Perform Properties

PLAZA PACOIMA
13510-13550 Paxton St, Los Angeles, CA 91331
Generated on November 13, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	36,559	235,380	501,659	845,514	1,126,286
Total Daytime Population	32,037	191,791	429,194	779,221	1,063,137
TOTAL HOUSEHOLD INCOME					
Total Households	8,213	59,132	137,068	255,364	366,506
Median Household Income	$91,170	$98,675	$97,301	$98,288	$102,865
Average Household Income	$112,497	$120,186	$118,608	$121,236	$129,137
Under $15,000	5.7%	6.5%	7.0%	7.6%	7.2%
$15,000 - $34,999	11.6%	10.8%	11.5%	11.6%	11.1%
$35,000 - $49,999	9.5%	9.4%	9.3%	8.8%	8.3%
$50,000 - $74,999	16.0%	13.8%	14.7%	14.4%	13.6%
$75,000 - $99,999	14.7%	12.6%	12.1%	12.4%	12.1%
$100,000 - $124,999	10.7%	10.9%	10.2%	10.2%	10.1%
$125,000 - $149,999	7.9%	9.2%	8.4%	8.1%	8.1%
$150,000+	24.0%	26.8%	27.0%	26.9%	29.5%
BUSINESSES					
Total Businesses	1,106	6,736	17,186	35,098	53,052
RACE/ETHNICITY					
White/Caucasian	2.4%	8.0%	15.5%	23.3%	29.2%
Black/African American	1.9%	2.8%	2.9%	3.4%	3.9%
Asian/Pacific Islander	1.2%	6.9%	9.4%	9.0%	10.1%
Hispanic/Latino	93.3%	80.6%	69.8%	61.3%	53.2%
Other	1.2%	1.7%	2.4%	3.1%	3.6%

Source: Advan, 2025.