



For sublease

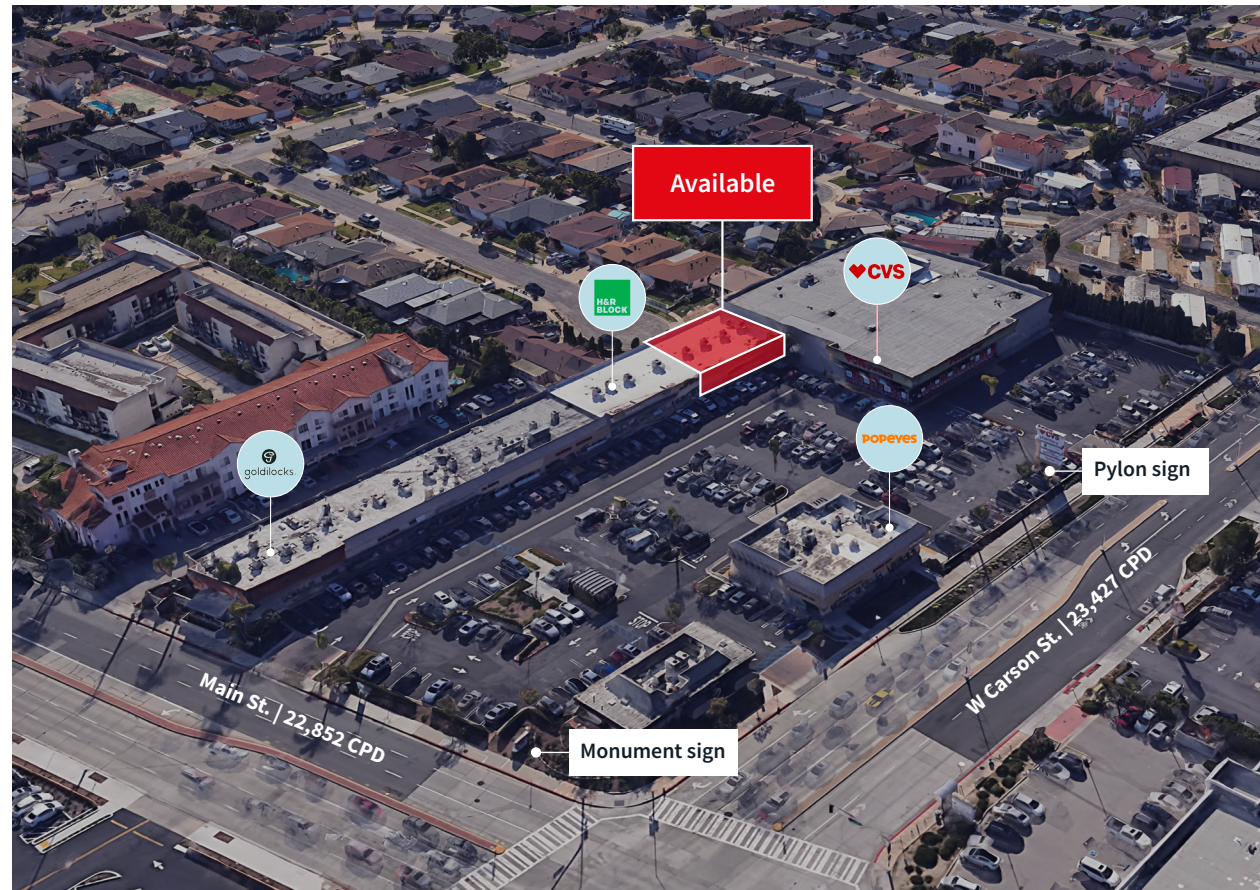
168 W. Carson St., Carson CA 90745

3,450 SF 2nd Generation Medical Space
in CVS anchored Neighborhood Center

Property highlights

168 W Carson St., Carson, CA

- Built out as an Optum Medical Clinic
- Four (4) years left on Optum's Sublease
- Unit has waiting and reception areas, XRay Room, six (6) Exam rooms (with sink), two (2) restrooms, a Lab, and an office space.
- Located off of W. Carson St. (23,427 CPD) and Main St. (22,852 CPD).
- Great Monument and Pylon Signage opportunity
- CVS Anchored center with solid Pad restaurant for increased visitation.



Area retailers



TABULI MARKET

**CARSON
FAMILY DENTAL**



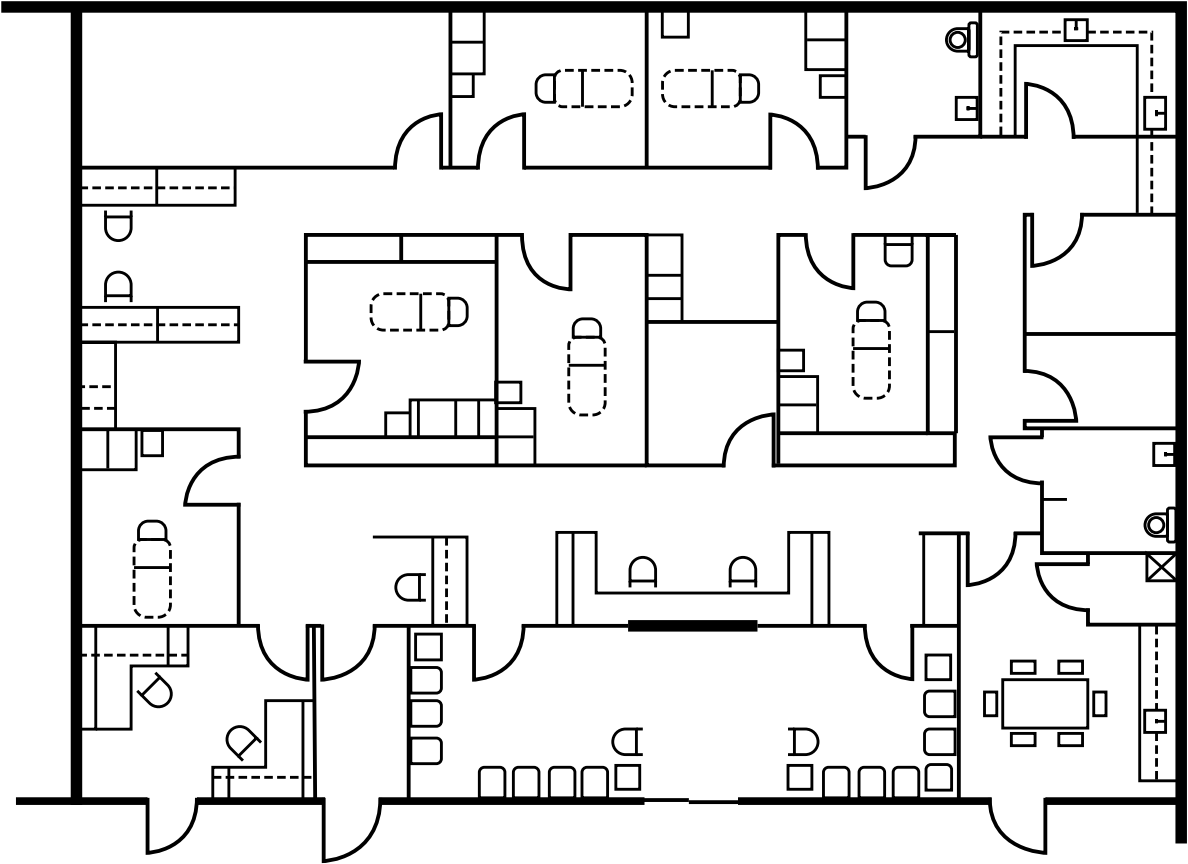
**BLUE LOTUS
VIETNAMESE
CUISINE**

Location and pylon signage



DEMOS	Total poplation	Avg. HH size	Total number of houses
Source: ESRI			
0.5 miles	9,579	3.03	3,012
1 mile	38,716	3.11	11,474
3 mile	187,946	3.01	60,925

Floor plan

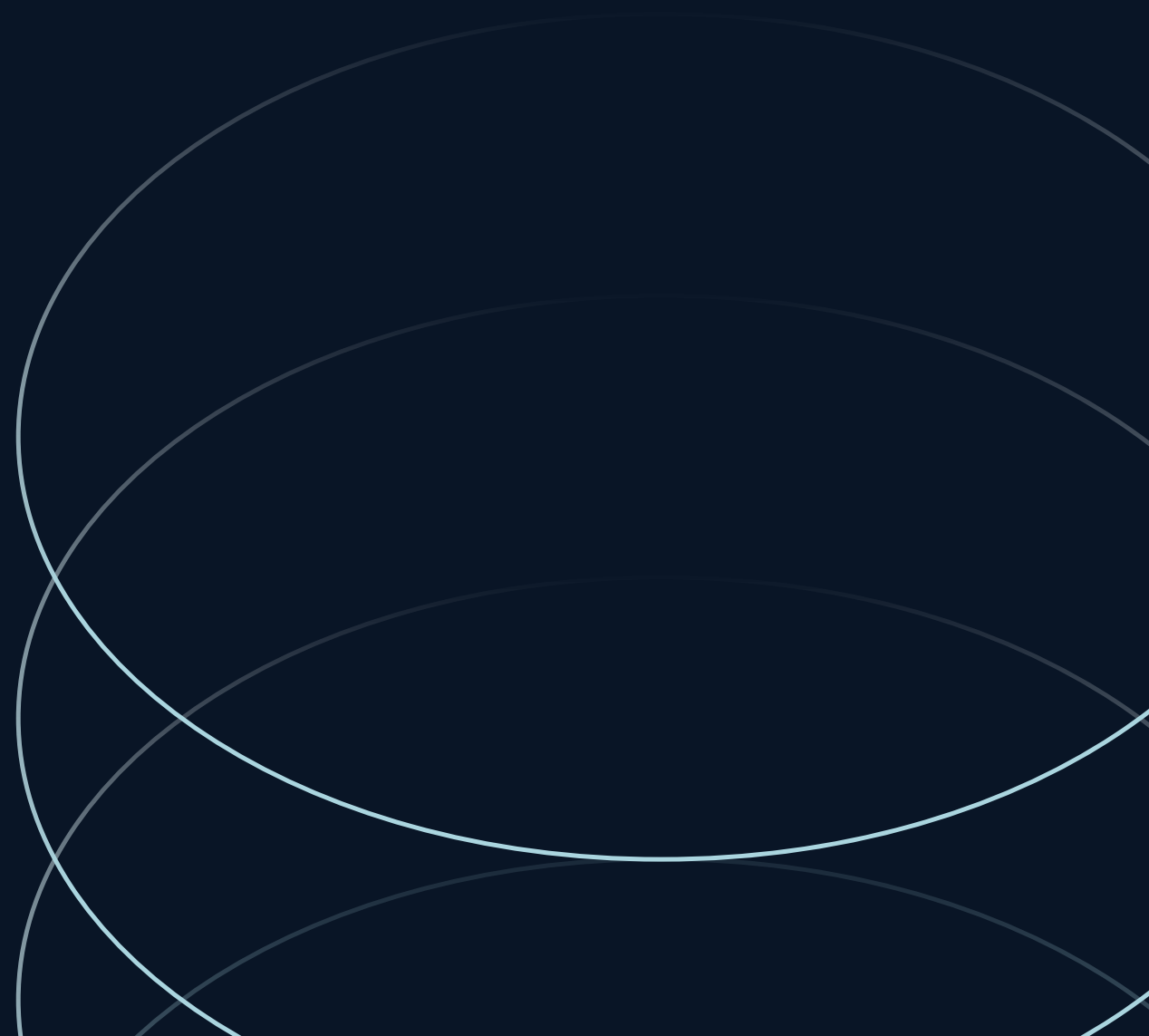


Demographics

Population	1 mile	3 miles	5 miles
2024 Total population	38,716	187,946	491,857
Household			
2024 Total households	11,474	60,925	164,398
2024 Avg. household size	3.11	3.01	2.93
Average home value	\$688,634	\$757,313	\$819,571
Household income			
Average household income	\$128,339	\$127,589	\$123,106
Insurance Mix			
Commercial Insurance (EPO, HMO, PPO, POS)	21,539	99,270	249,133
Medicare Medical Policy	7,505	34,701	86,030
Medicaid Medical Policy	2,428	12,485	35,715

Source: ESRI 2024



**Chris Isola***Executive Vice President*

Lic. #1454942

+1 310 927 1591

chris.isola@jll.com

Ian Jost*Associate*

Lic. #02182056

+1 424 294 3443

ian.jost@jll.com