

Restaurant & Retail Space |  $\pm 1,000$ -2,400 SF

# GRACE PLAZA | FOR LEASE

NWC, E Carson St & Grace Ave | Carson, CA

**beta.**



For leasing, please contact:

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# PROPERTY OVERVIEW

± 1,000 SF former ice cream shop and ± 1,200 SF retail shop space available in 25,142 SF Neighborhood/Strip center located along heavily trafficked Carson Street, a primary arterial serving the area. Prime location within the Carson Street corridor. Center is one block from Carson City Hall, Carson Center, Veo Mixed-Use development, Ralphs grocery store and The Renaissance at City Center (Carson's 1st luxury mixed-use project).

## PROPERTY HIGHLIGHTS

- Located along heavily trafficked Carson Street
- Prime location within the Carson Street corridor
- Ample parking
- Easy access to 405 and 110 Freeways

## DEMOGRAPHICS:

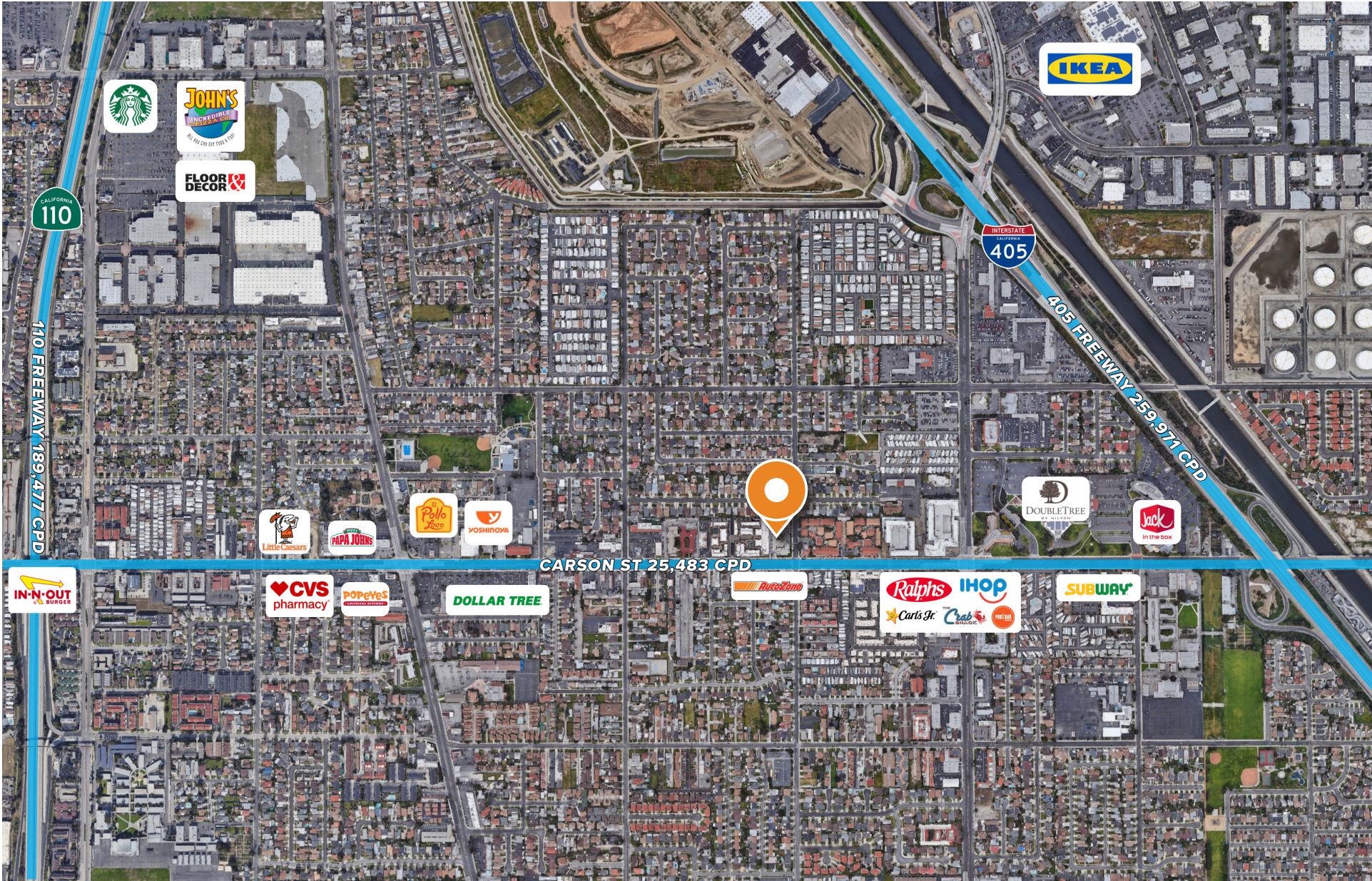
	1 Mile	3 Miles	5 Miles
Total Households	8,575	53,606	163,066
Total Population	30,104	170,350	494,525
Avg. Household Income	\$140,661	\$131,433	\$123,611

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# AREA OVERVIEW





# SITE PLAN

SUITE	TENANT	SF
A,B	Thai Original BBQ	2,230
C,D	Textured Tech Beauty Supply	2,400
E	All F.I.T	1,200
F	AVAILABLE	1,200
G	Mathnasium	1,200
H	Salon 360	1,200
I	Jackson Hewitt Tax Service	1,230
J,K,L	LA County Aging and Disabilities Department (Coming Soon)	5,680
M	AVAILABLE	1,000
N	Dental Office	1,200
O	Brazilian Jiu-Jitsu	1,200
P,Q	Laundry 360	2,400
R	Gift Shop	1,200
S	Priority Workforce	1,802





# DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	30,104	170,350	494,525
Average age	43.0	40.8	39.3
Average age (Male)	42.2	39.4	38.2
Average age (Female)	43.6	42.1	40.4
Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,575	53,606	163,066
# of persons per HH	3.3	3.1	3.0
Average HH income	\$140,661	\$131,433	\$123,611
Average house value	\$657,394	\$687,596	\$733,806
Race (%)	1 Mile	3 Mile	5 Mile
White	17.9%	19.9%	22.6%
Hispanic	37.0%	43.2%	45.4%
Black	10.3%	15.9%	14.6%
Asian	36.8%	25.2%	22.2%
Hawaiian	1.9%	1.3%	1.0%
American Indian	0.9%	1.1%	1.2%
Other	20.2%	23.5%	24.9%

