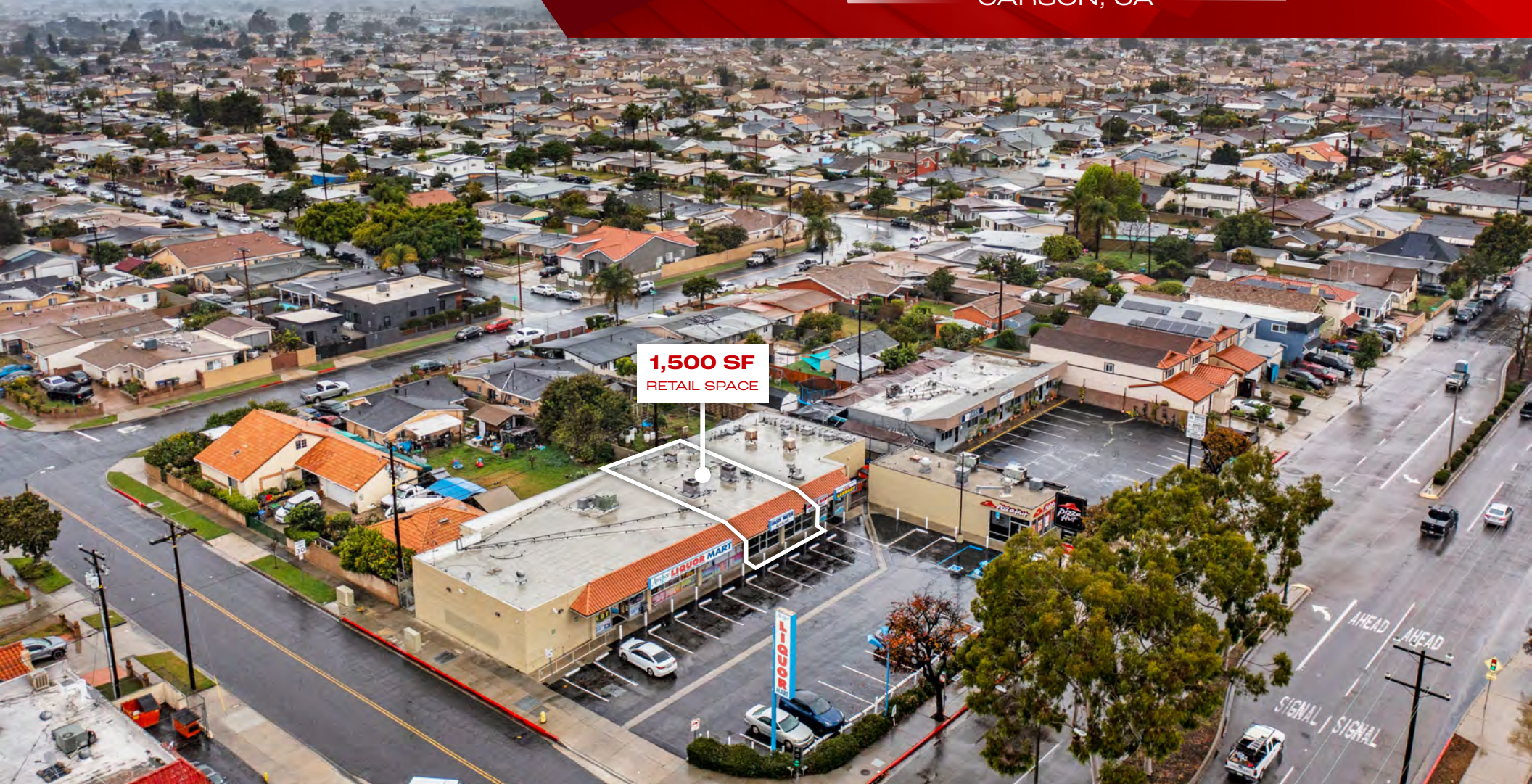


# FOR LEASE

23301 - 23315

## S MAIN STREET

CARSON, CA



**1,500 SF**  
RETAIL SPACE



**DAVID SHABY III**

Vice President

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# PROPERTY HIGHLIGHTS



1,500 SF  
RETAIL SPACE



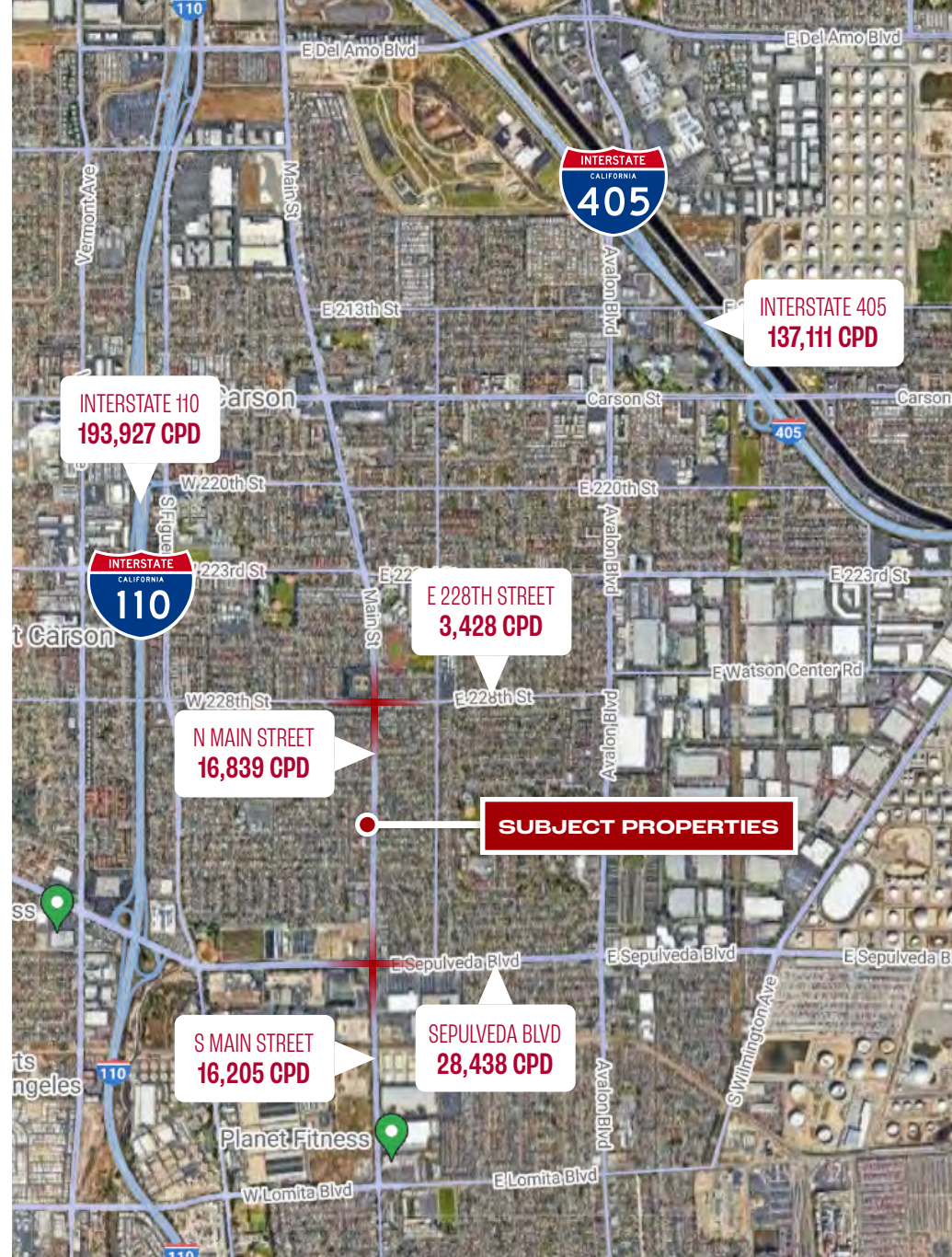
CENTRALLY LOCATED  
NEIGHBORHOOD CENTER



1,200 SF  
2ND GEN RESTAURANT SPACE



EXCELLENT  
RETAIL EXPOSURE



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# EXTERIOR PHOTOS

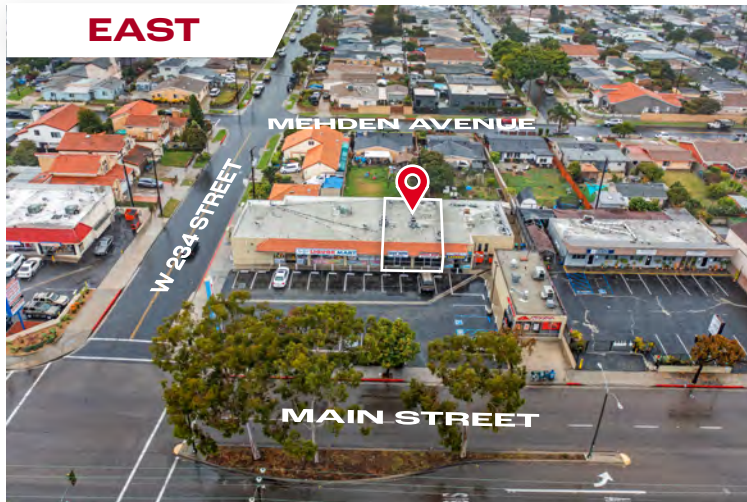
## NORTH



## SOUTH



## EAST



## WEST



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# AMENITIES MAP



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# DEMOGRAPHIC DATA



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	34,337	116,695	213,423
Estimated Households	9,004	34,330	65,919
Median Age	40.4	39.7	38.6



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$139,391	\$124,371	\$123,730
Median Household Income	\$110,354	\$96,443	\$92,735



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	707	3,365	8,129
Total Employees	7,221	32,271	77,604

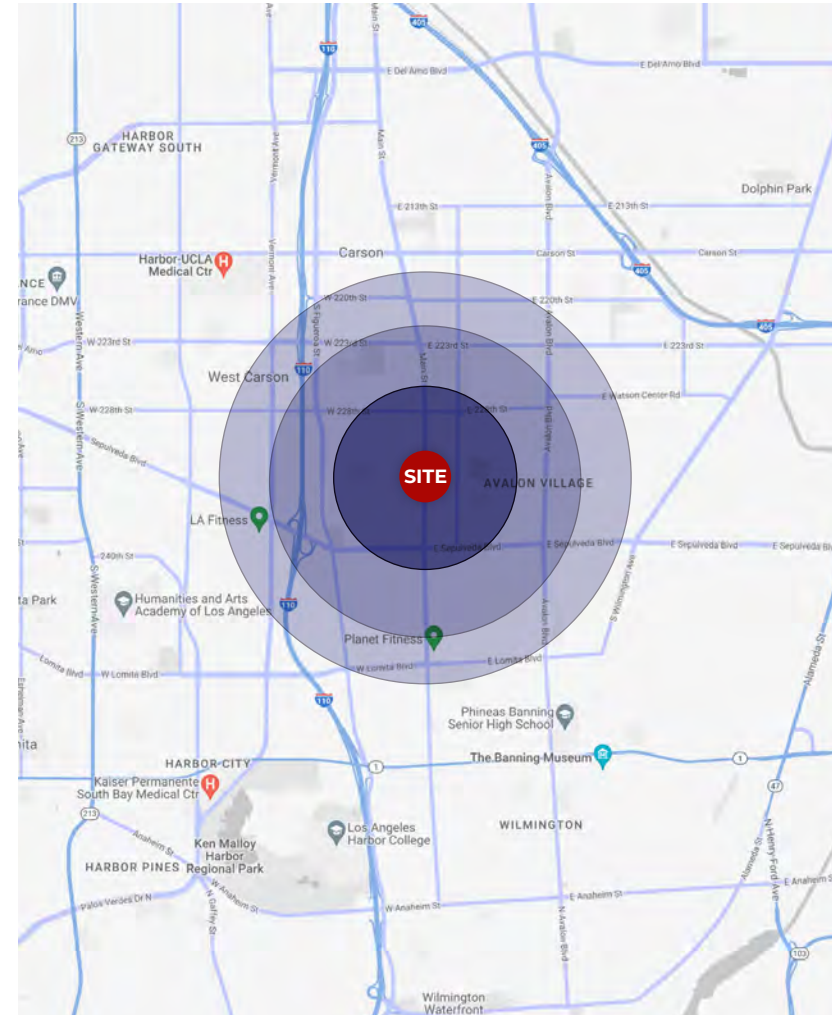


## DESTINATIONS

Avalon Village, CA (approx 1.7m away)  
 West Carson, CA (approx 1.8m away)  
 Harbor-UCLA Medical Center  
 Los Angeles Harbor College  
 The Banning Museum

## DISTANCE

5 Minute Drive  
 6 Minute Drive  
 8 Minute Drive  
 9 Minute Drive  
 9 Minute Drive



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