

# FOR LEASE

AVALON X 220TH

22005 AVALON BLVD, CARSON, CA

±900 SF  
END CAP  
FOR LEASE



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## CBM1

LEASING

BROKERAGE

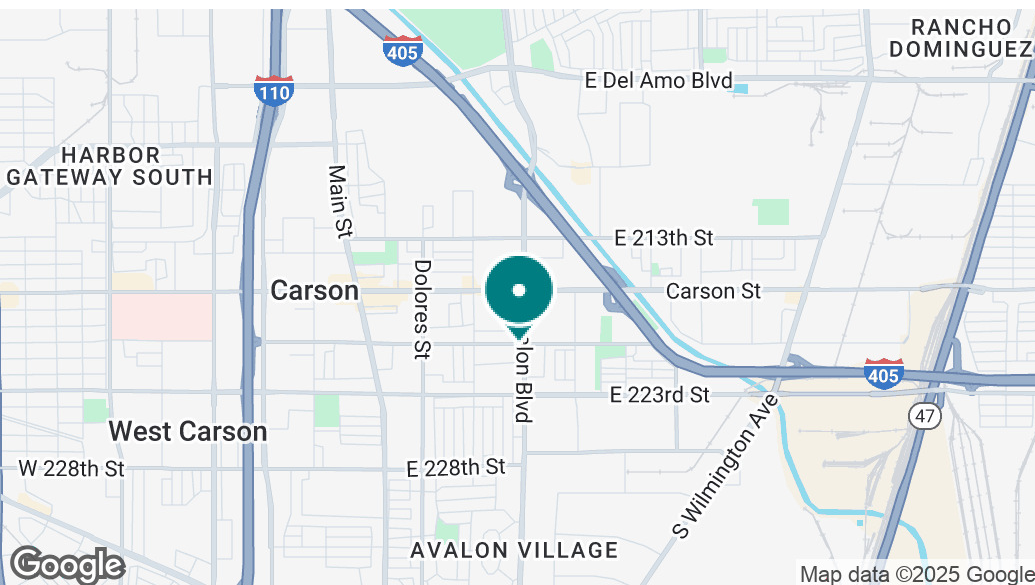
INVESTMENTS



## PROPERTY SUMMARY

AVALON X 220TH | 22005 AVALON BLVD, CARSON, CA 90745

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### PROPERTY DESCRIPTION

Avalon x 220th is a well-located neighborhood strip center totaling approximately 5,225 square feet, offering investors and owner-users stable in-place income with long-term upside. The property is occupied by a mix of service-oriented retail tenants that benefit from consistent daily demand generated by the surrounding residential base. Featuring a straightforward strip-center layout, surface parking, and strong street frontage along Avalon Boulevard, the center provides ease of operation, solid visibility, and durable tenancy. This is an attractive opportunity to acquire a stabilized neighborhood retail asset with future value-add potential through rent growth, lease restructuring, or repositioning.

### LOCATION DESCRIPTION

Located at the signalized intersection of Avalon Boulevard and 220th Street in Carson, California, Avalon x 220th benefits from exposure along a primary north-south commercial corridor serving the greater South Bay. The immediate area is characterized by dense residential neighborhoods, steady daytime employment, and limited competing retail, supporting long-term demand for neighborhood-serving uses. Avalon Boulevard provides convenient access to nearby arterials and regional freeways while maintaining strong local traffic patterns. The combination of visibility, accessibility, and an established retail environment makes this location highly functional for service, medical, and personal care tenants.

### PROPERTY HIGHLIGHTS

- Approximately 5,225 square feet of neighborhood retail space configured as a multi-tenant strip center.
- Strong mix of service-oriented tenants generating consistent daily traffic.
- Positioned at the signalized intersection of Avalon Boulevard and 220th Street.
- Excellent street visibility along a primary north-south commercial corridor.
- Convenient surface parking directly in front of the storefronts.
- Located within dense surrounding residential neighborhoods.

## AVAILABLE SPACE

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## LEGEND

- Available
- Unavailable

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite F	900 SF	Est. \$0.65 NNN	\$3.00 SF/month	End Cap retail shop previously occupied by a massage use. The suite features a functional retail layout suitable for a wide range of neighborhood-serving concepts and can accommodate service, personal care, medical, or retail-oriented users. The space benefits from direct storefront access, signage visibility, and convenient surface parking, making it well-positioned for operators seeking an efficient footprint within an established neighborhood retail center. ***Use Restriction Note: Please note that massage uses will not be accepted.***

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## SITE PLANS

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## ADDITIONAL PHOTOS

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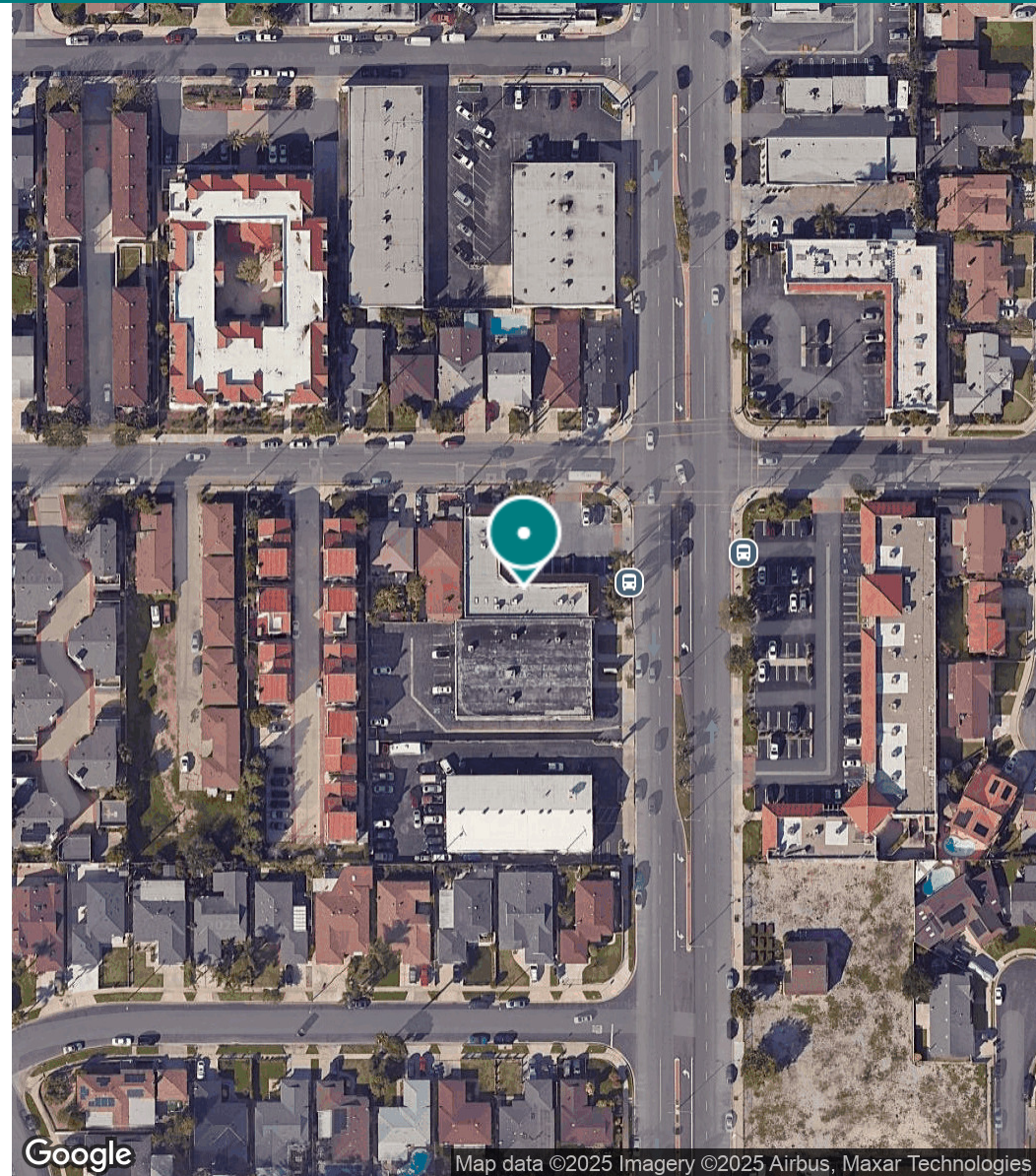
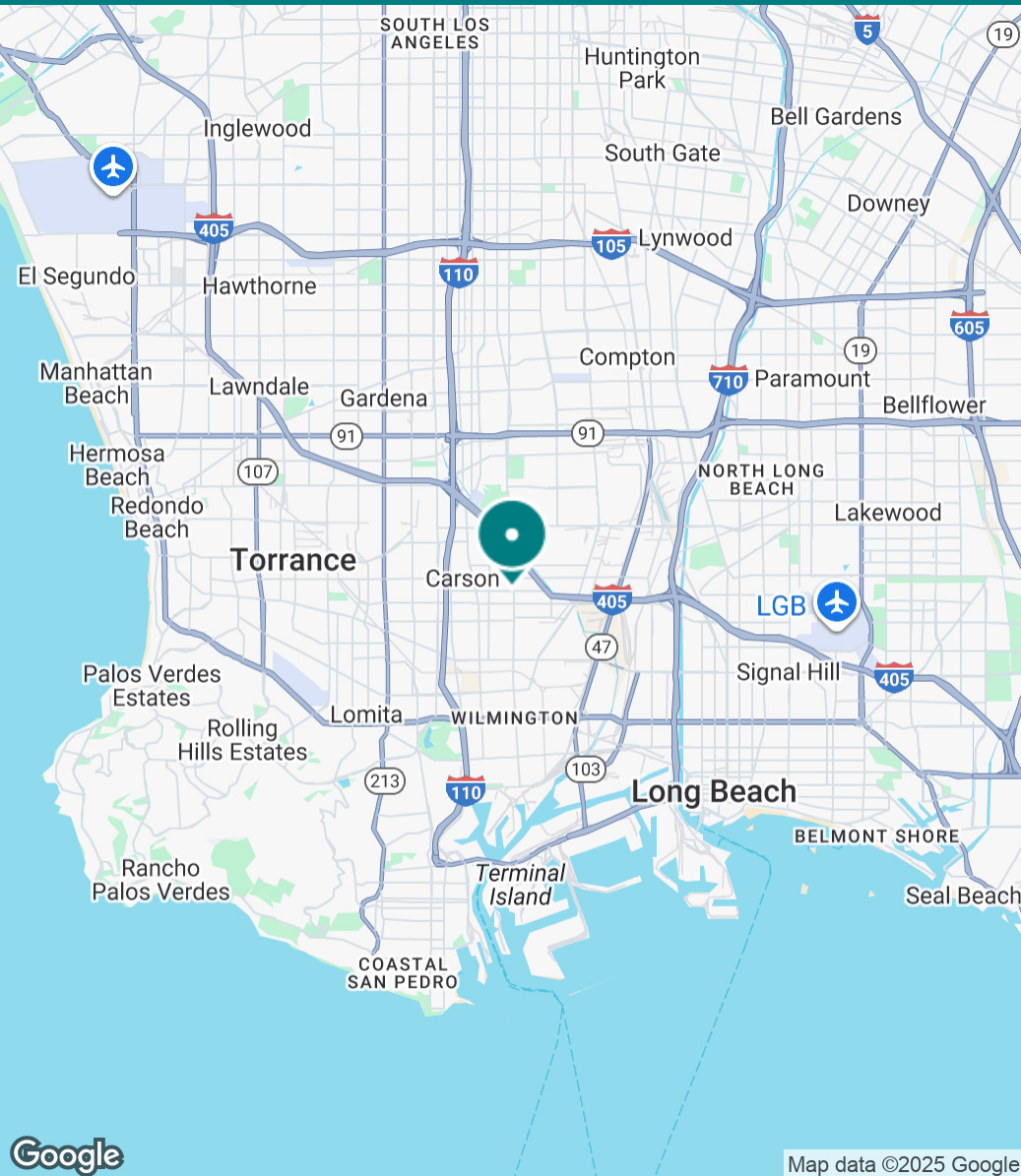
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## LOCATION MAP

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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,895	187,258	497,034
Average Age	44	42	41
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,289	56,474	159,142
Persons per HH	3.6	3.3	3.1
Average HH Income	\$128,341	\$115,615	\$108,643
Average House Value	\$636,587	\$701,425	\$747,982
Per Capita Income	\$35,650	\$35,034	\$35,046
RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	13.90%	15.10%	17.90%
Population Black (%)	10.10%	14%	13.60%
Population American Indian (%)	1.10%	1.40%	1.60%
Population Asian (%)	36.40%	23.20%	20.70%
Population Pacific Islander (%)	1.70%	1.30%	1%
Population Other (%)	24.60%	31%	31.30%

Map and demographics data derived from AlphaMap

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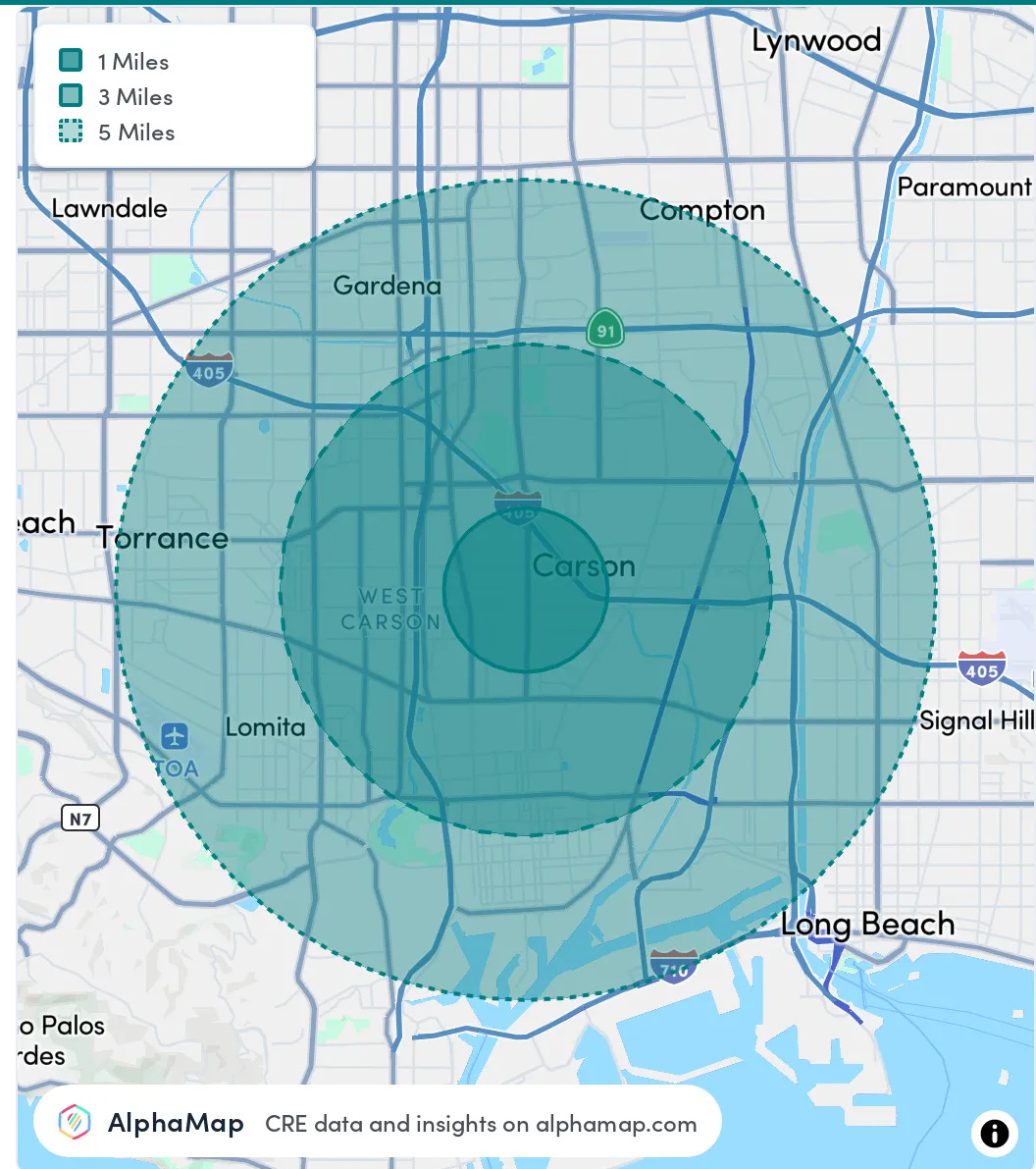
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## MEET THE TEAM

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