



FOR SALE OR GROUND LEASE
12056 E Carson St., Hawaiian Gardens
12,375 SQ FT LOT



THE PROPERTY

Located directly on E Carson Street, this former Weinerschnitzel retail pad offers unparalleled opportunity. It features excellent frontage and visibility to local and commuter traffic. Carson Street is the major east/west thoroughfare from I-605 to Hawaiian Gardens and Cypress. Adjacent tenants include EoS Fitness, O'Reilly, Jack in the Box, and more.

DETAILS

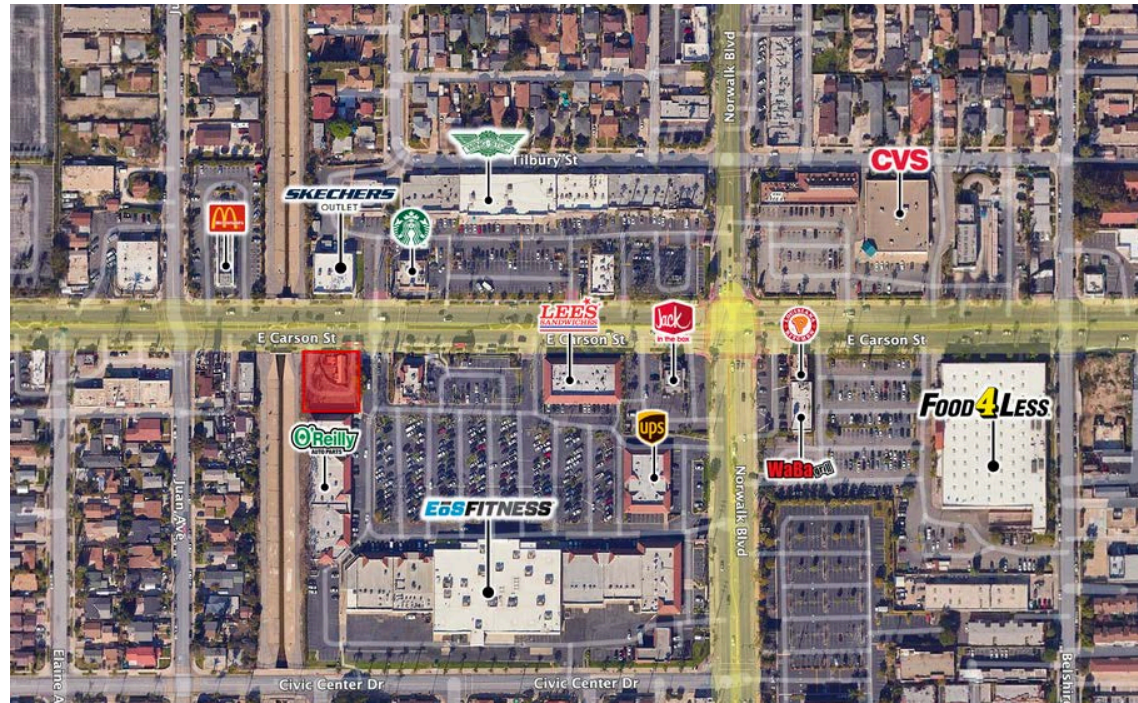
ADDRESS	12056 E Carson St, Hawaiian Gardens, CA 90716
BUILDING	Free-standing Retail Pad
AVAILABLE	For Sale or Ground Lease
LOT SIZE	0.28 AC (12,375 SF)

COMMERCIAL WEST BROKERAGE
Chase Lemley, LIC#2007670
chase@commercialwest.com | 949.723.7300



FREE-STANDING RETAIL PAD

- Option to Ground Lease (0.28ac)
- Option to Purchase (Owner/User)
- Potential Drive Thru
- Direct visibility on Carson Street
- Strong neighborhood center
- 38,600 Cars per Day
- Immediate Access to I-605 Freeway
- Densely populated residential area

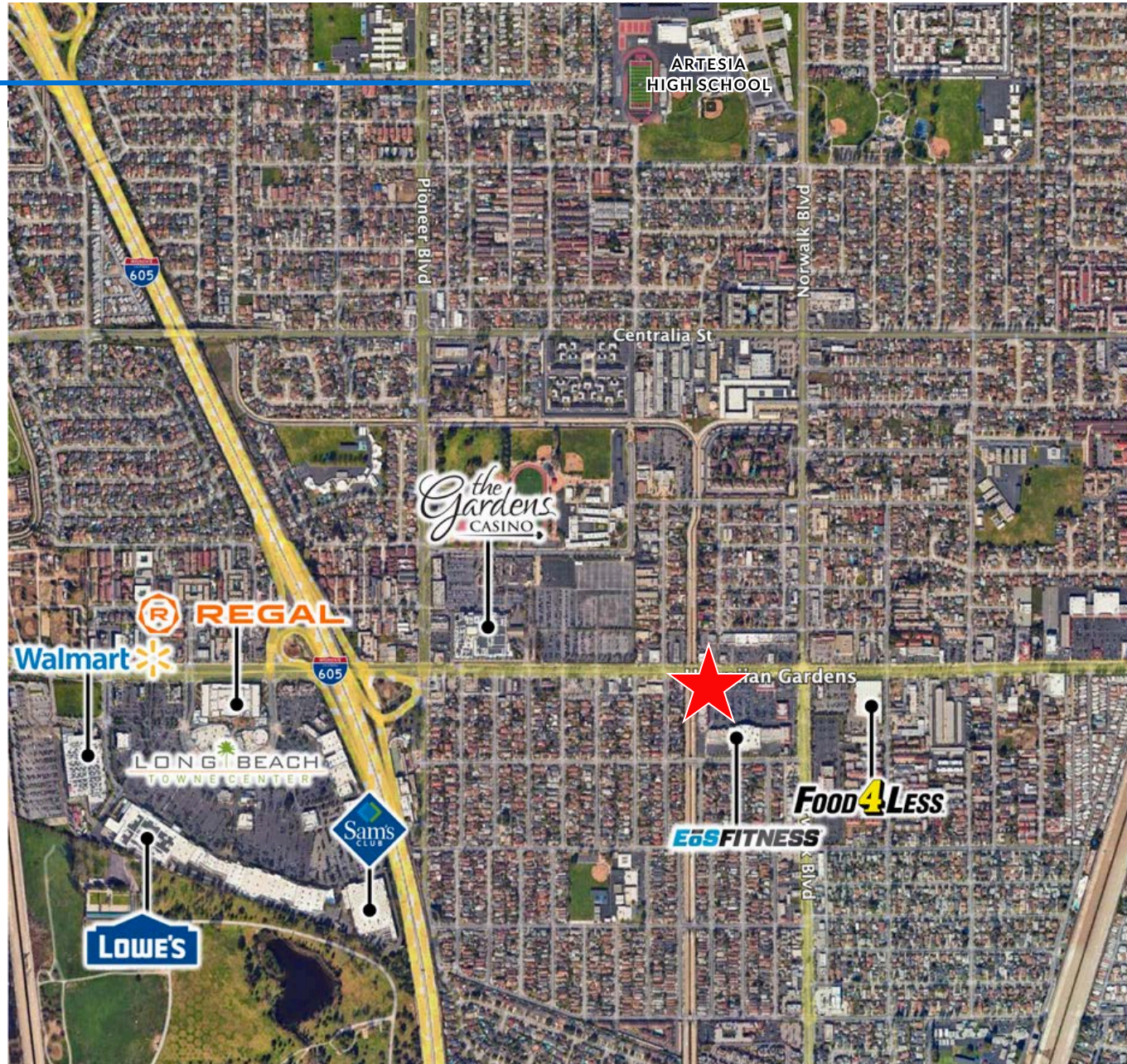


Location

The property is located directly on Carson Street with easy access from I-605 Freeway. Close proximity to The Gardens Casino and Long Beach Towne Center drive traffic.

Nearby schools, multi-family housing, and office complexes draw traffic to the site, making it an ideal ground lease location or drive thru location.

12056 E Carson Street
Hawaiian Gardens, CA 90716



12056 E CARSON S
HAWAIIAN GARDENS, CA 90716

ESTIMATED POPULATION

1 mi | 34,524
2 mi | 97,971
3 mi | 202,075

DAYTIME POPULATION

1 mi | 27,196
2 mi | 82,259
3 mi | 189,005

AVG HOUSEHOLD INCOME

1 mi | \$120,749
2 mi | \$148,093
3 mi | \$153,137

TRAFFIC COUNT

E. Carson St | 38,600 CPD

BY THE NUMBERS

