



17625
S Central Ave

OFFICE BUILDING ON .55 ACRES OF LAND

FOR SALE

17625 S CENTRAL AVE
CARSON | CA, 90746



±9,200 SF
OFFICE BLDG



±23,912 SF
LOT SIZE



CMX
MIXED USE



CARSON
LOCATION

FOR MORE INFORMATION PLEASE CONTACT:

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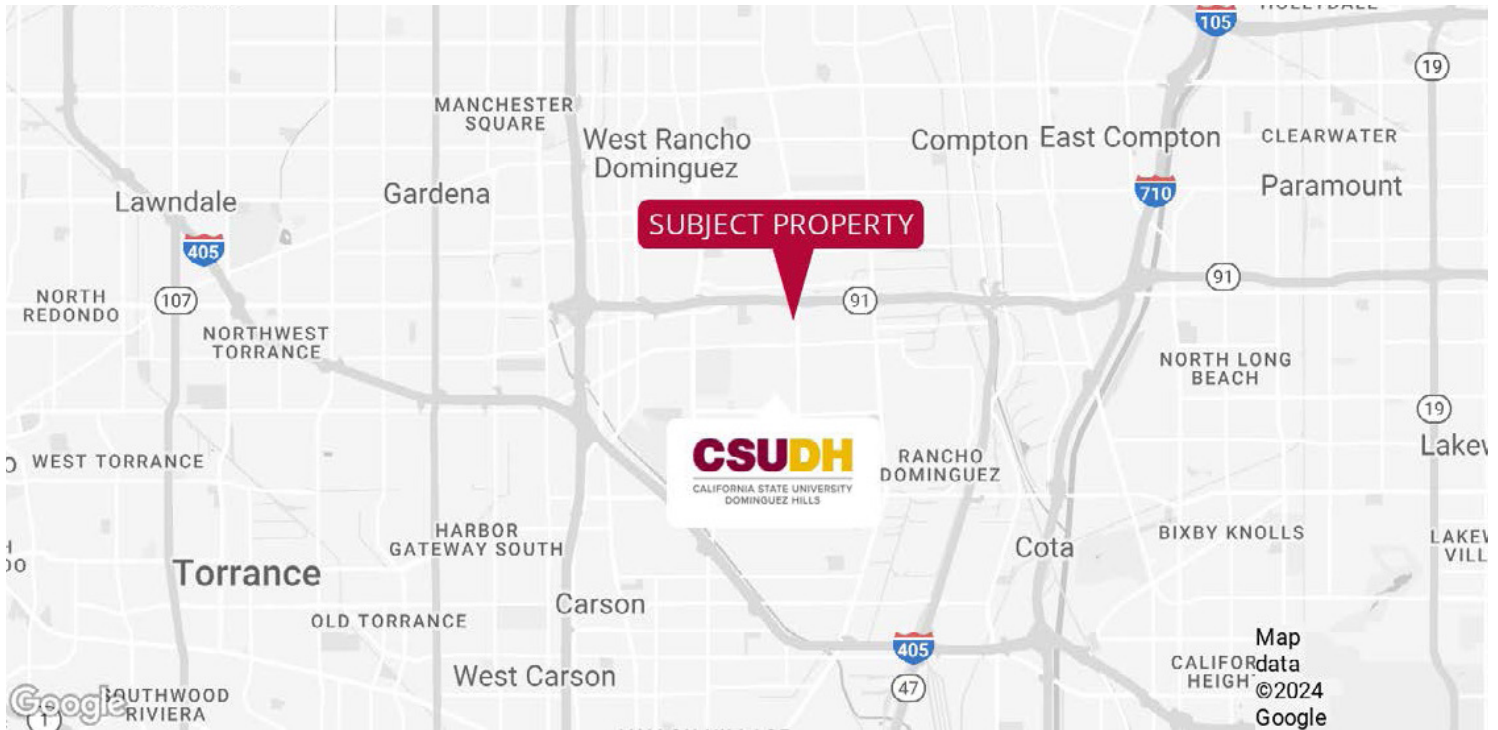
CADRE #00823821

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17625 S. CENTRAL AVE CARSON | CA

FOR SALE LAND



PROPERTY DESCRIPTION

- Rare Owner/User Office Purchase Opportunity in Carson
- 2-Story, Multi-tenant Office Building (±9,200 SF)
- CMX-Mixed Use Zoning
- Signalized Intersection (Access off 2 Streets)
- Main Arterial Route just South of the 91 Fwy
- Close Proximity to CSUDH and Dignity Health Stadium

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,460	42,146	172,367
Total Population	12,183	153,957	626,581
Average HH Income	\$75,941	\$65,032	\$59,958

PROPERTY HIGHLIGHTS

- Value-added Investment Opportunity
- Potential Covered Land Play
- Zoning Allows for Affordable Housing
- May qualify for "Builder's Remedy" Law
- Existing Rental Income (All Tenants on MTM Leases)
- Excellent Access to 91/110/405 Fwys
- Numerous Retail services/Restaurants within Walking distance
- **Call Broker for Pricing and Terms**

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