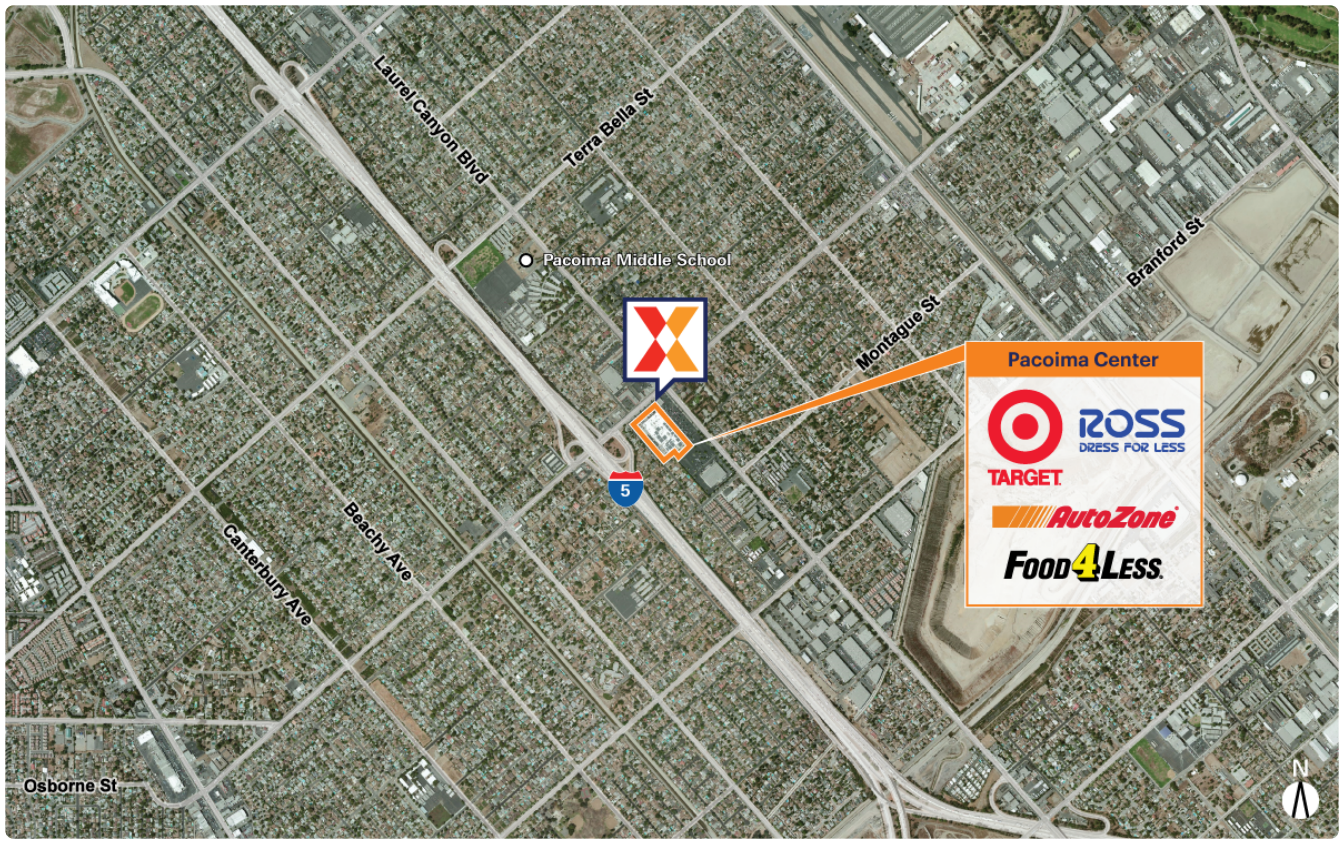
Pacoima Center

9727 Laurel Canyon Dr & Osborne St | Pacoima, CA 91331

34.2449, -118.4188

Los Angeles County | Los Angeles-Long Beach-Anaheim, CA | 215,930 Sq Ft





Demographics	1 Mile	3 Miles	5 Miles
Population	32,202	269,245	639,423
Daytime Pop.	21,879	224,519	576,579
Households	7,417	69,856	185,281
Income	$111,334	$105,033	$109,682

Source: Synergos Technologies, Inc. 2024

Market-dominant center anchored by Food 4 Less, Target, and Ross Dress For Less, drawing an estimated 4.9M+ annual visits (Placer.ai 2025)

Surrounded by a dense population of 269K+ within 3-miles

High visibility from 34K+ VPD on Osbourne St and 22K+ VPD on Laurel Canyon Blvd with direct access to I-5 with 290K+ VPD (Kalibrate 2025, 2022)



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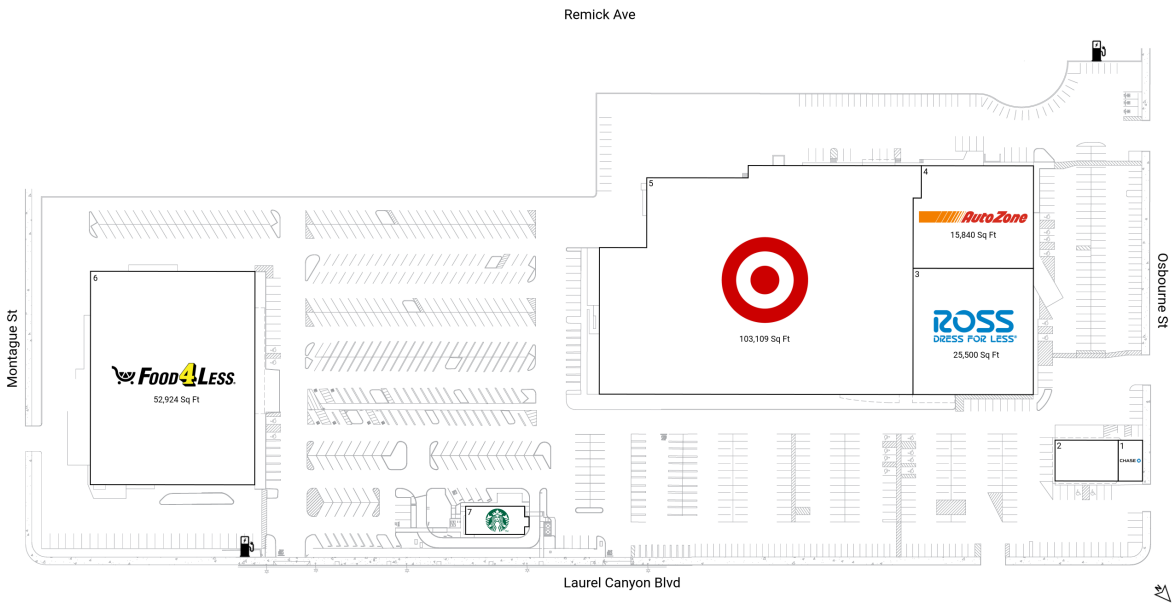
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Current Tenants

Space size listed in square feet

1	Chase	1,500
2	Magicland Dental Grp of Pacoim	3,900
3	Ross Dress for Less	25,500
4	AutoZone	15,840
5	Target	103,109
6	Food 4 Less	52,924
7	Starbucks	2,500

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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