



Retail Space For Lease

## Hawaiian Gardens Town Center

12090-12144 E Carson St  
Hawaiian Gardens, CA, 90716

### Property Highlights

- ±126,000 SF prime shopping center
- Join EOS Fitness, O'Reilly Auto Parts, WSS, Jack in the Box, and El Pollo Inka
- Located at a major signalized intersection with traffic counts exceeding 51,000 cars per day (Carson St & Norwalk Blvd)
- Close proximity to the 605 Freeway (210,000 CPD)
- Strong three-mile demographics with over 207,000 residents and 66,000 households, a daytime population of 88,000, and an average household income over \$123,000

**HAWAIIAN GARDENS**  
TOWN CENTER

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Accelerating success.

Available:

±800 - 4,300 SF

Contact us:

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# Site Plan

NORWALK BOULEVARD

 Vacant

 Potentially Available



Building 12140

Pho	
Bionicos	
1,200 SF	
Protein	
Nutrition	
LEE'S SANDWICHES	

E2	
D	
C	
B2	
B1	
A	

Building 12144
Dentist
The UPS Store
metro
800 SF

Building 12130

A	
BC	
EF	
GH	
I	

Ryvid



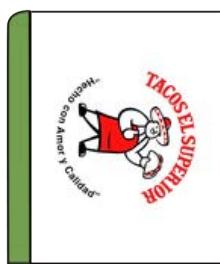
**FITNESS**

Building 12100

AB	
East Buffet	
Nails	
D	

E

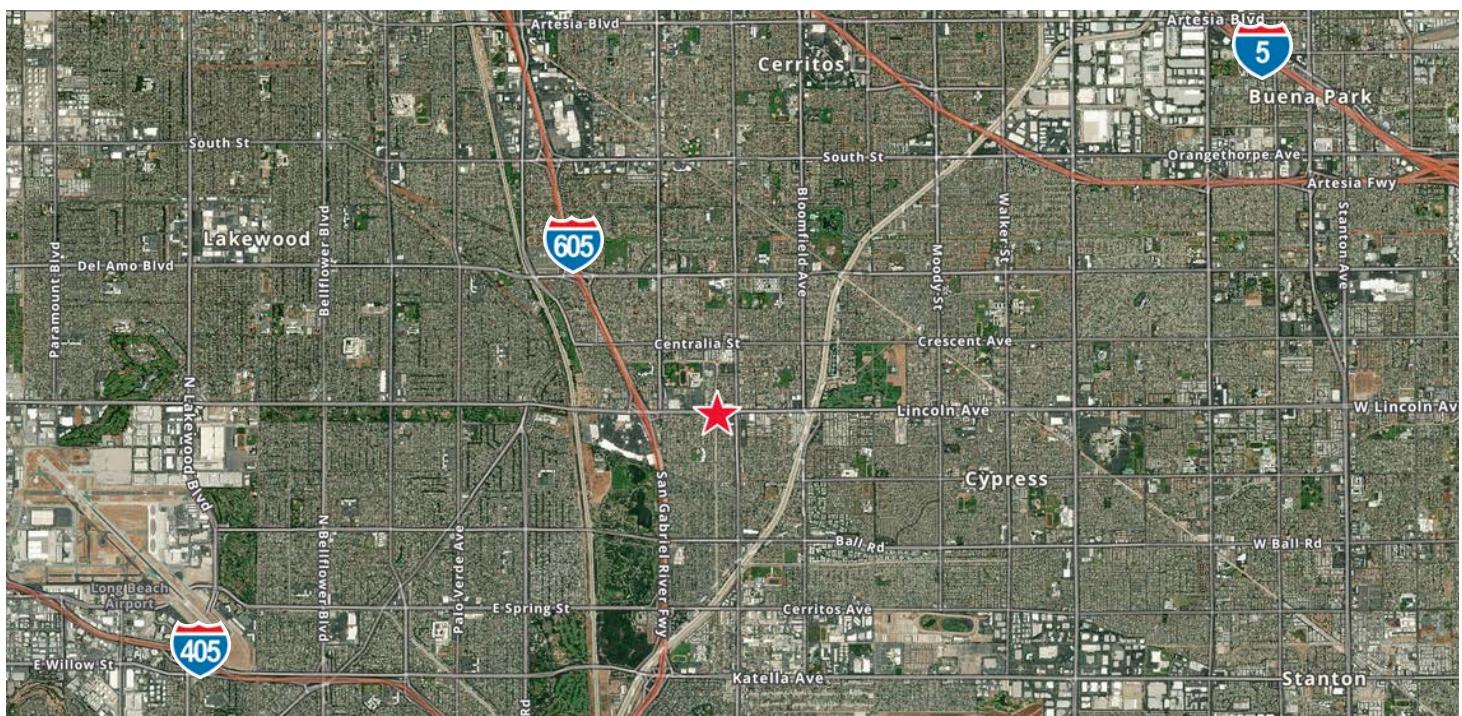
Building 12090



CARSON STREET



# Location Maps



# Photos



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	34,226	207,124	548,302
Total Households	9,684	66,606	178,074
Total Family Households	7,759	53,034	133,646
Average Household Size	3.53	3.09	3.04
Median Age	33.7	41.2	39.6
Population Age 25+	22,165	149,343	386,287
2010-2021 Population: Annual Growth Rate (CAGR)	0.00%	0.08%	0.14%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.07%	0.04%	0.06%
Households	-0.12%	-0.03%	-0.02%
Families	-0.07%	0.00%	0.02%
Median Household Income	1.87%	1.56%	2.55%
<b>Current Year Population by Sex</b>			
Male Population	16,848	100,082	265,759
% Male	49.2%	48.3%	48.5%
Female Population	17,378	107,042	282,543
% Female	50.8%	51.7%	51.5%
<b>Current Year Race and Ethnicity</b>			
Total	34,227	207,124	548,301
White Alone	43.3%	48.3%	49.3%
Black Alone	6.5%	4.4%	5.2%
American Indian Alone	0.9%	0.6%	0.7%
Asian Alone	20.1%	31.4%	25.5%
Pacific Islander Alone	0.7%	0.5%	0.6%
Some Other Race Alone	23.5%	9.3%	13.2%
Two or More Races	5.0%	5.5%	5.6%
Hispanic Origin	53.6%	26.0%	33.0%
Diversity Index	88.3	79.4	82.6
<b>Current Year Educational Attainment</b>			
Total	22,168	149,344	386,287
Less than 9th Grade	11.4%	4.6%	6.3%
9th - 12th Grade, No Diploma	10.3%	4.8%	5.8%
High School Graduate	22.7%	17.1%	18.1%
GED/Alternative Credential	2.3%	1.7%	1.8%
Some College, No Degree	20.7%	20.9%	21.7%
Associate Degree	7.7%	8.8%	8.8%
Bachelor's Degree	18.0%	27.8%	25.1%
Graduate/Professional Degree	7.0%	14.4%	12.5%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$74,438	\$101,340	\$88,669
Average Household Income	\$88,473	\$123,375	\$112,274
Per Capita Income	\$24,995	\$39,689	\$36,455
<b>Current Year Summary Business Data</b>			
Total Businesses	667	8,038	20,692
Total Daytime Population	30,069	200,313	548,364
Daytime Population: Workers	9,943	88,394	245,822
Daytime Population: Residents	20,126	111,919	302,542

## Contact

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