

# PARAMOUNT PLAZA

15713 – 15741 DOWNEY AVENUE  
PARAMOUNT, CA 90723

**SHOP SPACE OPPORTUNITIES**

Perform Properties  
FORMERLY SHOPCORE PROPERTIES | ROIC



Jones Lang LaSalle Brokerage, Inc. Real Estate  
License #: 01856260

## PARAMOUNT'S NEIGHBORHOOD CONVENIENCE HAVEN



# PROPERTY HIGHLIGHTS

## WELL-POSITIONED COMMUNITY CENTER SERVING DENSE, URBAN POPULATION

- Strategic, 95,062 SF community shopping center along Downey Ave
- Recently renovated to enhance customer experience in densely populated Paramount
- Value-oriented anchor tenants Grocery Outlet, Five Below, & Dollar Tree
- Consistent high-volume traffic from budget-conscious shoppers
- High population density with over 308,000 residents within three miles and 756,995 within five miles
- Leasing opportunities ranging from 1,400 - 5,150 SF of retail space
- Immediate opportunity to enter this high-traffic retail environment

Source: Esri, 2025



## FEATURED TENANTS

**GROCERY OUTLET**  
bargain market

**O'Reilly**  
AUTO PARTS

**five**  
**BELOW**

**DOLLAR TREE**

# LOCATION



	1 MILE	2 MILES	3 MILES
Population	30,531	143,960	306,574



Daytime Population	27,623	113,492	250,110
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Households	9,139	43,295	91,458
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Avg. HH Income	\$100,660	\$99,617	\$104,546
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Med. HH Income	\$80,712	\$78,807	\$81,884
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Source: Esri, 2025

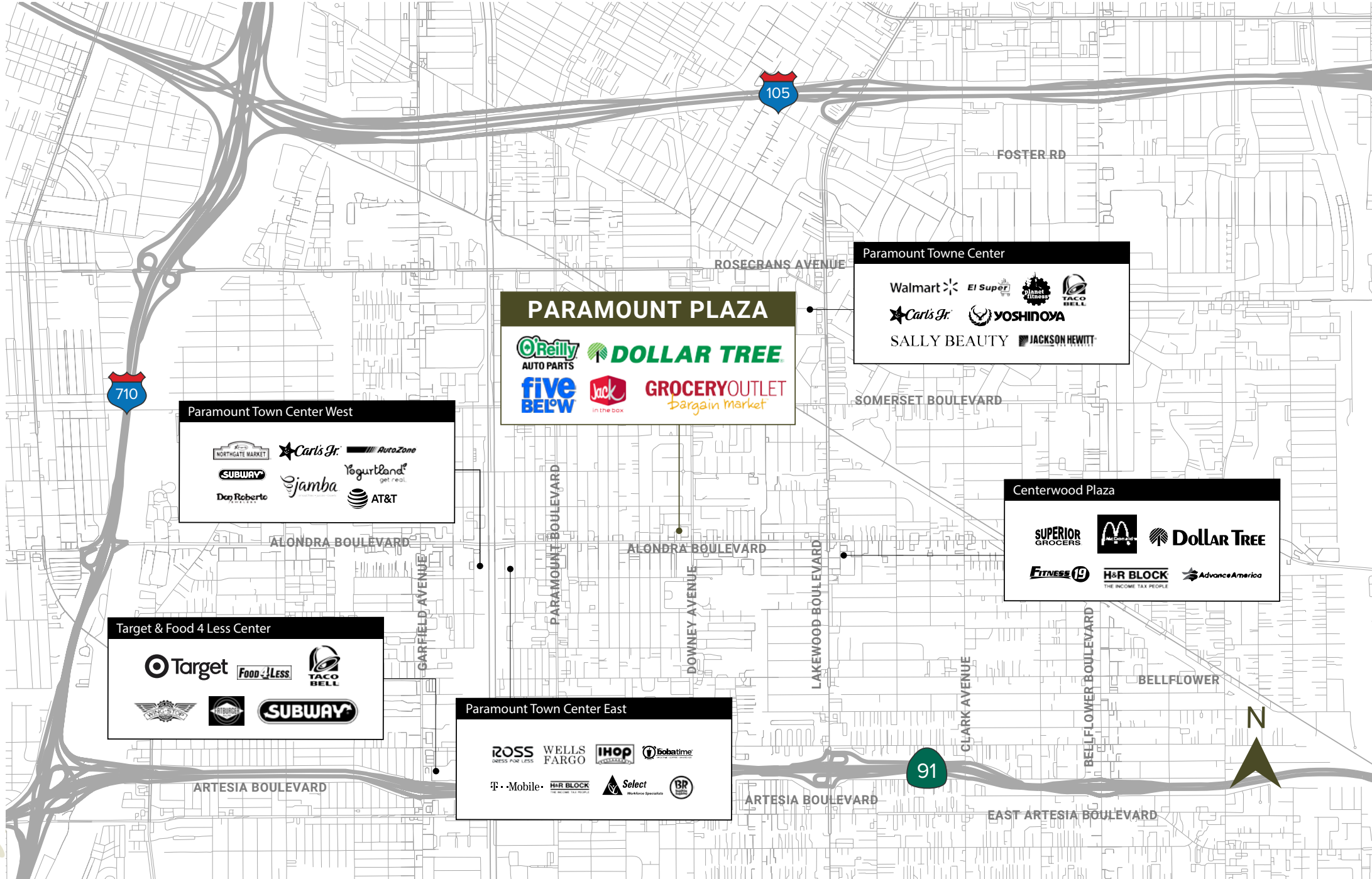
# DEMOGRAPHICS

# SITE PLAN

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



# AERIAL MAP



**PARAMOUNT PLAZA**

O'Reilly AUTO PARTS | DOLLAR TREE | five BELOW | Jack in the box | GROCERY OUTLET bargain market

**Paramount Towne Center**

Walmart | El Super | Planet Fitness | TACO BELL | Carl's Jr. | YOSHINOYA | SALLY BEAUTY | JACKSON HEWITT

**Paramount Town Center West**

NORTHGATE MARKET | Carl's Jr. | AutoZone | SUBWAY | Jamba | Yogurtland get real | Don Roberto | AT&T

**Centerwood Plaza**

SUPERIOR GROCERS | McDonald's | Dollar Tree | FITNESS 19 | H&R BLOCK THE INCOME TAX PEOPLE | Advance America

**Target & Food 4 Less Center**

Target | Food 4 Less | TACO BELL | WINGSTOWN | FIVE BELOW | SUBWAY

**Paramount Town Center East**

ROSS DRESS FOR LESS | WELLS FARGO | IHOP | BobaTime | T-Mobile | H&R BLOCK THE INCOME TAX PEOPLE | Select Workforce Specialists | BR



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# PARAMOUNT PLAZA

# GET IN TOUCH

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