

FOR LEASE

AVALON COUNTRY MART

22000 E. AVALON BLVD. | CARSON, CA 90745



DAVID GUARDADO

CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

DAVE O'CONNELL

CalDRE #01398651
818.380.9967
DAVE@CBM1.COM

CBM1.COM

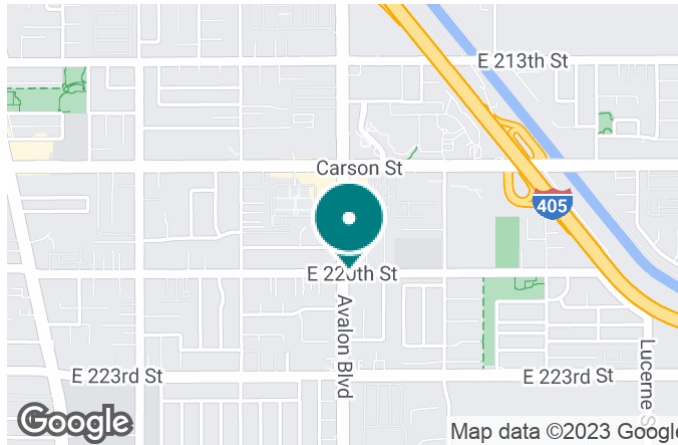
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

AVALON COUNTRY MART | 22000 E. AVALON BLVD., CARSON , CA 90745

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FEATURES & AMENITIES

- +/-700 SF available
- +/-850 SF available
- Combined up to 1550 SF
- anchored by East West Bank and Cosmo Prof
- Plenty of onsite parking
- Easy Ingress Egress
- Great visibility
- Heavily traveled intersection approx. 30,000 cars per day
- Signalized intersection

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,330	20,992	50,475
Total Population	25,069	78,525	179,681
Average HH Income	\$72,774	\$78,832	\$74,525

EXCLUSIVELY REPRESENTED BY

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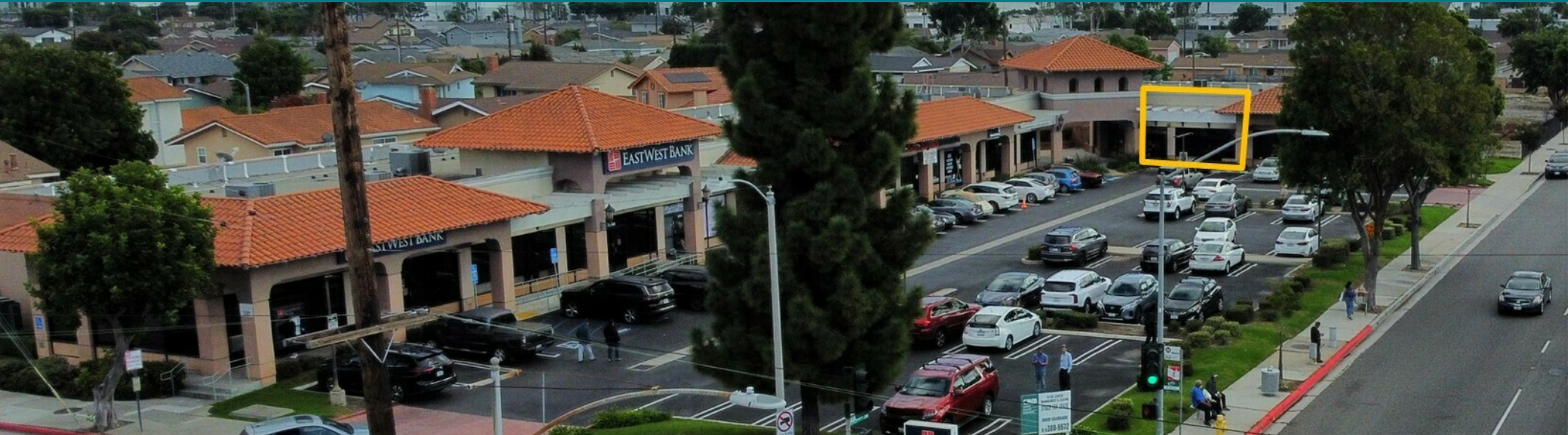
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PROPERTY SUMMARY

AVALON COUNTRY MART | 22000 E. AVALON BLVD., CARSON , CA 90745

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PROPERTY HIGHLIGHTS

- +-700 SF available
- +-850 SF available
- Combined up to 1550 SF
- anchored by East West Bank and Cosmo Prof
- Plenty of onsite parking
- Easy Ingress Egress
- Great visibility
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OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (NNN)
Available SF:	700 - 1,550 SF
Lot Size:	1.1 Acres
Building Size:	15,410 SF

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ADDITIONAL PHOTOS

AVALON COUNTRY MART | 22000 E. AVALON BLVD., CARSON , CA 90745

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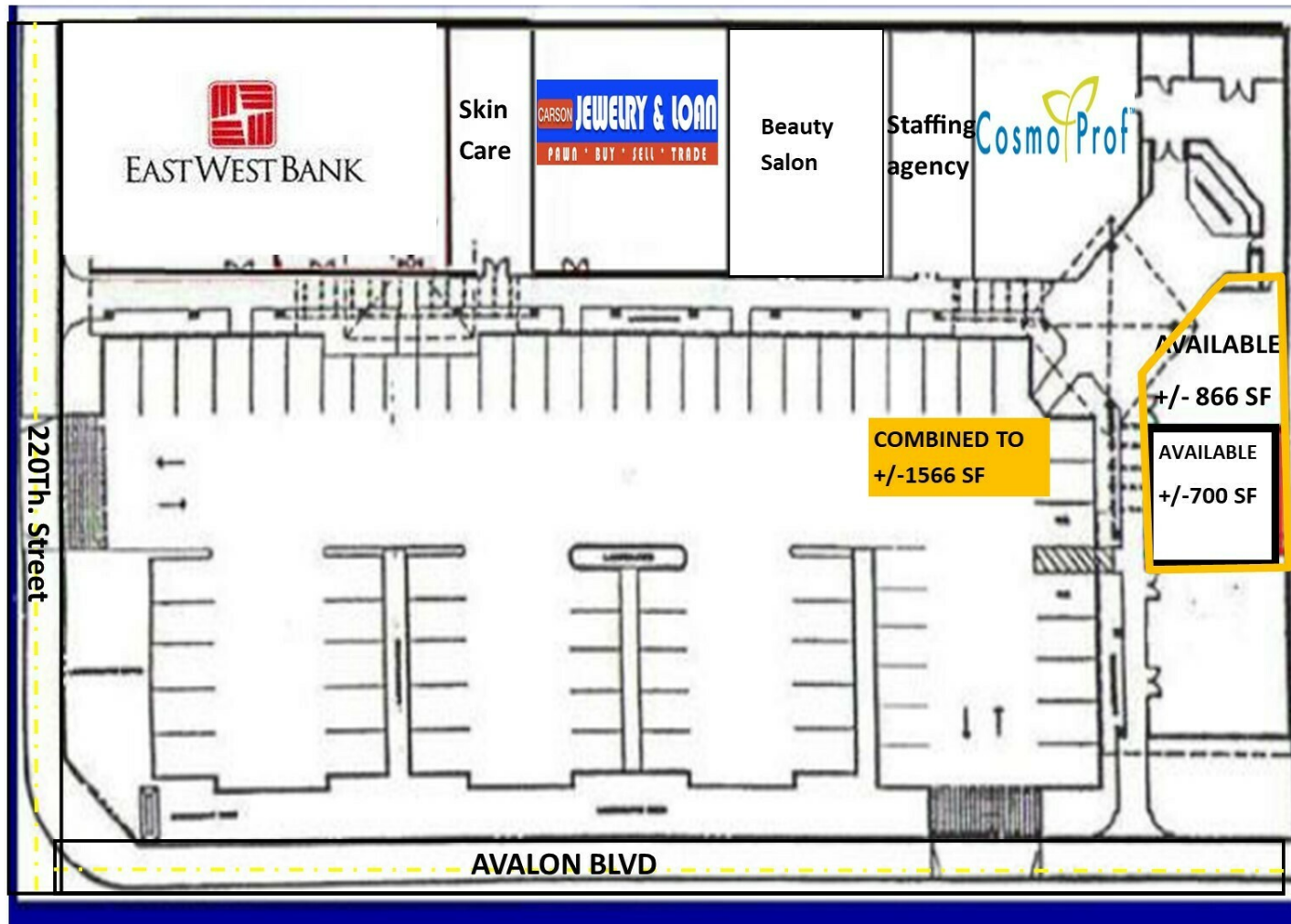
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SITE PLANS

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LOCATION MAP

AVALON COUNTRY MART | 22000 E. AVALON BLVD., CARSON , CA 90745



LOCATION OVERVIEW

We are located on one of the area's main thoroughfares, with close proximity to the 405, 710 and 110 Freeways. Great monument signage and plenty of onsite parking of approx. 70 spaces. The plaza has access from both Avalon Blvd and 220th St.

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Map data
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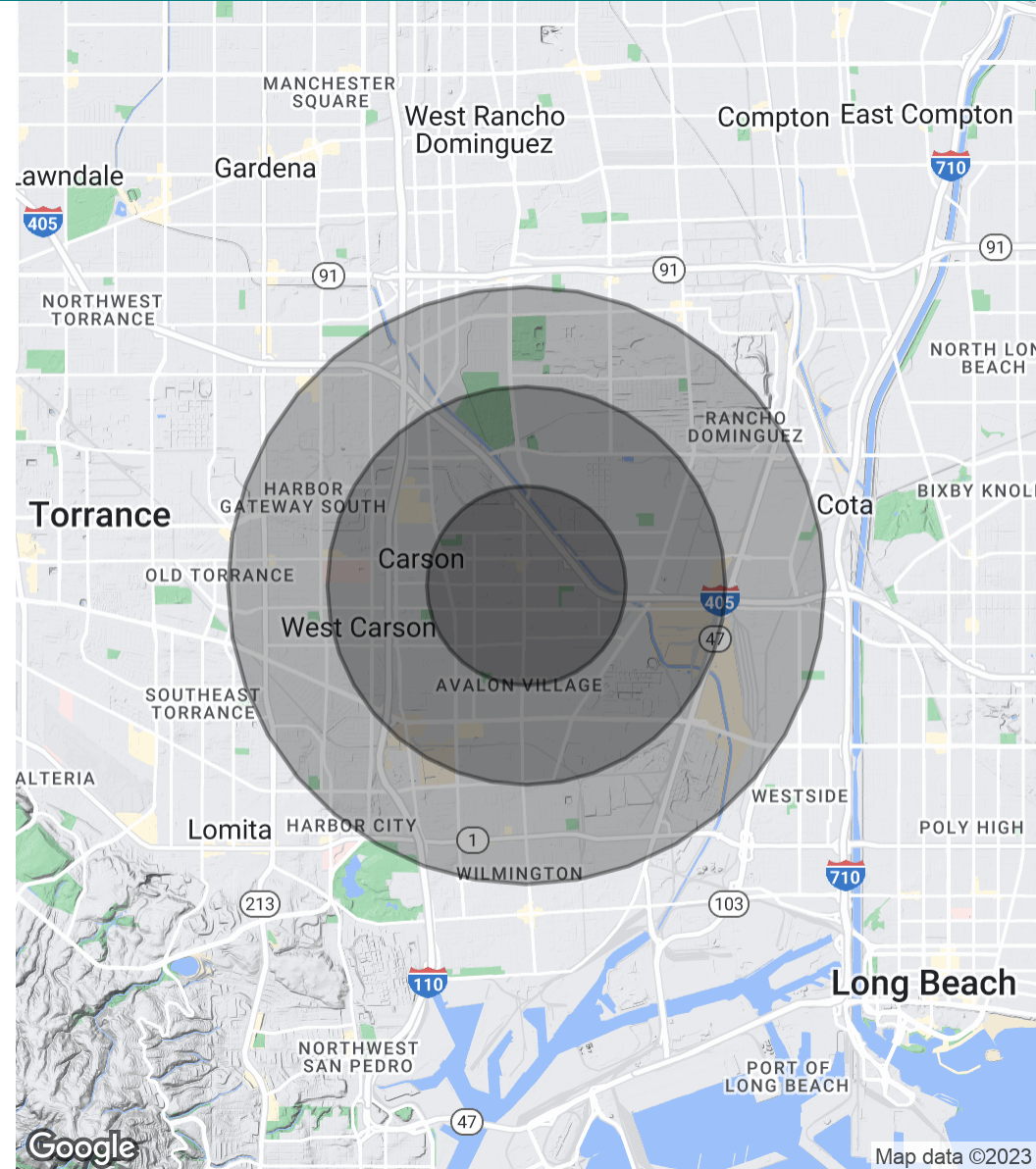
DEMOGRAPHICS MAP & REPORT

AVALON COUNTRY MART | 22000 E. AVALON BLVD., CARSON , CA 90745

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,069	78,525	179,681
Average Age	33.5	35.3	34.6
Average Age (Male)	31.4	33.5	33.4
Average Age (Female)	35.6	37.5	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,330	20,992	50,475
# of Persons per HH	4.0	3.7	3.6
Average HH Income	\$72,774	\$78,832	\$74,525
Average House Value	\$410,901	\$443,609	\$438,129

* Demographic data derived from 2020 ACS - US Census



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