

# SIGNALIZED CORNER RETAIL

22001-22005 S Avalon Blvd. Carson, CA 90503



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## PROPERTY FEATURES

- Approx. 735 SF available
- Located at SWC signalized corner of Avalon and 220th St
- Approximately 30,000 cars per day traffic count
- Neighborhood center is across the street from 99 Cent store, East West Bank and McDonalds

## AREA AMENITIES

- Immediate local area has 1,200 newly constructed apartments and an additional 1,200 units in development
- Close to 405 FWY, Civic Center, medical, and schools
- Local daily trips nearby include Ralph's, European Wax Center, IHOP, and Carl's Jr



DEMOS	1 mile	3 mile	5 mile
Population	28,508	185,248	502,282
Avg. HH Income	\$94,742	\$89,149	\$87,330
Daytime Pop.	23,380	149,892	403,308
Traffic Count	±33,550 cars per day		

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