

FOR LEASE | FREESTANDING RESTAURANT BUILDING

20755 S Avalon Blvd.

CARSON, CA 90746







## Demographics

### Carson, CA

#### Estimated Population

1 mile	19,172
3 miles	156,763
5 miles	578,033

#### Daytime Population

1 mile	11,544
3 miles	107,854
5 miles	267,474

#### Average HH Income

1 mile	\$126,494
3 miles	\$116,614
5 miles	\$105,921

#### Traffic Count

Avalon Blvd.	27,913 CPD
405 Freeway	272,000 CPD

## Property Features

- 5,776 SF freestanding restaurant building on 30,500 SF of land available directly across from South Bay Pavilion
- Neighboring tenants include Target, Ikea, JCPenney, Cinemark XD Theater, Buffalo Wild Wings, Five guys, Panera, Old Navy, Burlington, F21 red & many more
- Drive-Thru and Car Wash possibilities
- Strategically located between two major freeways, the 405 & 110 for accessibility and visibility
- Carson, California is home to California State University, Dominguez Hills, a major commuter school enrolling over 14,000 students

## CONTACT

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# Local Aerial



THE LINKS AT VICTORIA GOLF COURSE



THE CREEK AT DOMINGUEZ HILLS  
A 94-acre sports and recreation destination

ON/OFF RAMP ACCESS

Porsche Experience Center

1,400 Residential Units

E. Del Amo Blvd

FULL FREEWAY INTERCHANGE

110

E. Main St

INDUSTRIAL PARK

LOS ANGELES PREMIUM OUTLETS

Leonardo Dr.

COUNTRY MART

COMING SOON

SITE

405

FULL FREEWAY INTERCHANGE

S. Avalon Blvd

- SOUTHBAY PAVILION
- TARGET
  - IKEA
  - CINEMARK
  - 24 FITNESS
  - CHIPOTLE
  - OLD NAVY
  - chili's
  - Olive Garden
  - Burlington Coat Factory
  - Panera
  - Cane's
  - Chick-fil-A





**Carson Lane**  
 Site Area: 27 Acres  
 Total Dwelling Units: 1,115 Units  
 Building Height: 2-4 Stories  
 Completion: 2026

**Carson Country Mart**  
 Site Area: 12 Acres  
 Program: Restaurants, Dog Park  
 Kids Playground, Event Space  
 Completion: 2026

**Carson Country Mart Logistics**  
 Site Area: 73 Acres  
 Warehouse Area: 1,600,000 Sq. Ft.  
 Building Height: 36 Ft. - 40 Ft.  
 Completion: 2026

**Carson Ascend**  
 Site Area: 15 Acres  
 Dwelling Units: 1,250 Units  
 Building Height: 4-6 Stories  
 Completion: 2028

**South Bay Pavilion Mall**

**Premium Outlet Mall**

**Evolve South Bay**

**Porsche Experience**

**SITE**

For More Information Contact:

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