

Colliers



Paramount East Center

Retail Space Available: ±2,800 SF,
4,460 SF

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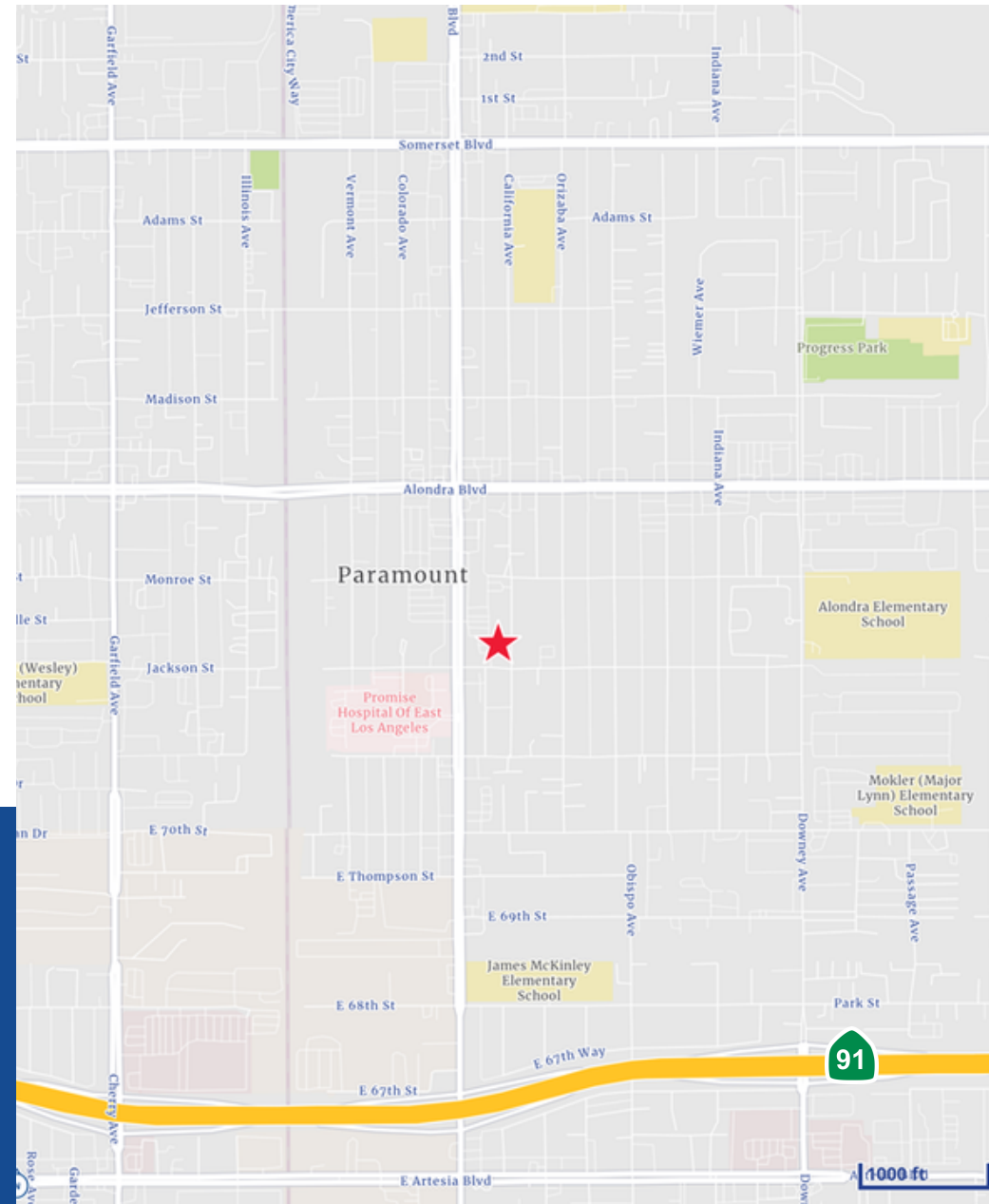
Contact us:
(323) 609 3172

Property Highlights

- Established center anchored by Ross Dress for Less, located across the street from the Northgate Gonzalez Markets shopping center. The Shopping Center also includes Wells Fargo Bank, IHOP, Baskin-Robbins, H&R Block, T-Mobile & Boba Time.
- Excellent opportunity to penetrate a high-density trade area with over 312,000 residents within 3 miles, over 92,000 households, and over 85,000 employees
- Located along a major thoroughfare with significant traffic counts, and within close proximity to the 710, 105, and 91 Freeways.



Location Map

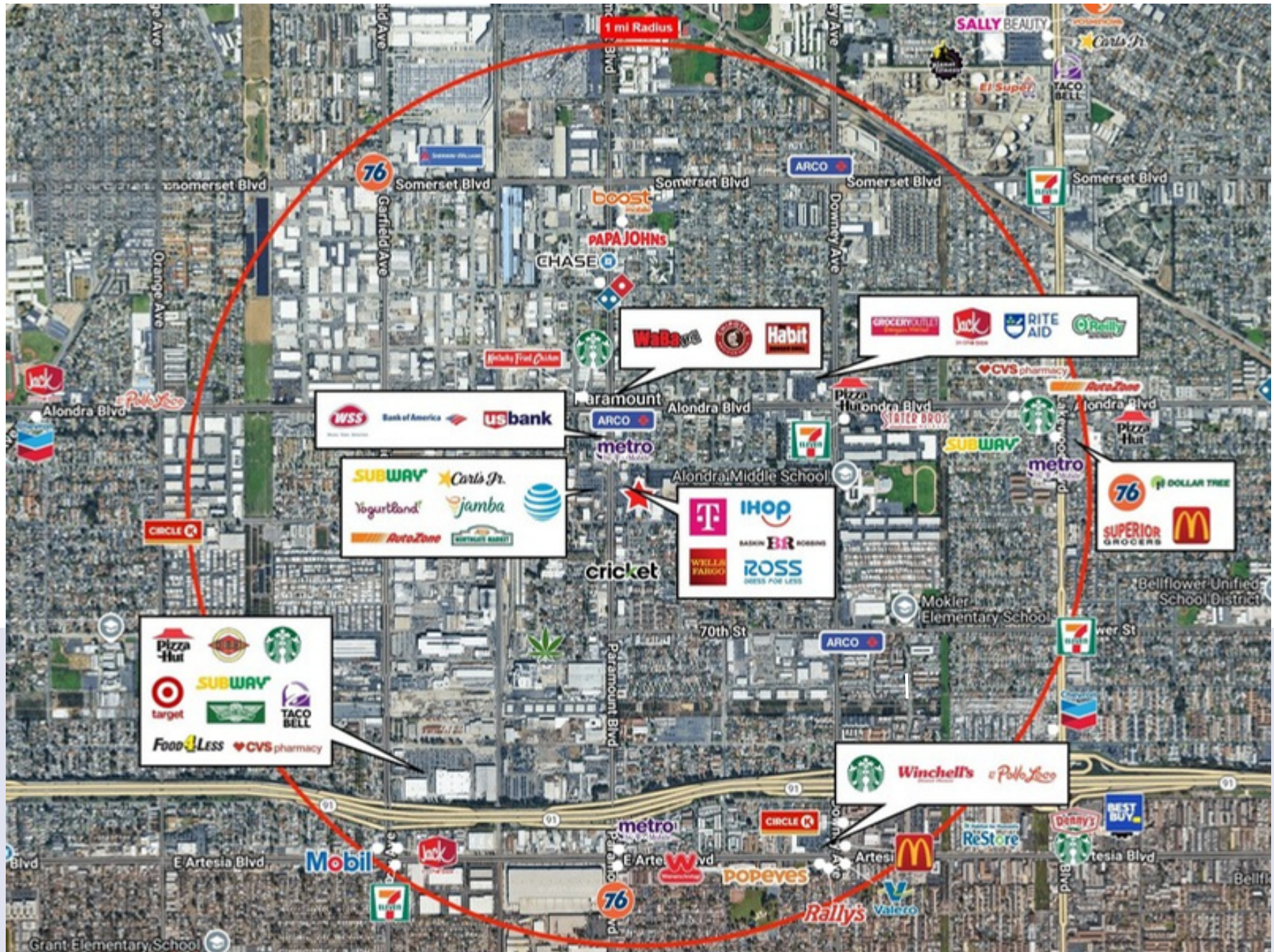


Site Plan



Available Soon

Retail Amenities



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	30,276	312,570	725,473
2010 Total Population	30,274	320,886	742,169
2020 Total Population	30,374	325,471	747,181
2025 Total Population	29,030	312,038	716,562
2025 Group Quarters	494	3,606	9,790
2030 Total Population	28,215	305,635	701,170
2000-2020 Growth Rate: Population (CAGR)	0.0%	0.2%	0.1%
2010-2020 Growth Rate: Population (CAGR)	0.0%	0.1%	0.1%
2020-2025 Growth Rate: Population (CAGR)	-0.9%	-0.8%	-0.8%
2025-2030 Growth Rate: Population (CAGR)	-0.6%	-0.4%	-0.4%
2025 Total Daytime Population	28,621	249,503	634,345
Workers	14,091	85,476	256,664
Residents	14,530	164,027	377,681
2025 Workers % of Daytime Population	49.2%	34.3%	40.5%
2025 Residents % of Daytime Population	50.8%	65.7%	59.5%
Household Summary			
2000 Households	8,492	87,786	204,045
2010 Households	8,480	88,326	206,271
2025 Households	8,777	92,883	214,353
2025 Average Household Size	3.25	3.32	3.30
2030 Households	8,731	93,004	214,290
2000-2020 Growth Rate: Households (CAGR)	0.2%	0.3%	0.3%
2010-2020 Growth Rate: Households (CAGR)	0.4%	0.5%	0.4%
2020-2025 Growth Rate: Households (CAGR)	-0.2%	-0.0%	-0.0%
2025-2030 Growth Rate: Households (CAGR)	-0.1%	0.0%	-0.0%
2010 Families	6,558	70,014	162,962
2025 Families	6,575	71,752	165,495
2030 Families	6,551	71,955	165,692
2025-2030 Annual Rate	-0.07%	0.06%	0.02%
Housing Unit Summary			
2025 Housing Units	9,029	95,441	220,507
Owner Occupied Housing Units	39.4%	48.0%	52.4%
Renter Occupied Housing Units	60.6%	52.0%	47.6%
Vacant Housing Units	2.8%	2.7%	2.8%
Owner Occupied Median Home Value			
2025 Median Home Value	\$569,360	\$677,329	\$702,902
2030 Median Home Value	\$676,727	\$792,304	\$811,985
Income			
2025 Per Capita Income	\$27,544	\$30,728	\$32,955
2025 Median Household Income	\$75,132	\$80,818	\$85,423
2025 Average Household Income	\$92,188	\$102,964	\$109,860
Household Income Base	8,777	92,882	214,353
<\$15,000	8.6%	7.4%	6.8%
\$15,000 - \$24,999	5.1%	5.5%	5.1%
\$25,000 - \$34,999	5.3%	6.0%	5.9%
\$35,000 - \$49,999	13.6%	10.1%	9.5%
\$50,000 - \$74,999	17.3%	16.7%	15.9%
\$75,000 - \$99,999	17.5%	14.6%	14.1%
\$100,000 - \$149,999	16.3%	19.0%	19.2%
\$150,000 - \$199,999	9.9%	10.6%	11.2%
\$200,000+	6.5%	10.0%	12.4%
Median Age			

Source: U.S. Census, Esri, Esri-Data Axle

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	1 mile radius	3 mile radius	5 mile radius
2010	29.3	30.2	31.4
2020	34.0	34.3	35.4
2025	34.9	35.4	36.3
2030	36.5	36.9	37.7
2025 Population by Age			
Total	29,030	312,039	716,560
0 - 4	5.7%	5.8%	5.6%
5 - 9	5.8%	6.2%	5.9%
10 - 14	6.4%	6.6%	6.4%
15 - 19	7.5%	7.2%	7.0%
20 - 24	8.0%	7.2%	7.0%
25 - 29	8.3%	8.1%	7.9%
30 - 34	8.6%	8.4%	8.2%
35 - 39	7.1%	7.3%	7.2%
40 - 44	6.4%	6.8%	6.8%
45 - 49	6.3%	6.2%	6.2%
50 - 54	6.2%	6.2%	6.3%
55 - 59	6.1%	5.9%	6.0%
60 - 64	5.4%	5.4%	5.5%
65 - 69	4.5%	4.7%	4.8%
70 - 74	3.4%	3.4%	3.8%
75 - 79	2.2%	2.3%	2.6%
80 - 84	1.3%	1.4%	1.5%
85+	0.9%	1.0%	1.3%
18+	77.8%	77.1%	77.9%
21+	73.0%	72.8%	73.7%
2025 Population by Race/Ethnicity			
Total	29,030	312,037	716,562
White Alone	15.0%	16.8%	19.1%
Black Alone	11.5%	12.7%	10.5%
American Indian Alone	2.3%	2.2%	2.2%
Asian Alone	5.5%	8.8%	9.0%
Pacific Islander Alone	1.0%	0.9%	0.7%
Some Other Race Alone	45.5%	41.0%	40.4%
Two or More Races	19.1%	17.6%	18.1%
Hispanic Origin	74.9%	66.9%	67.2%
Diversity Index	82.3	86.0	85.9
2025 Population 25+ by Educational Attainment			
Total	19,361	209,144	487,628
Less than 9th Grade	14.4%	13.9%	13.5%
9th - 12th Grade, No Diploma	11.8%	10.0%	9.7%
High School Graduate	27.5%	24.7%	23.4%
GED/Alternative Credential	3.7%	3.2%	2.9%
Some College, No Degree	17.0%	18.5%	18.4%
Associate Degree	8.0%	8.9%	8.4%
Bachelor's Degree	13.2%	15.2%	16.7%
Graduate/Professional Degree	4.4%	5.6%	6.9%

Source: U.S. Census, Esri, Esri-Data Axle

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