



**FOR LEASE**

Carson Dental  
DDS

203

102

CHRIST  
MAY WORD



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

**23601 AVALON BOULEVARD**  
CARSON, CA 90745



# 23601 AVALON BOULEVARD

CARSON, CA 90745

## PROPERTY DESCRIPTION

### 2ND FLOOR

Suite 202:	± 500 SF
Asking Rate:	\$3.00/SF - Modified Gross
Suite 203: (Sublease)	± 1,197 SF
Asking Rate:	\$2.19/SF - Modified Gross

<b>ZONING:</b>	CN
<b>YEAR BUILT:</b>	2011
<b>APN:</b>	7329-046-021

## HIGHLIGHTS

- **Highly Motivated Landlord**
- **Free Rent Period Available**
- Located on the high traffic corridor of Avalon Blvd.
- Ample gated parking
- Great signage opportunities

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# 23601 AVALON BOULEVARD

## CARSON, CA 90745

### PROPERTY DESCRIPTION

23601 Avalon Boulevard is a commercially zoned retail/office mixed-use property along the high-traffic corridor of Avalon Blvd in Carson, CA. The property currently has two (2) spaces available for lease. The property benefits from a large onsite parking lot and has signage opportunities available. Built in 2011, the property is in excellent condition with high visibility.

The property is zoned CN (Commercial, Neighborhood Center). This zone is to serve surrounding neighborhoods. Characteristically, each center in this zone is anchored by a grocery store with small retail service shops and professional offices; including but limited to: medical or dental offices, optical services, pharmacy, retail, and general office.

**Unit #202** - 2nd floor unit with two rooms and restroom

**Unit #203** - 2nd floor unit with two private offices, a conference room, and restroom



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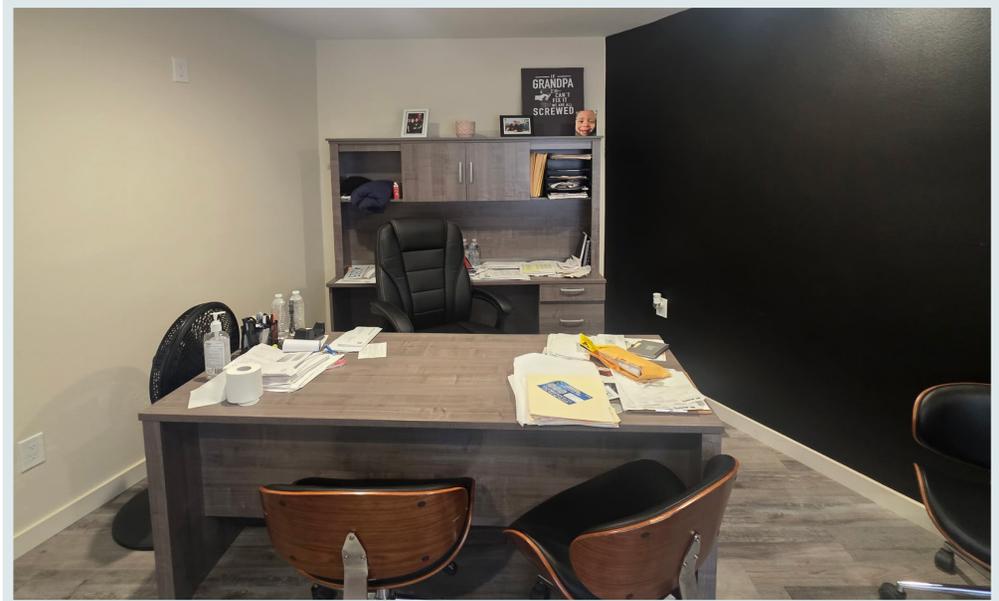
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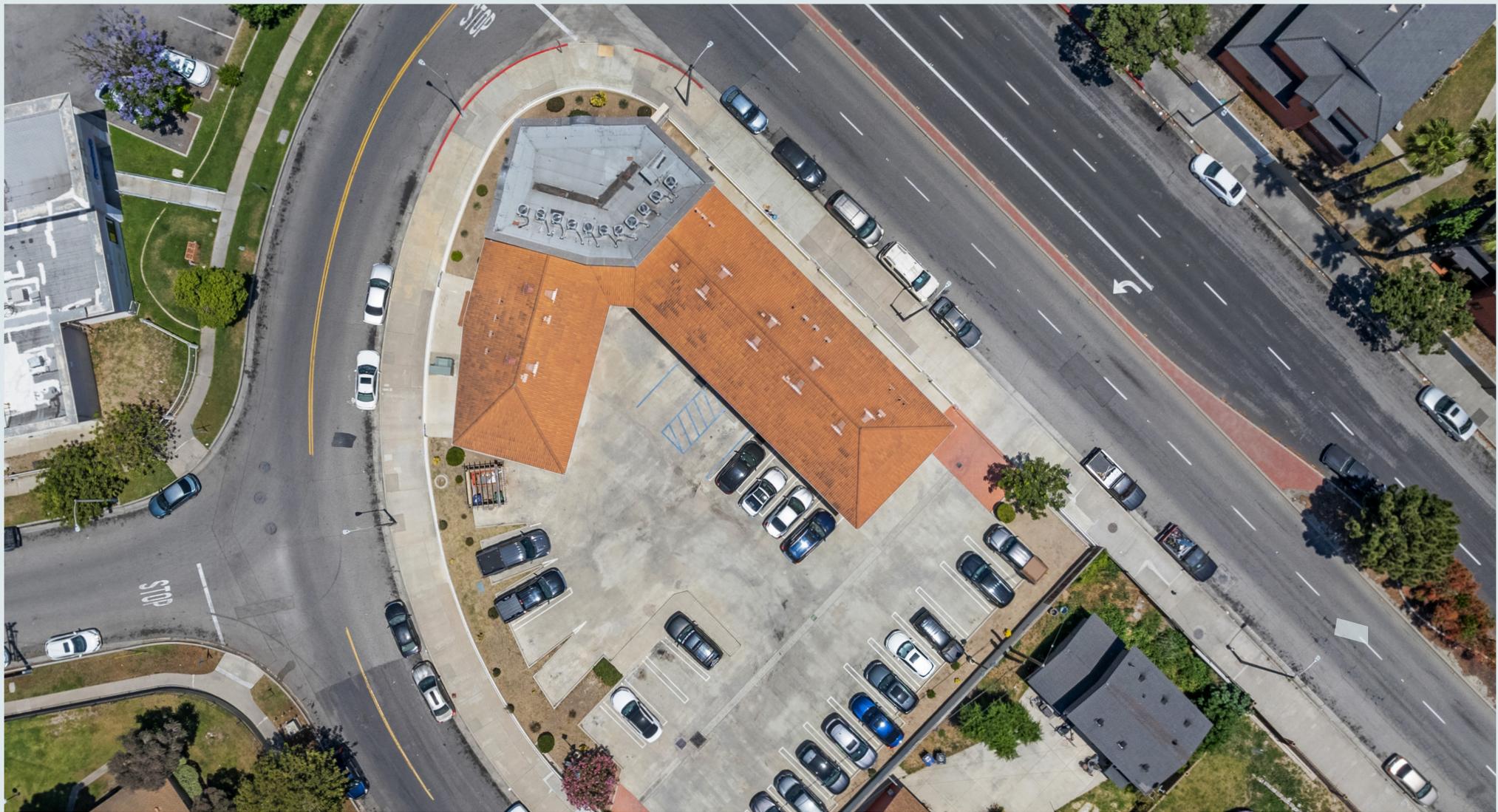


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