

PARAMOUNT PLAZA

15713 – 15741 DOWNEY AVENUE
PARAMOUNT, CA 90723

SHOP SPACE OPPORTUNITIES

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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
BELLO

DOLLAR TREE

LOCATION



Population

1 MILE	2 MILES	3 MILES
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

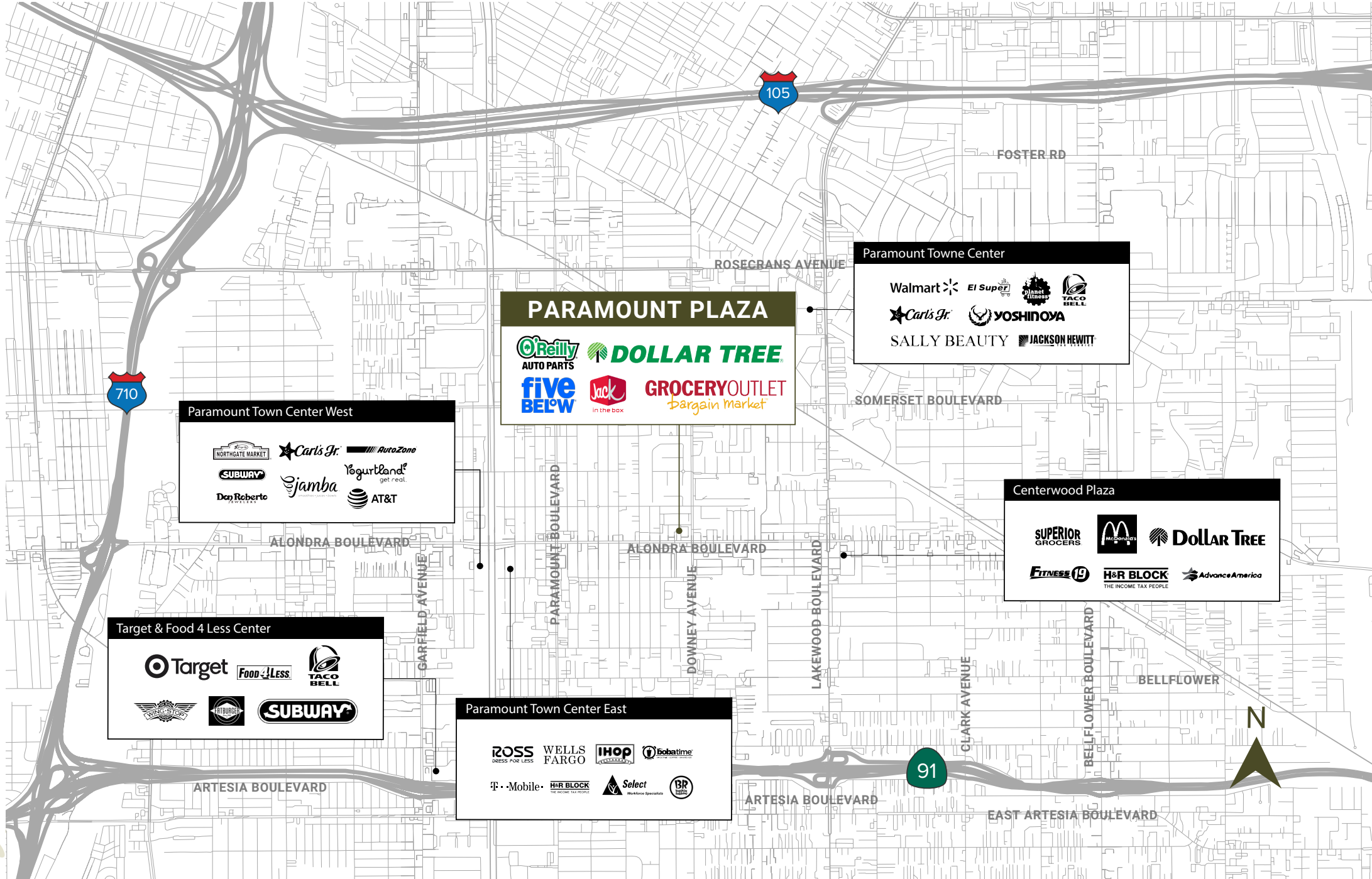


SITE PLAN

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



AERIAL MAP







PARAMOUNT PLAZA

GET IN TOUCH

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