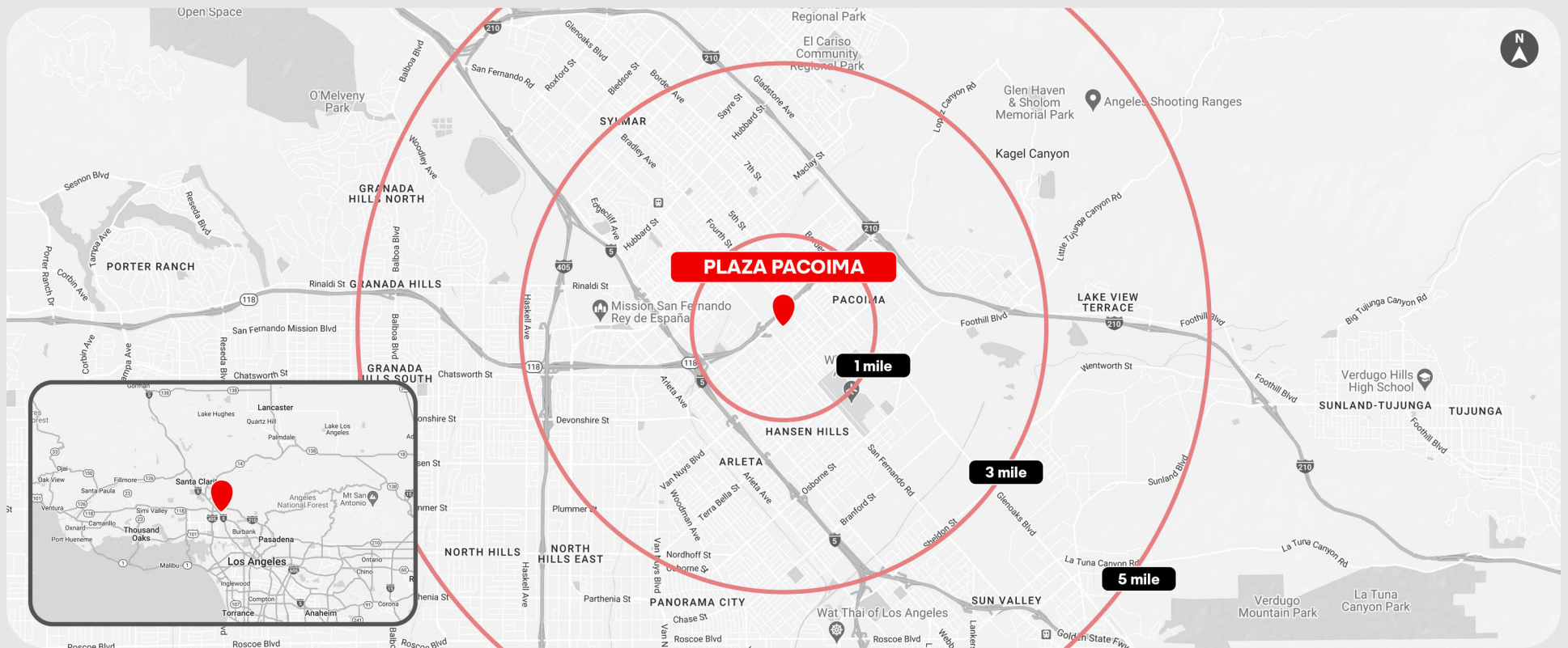
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	37,285	31,675	7,725	\$84,111	\$67,275
3 MILES	232,513	206,911	55,148	\$94,251	\$78,489
5 MILES	497,333	434,385	129,116	\$96,233	\$79,059



For more information, contact: Courtney Brodie | [747-236-6967](tel:747-236-6967) | [cbrodie@performproperties.com](mailto:cbrodie@performproperties.com)

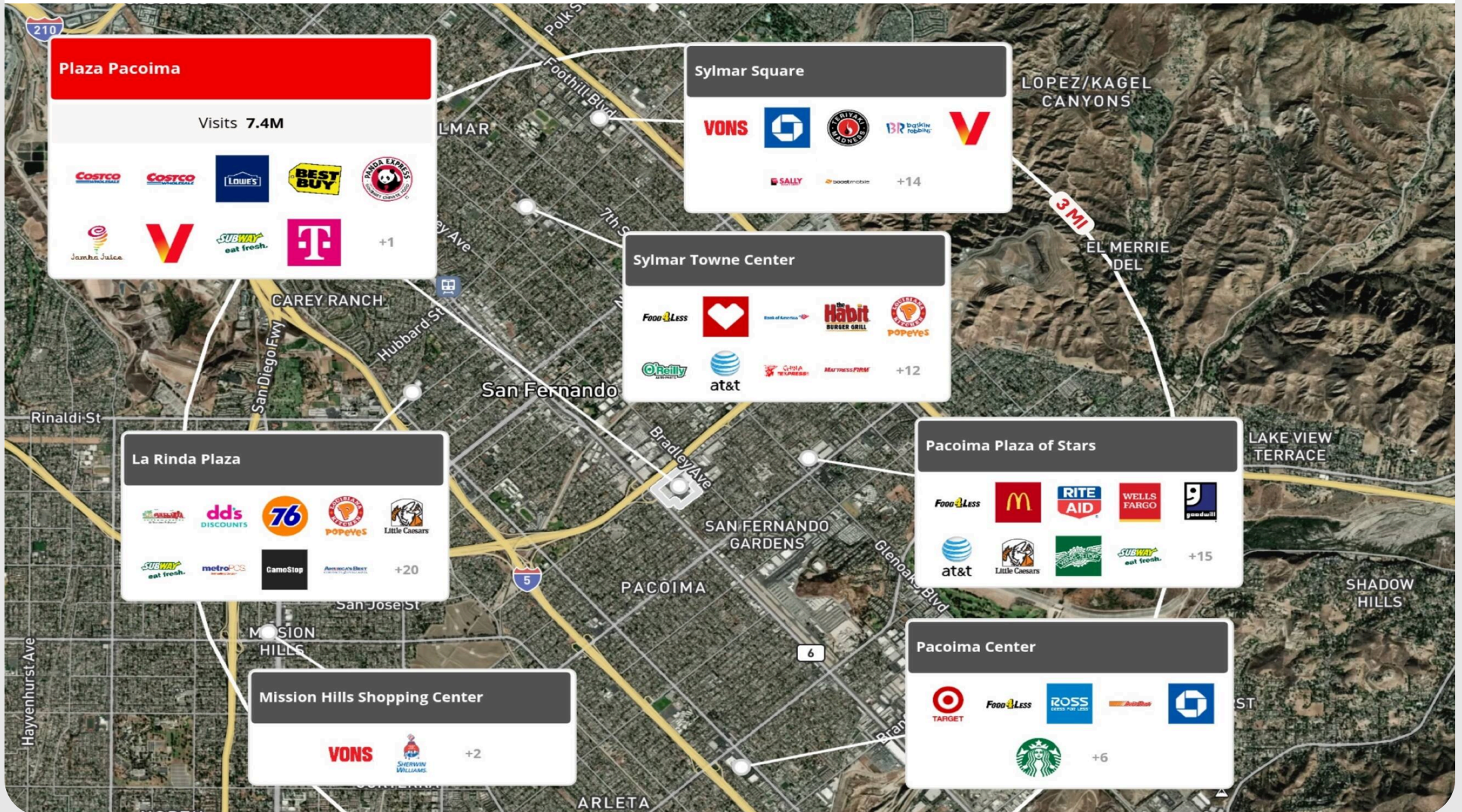
Updated April 2026

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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

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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

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