



3,800 SF OF RETAIL/OFFICE SPACE AVAILABLE

# RENAISSANCE AT CITY CENTER

21800 AVALON BOULEVARD, CARSON, CALIFORNIA



WATCH THE VIDEO



# JOIN CARSON'S PREMIER MIXED-USE DEVELOPMENT

**Immediate Availability:** 3,800 SF space suitable for general retail or office use

**Prime Location:** Situated along heavily trafficked Avalon Blvd in Carson's most desirable and growing area.

**Mixed-Use Development:** ±13,600 SF of retail space below 150 residential units in a vibrant, walkable community.

**Excellent Accessibility:** Near the 405 and 110 freeways, with easy access to Silicon Beach, Torrance, Hawthorne, San Pedro, and Long Beach.

**Strong Local Demographics:**

- ±169,000 residents within 3 miles
- 87,000+ employees within 3 miles
- \$116,000 average household income within 1 mile

**Nearby Anchors:** Less than 1 mile from SouthBay Pavilion (1M+ SF of retail).

**Business-Ready Environment:** Rapidly growing market with increasing demand for premium retail and office space.







BRAND-NEW MIXED-USE DEVELOPMENT  
WITH ±350 APARTMENT UNITS

FUTURE SIMON MALL



1,000,000 SF  
SHOPPING CENTER  
0.8 MILES FROM  
SUBJECT



± 400,000 VPD

CARSON CITY HALL  
AND CIVIC CENTER



E CARSON ST – ±25,000 VPD

RENAISSANCE  
AT CITY CENTER

SAVALON BLVD





# CARSON RESIDENTIAL DEVELOPMENTS

IN PROGRESS

**ASCEND**  
1,250 APARTMENT UNITS  
*ENTITLED*

**ENVISION ON PARK**  
351 TOWNHOMES  
764 APARTMENT UNITS  
*UNDER CONSTRUCTION*

**CARSON TRIANGLE  
PHASE II RESIDENCES**  
125 TOWNHOMES  
*ENTITLED*

**CARSON TRIANGLE**  
315 TOWNHOMES  
*UNDER CONSTRUCTION*

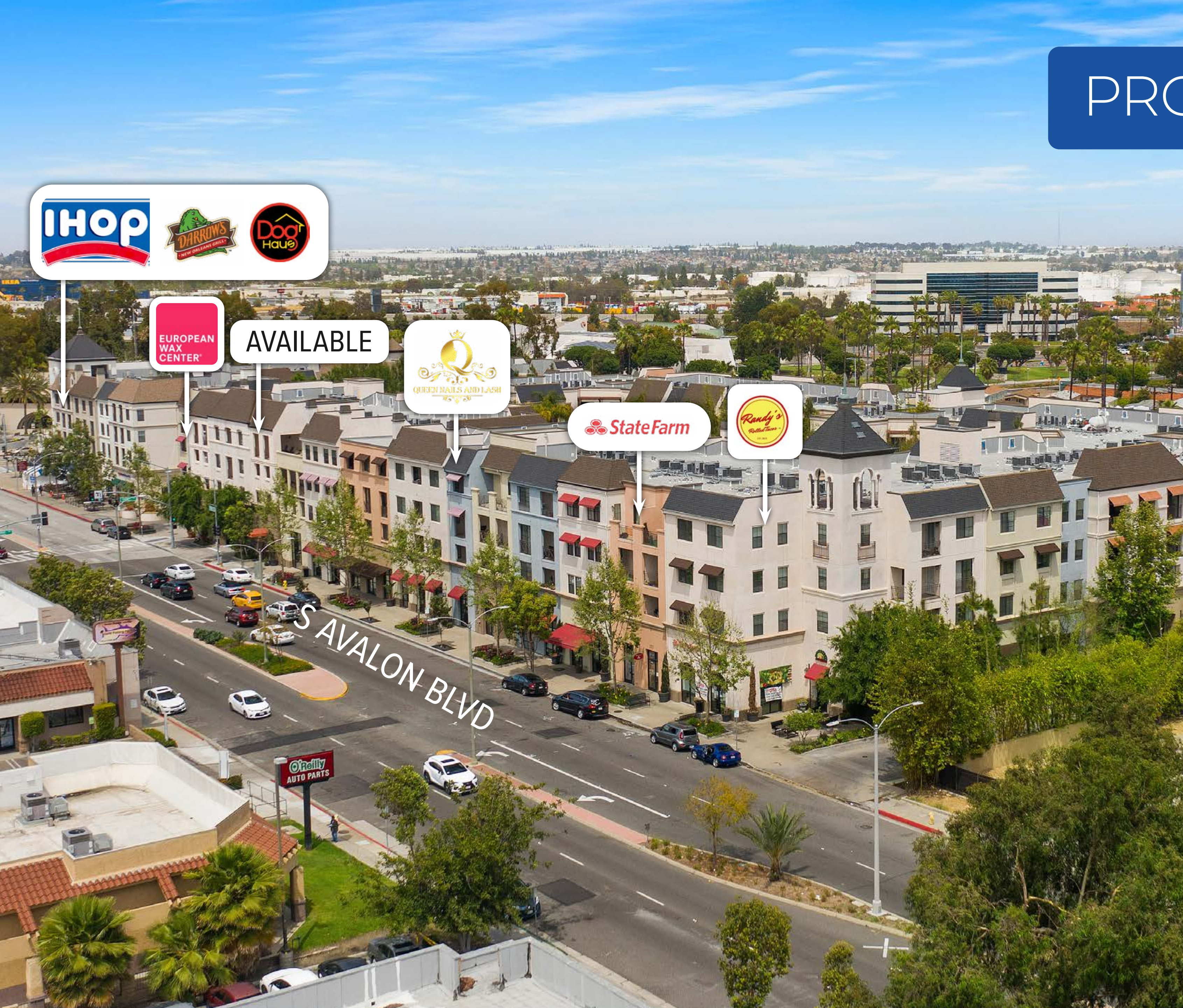
**PERRY ST RESIDENCES**  
62 TOWNHOMES  
*ENTITLED*

**union**  
south bay

**RENAISSANCE**  
AT CITY CENTER



# PROPERTY HIGHLIGHTS



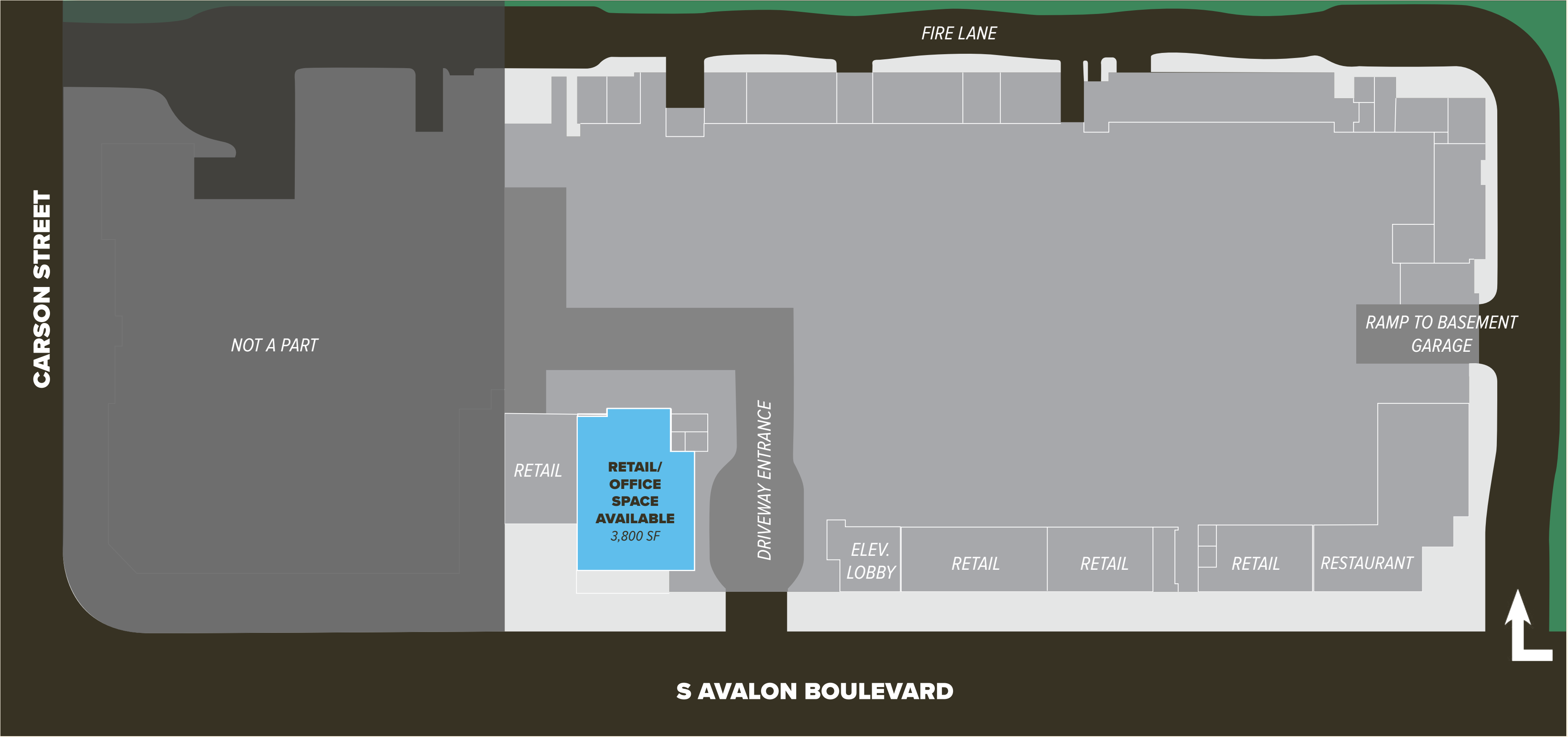
- High-profile mixed-use development with 150 luxury apartment units above  $\pm 13,600$  SF of retail
- $\pm 169,000$  population (3-mile) & \$116,000 average household income (1-mile)
- Location is ideal for daily needs, including food use and personal services-oriented tenants
- Excellent access via I-405 about a 1/2 mile away – 400,000 VPD traffic
- Features ample on-grade parking directly behind retail
- High visibility to  $\pm 30,000$  vehicles per day traffic counts on S Avalon Blvd
- Proximate to major SouthBay Pavilion: Regional 1M+ SF mall and shopping center – home to Target, IKEA, Burlington and much more





# SITE PLAN

ADDRESS	21800 S AVALON BLVD CARSON, CA 90745
APN	7332-001-047
ZONING	CAMU
GLA	145,000 SF
LOT SIZE	2.94 AC
YEAR BUILT	2013
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
PARKING SPACES	± 158 SURFACE SPACES
PARKING RATIO	11 : 1,000 SF





# SPACE DETAILS

SPACE AVAILABLE	SPACE TYPES	BUILD OUT	DELIVERY	FRONTAGE	AVAILABILITY	TERM	RATE	LEASE TYPE
3,800 SF	Retail/Office	Office	Negotiable	±50'	Immediate	Negotiable	Negotiable	NNN





# CARSON, CALIFORNIA

## DEMOGRAPHICS

### POPULATION

1-MILE	3-MILE	5-MILE
26,622	169,007	492,773

### AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$116,137	\$105,591	\$99,020

### DAYTIME EMPLOYMENT

1-MILE	3-MILE	5-MILE
12,415	87,193	272,241

### HOUSEHOLDS

1-MILE	3-MILE	5-MILE
7,178	50,173	154,771

Located in the South Bay section of Los Angeles County, Carson is a major industrial center that has grown from a population of 61,000 in 1968 to 169,007 in 2025. Over the years, three annexations have increased the city’s size to 19.2 square miles. Steady and continued growth has enabled Carson to become a significant presence in the Los Angeles South Bay, with exceptionally strong recent growth due in large part to the influx of tech companies in nearby cities, which has attracted a growing, educated and affluent population.

While Carson is well-known as an commerce center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community and an attractive place to live and work. Hundreds of companies call the city home, including Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Shell Oil, and Hyundai, to name a few.

The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/ recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs.



PORSCHE  
EXPERIENCE CENTER



DIGNITY HEALTH  
SPORTS PARK



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