

# RETAIL/OFFICE



**FOR LEASE - 2,316 SF**



## Former Verizon Store

20820 S Avalon Blvd, Carson, CA 90746

### Property Overview

Retail Store Available in the Highly Desirable Southbay Pavilion Mall area. Adjacent to IKEA, 24-Hour Fitness, Starbucks, AT&T, Ike's Love & Sandwiches, Everytable, Tokyo Grill, FedEx and many more. Perfect for Wireless Mobile Phone Store, Eyeglasses, Beauty Supply, Quick Money Store, Bank or Credit Union, Vitamins & Nutrition, Boutique Brand Clothing Store, Real Estate, Insurance. Restaurant and Beverage OK!

### Property Highlights

- High Quality Center Professionally Managed
- Directly Off the 405 Fwy @ Avalon Blvd Exit
- Prominent Endcap Signage with 24k Vehicles/Day
- Space Buildout in Immaculate Condition

### OFFERING SUMMARY

Lease Rate:	\$3.95 SF/MO/NNN
Building Size:	6,609 SF
Available For Lease:	2,316 SF
Parking:	31 Spaces (5.1/1,000)



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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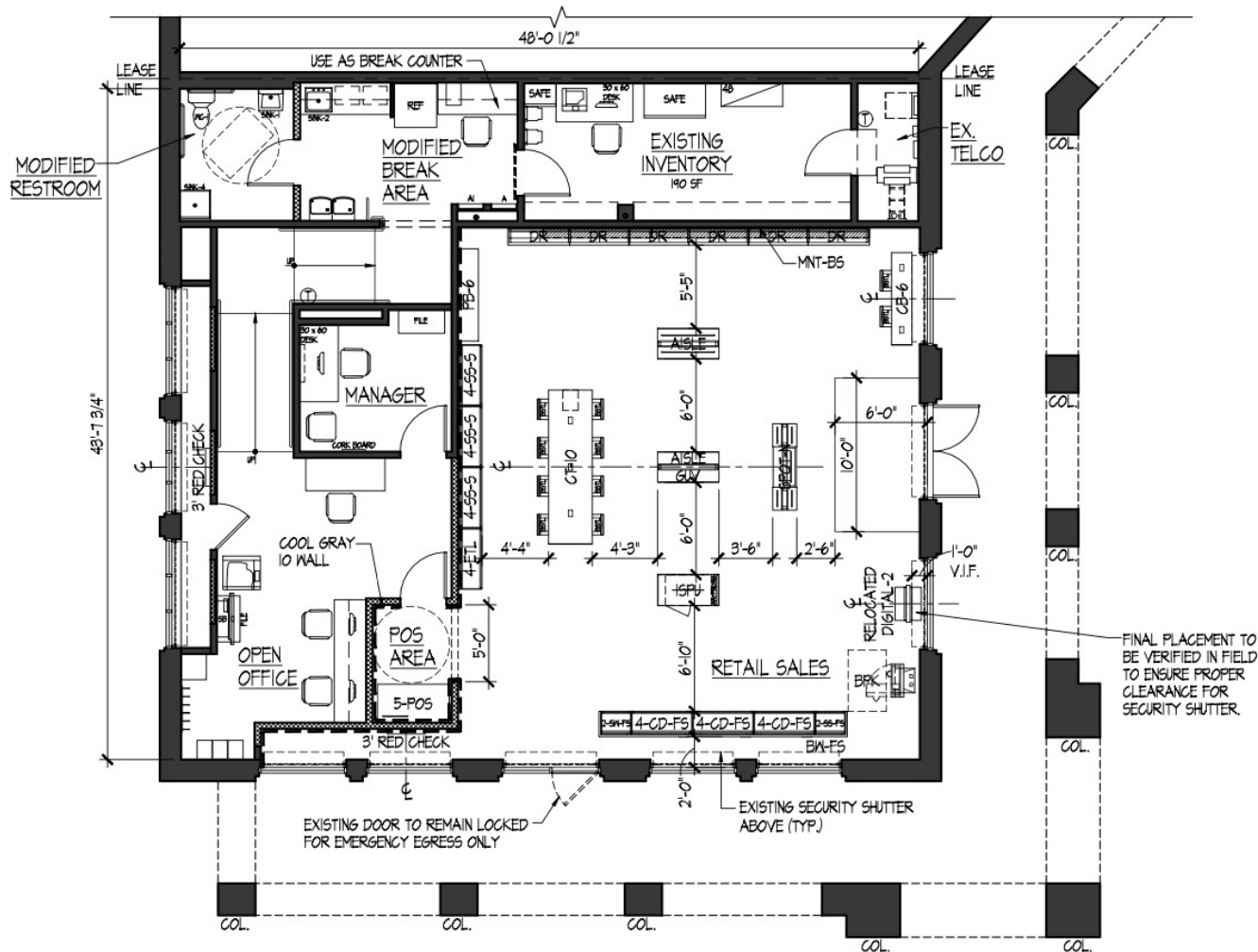
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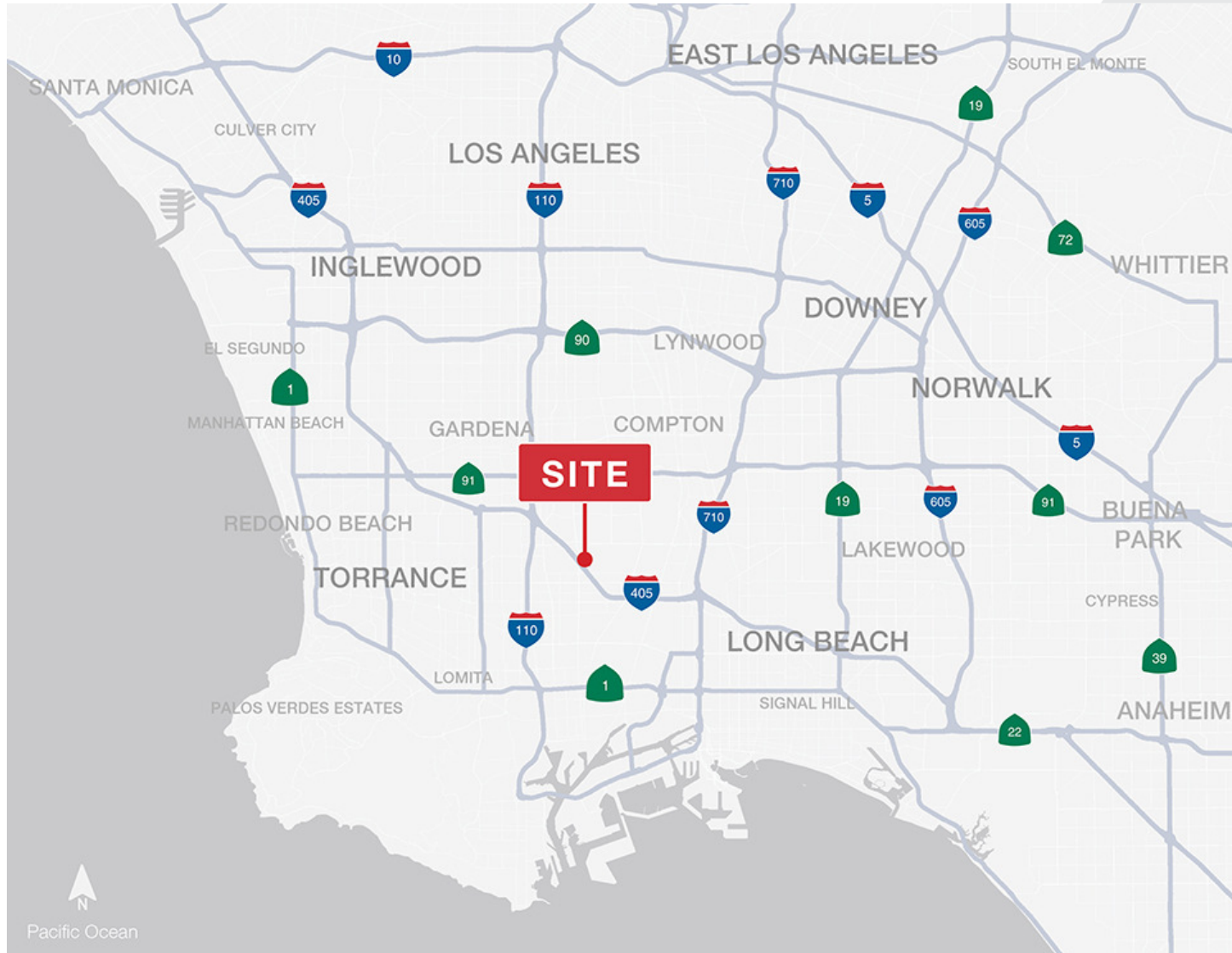




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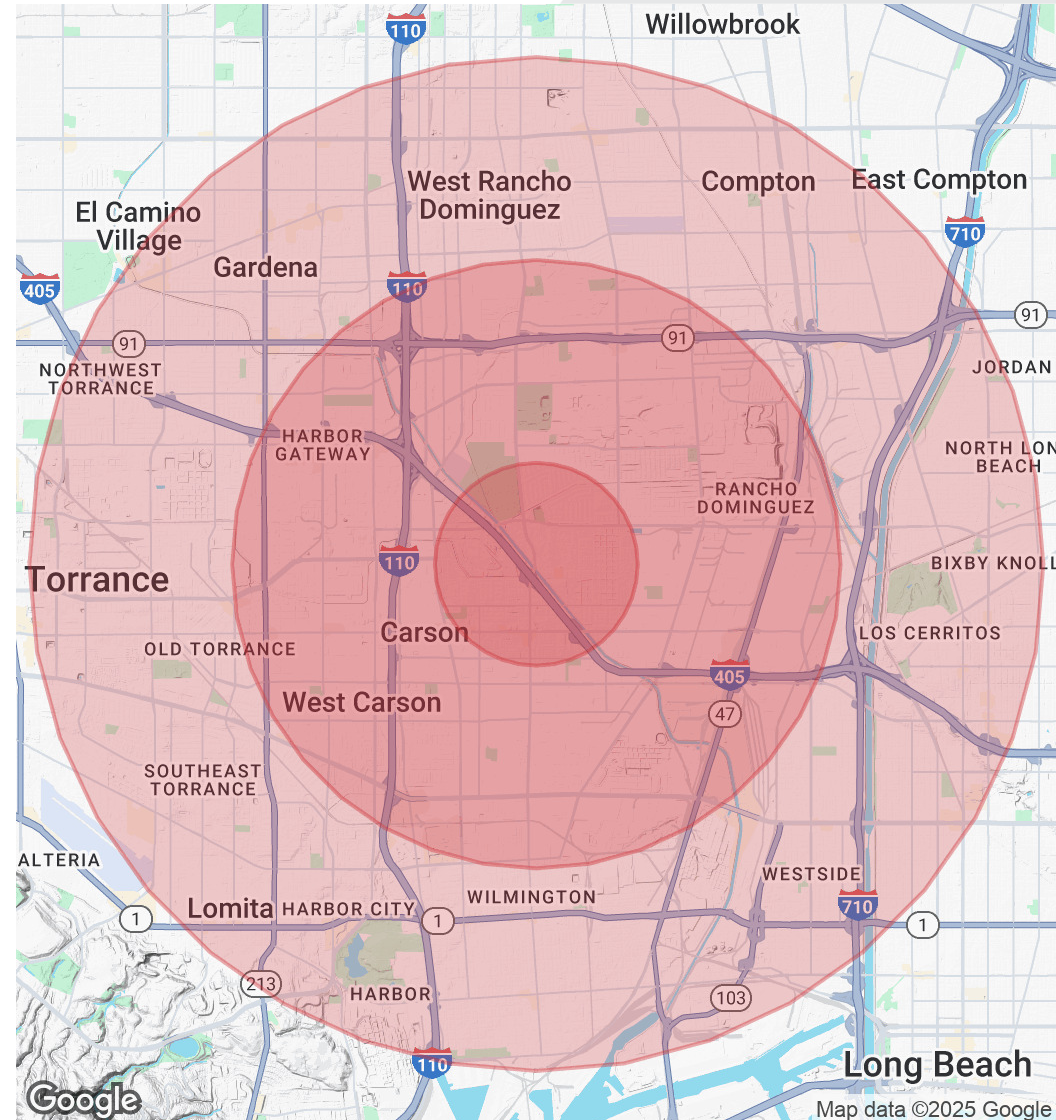


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,938	150,008	555,600
Average Age	41.5	39.7	37.3
Average Age (Male)	39.1	37.9	35.8
Average Age (Female)	43.6	41.6	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,041	45,885	182,428
# of Persons per HH	3.2	3.3	3.1
Average HH Income	\$105,398	\$93,697	\$84,683
Average House Value	\$496,400	\$493,350	\$495,928

2020 American Community Survey (ACS)



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