

FOR LEASE

AVALON CENTER

AVALON BLVD & DEL AMO BLVD



AARON GUIDO
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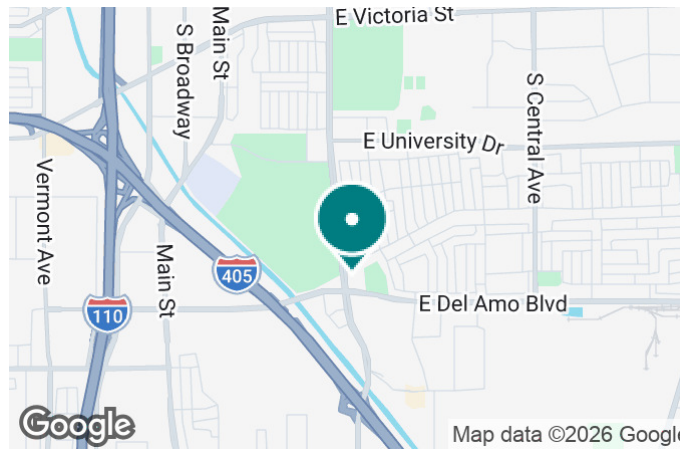
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Dominant Grocery Anchor (Walmart Neighborhood Market)
- Proven Traffic Node – ~60,000+ VPD Combined
- Signalized hard corner with strong visibility and accessibility
- Starbucks Drive-Thru Pad = Daily Trip Generator
- Morning-to-evening traffic flow that benefits all shop tenants
- ~155,000+ population within 3 miles and ~\$105K average household income
- Across from Regional Retail Hub (SouthBay Pavilion)
- Synergistic traffic from major national retailers and big-box tenancy
- Immediate connectivity to I-405, I-110, and CA-91 corridors

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,049	47,412	181,434
Total Population	13,307	155,235	579,914
Average HH Income	\$132,478	\$116,722	\$109,081

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Avalon Center is a Walmart Neighborhood Market–anchored neighborhood shopping center totaling approximately ±29,900 SF anchor with a complementary shop lineup, strategically designed to capture daily-needs traffic and repeat visitation. The center features a strong mix of service-oriented and food tenants including Starbucks (pad with drive-thru), Subway, Shakey's Pizza, Kumon, and multiple personal service operators—creating consistent daily traffic throughout morning, midday, and evening dayparts. The property offers ample on-site parking, multiple points of ingress/egress, and excellent storefront visibility across both Avalon Blvd and Del Amo Blvd frontages.

LOCATION DESCRIPTION

Located at the signalized intersection of Avalon Blvd & Del Amo Blvd in the heart of Carson, Avalon Center offers premier visibility within one of the South Bay's most active retail corridors. The property benefits from strong daily traffic counts exceeding ~60,000+ combined VPD (≈31,000 on Avalon Blvd and ≈29,700 on Del Amo Blvd) and immediate access to the I-405, I-110, and CA-91 freeways, providing seamless connectivity throughout Los Angeles County.

Positioned directly across from the SouthBay Pavilion Mall and surrounded by national retailers including Target, IKEA, and major quick-service brands, the center sits within a dense, infill trade area serving both residential neighborhoods and a strong daytime workforce. The location also benefits from proximity to CSU Dominguez Hills (~13,000 students) and major employment drivers throughout the South Bay.

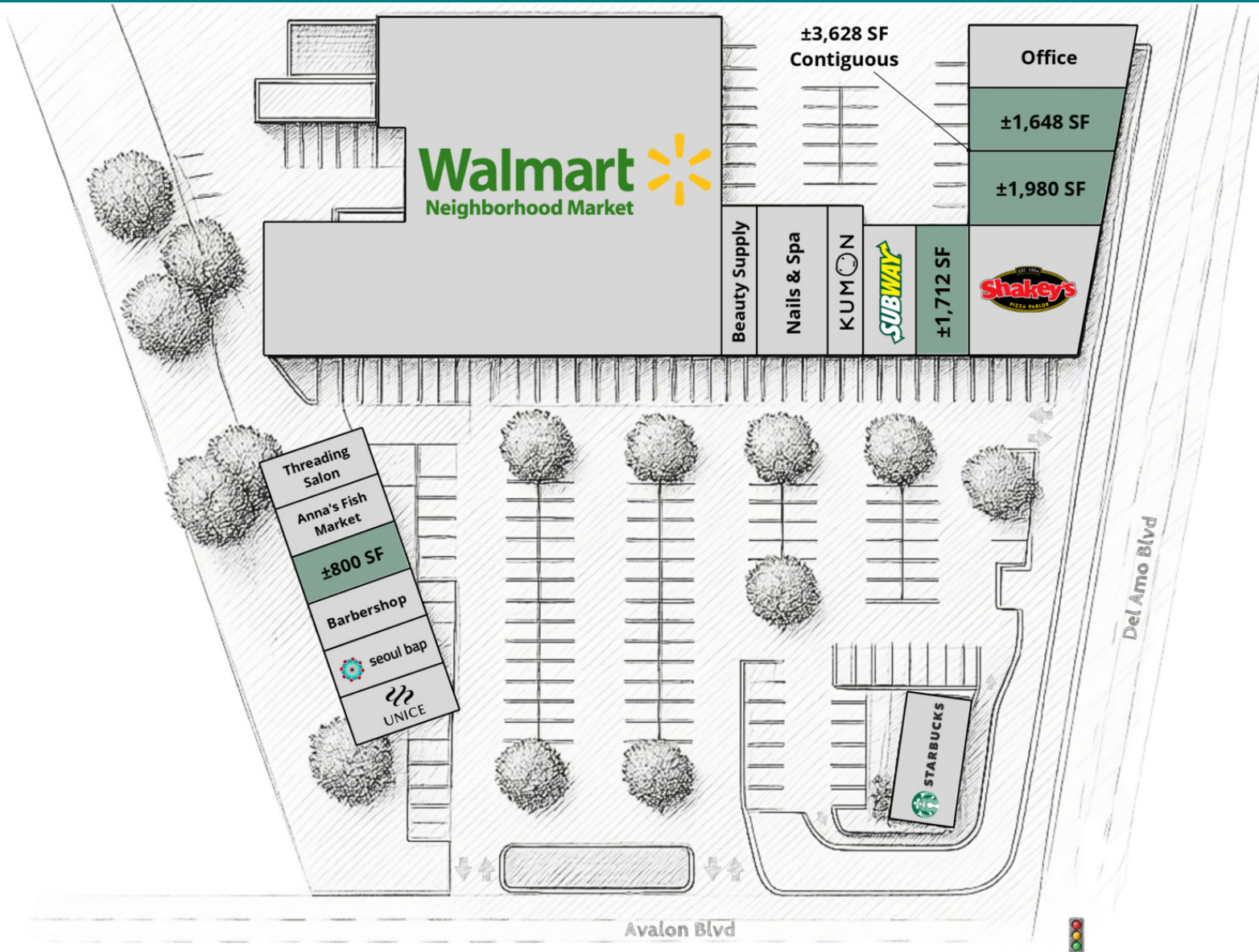
OFFERING SUMMARY

Lease Rate:	\$2.50 - \$3.00 SF/month (Est. \$0.67 NNN)
Available SF:	800 - 3,628 SF
Building Size:	55,140 SF

SITE PLAN

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LEASE SPACES

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 20220 S Avalon Blvd, Suite D	800 SF	Est. \$0.67 NNN	\$3.00 SF/month	Prime small shop retail space for lease in Carson, CA ideal for boutique retail, service-based businesses, or professional office users seeking an efficient footprint in a high-traffic shopping center. Located within a Walmart-anchored neighborhood center, this suite benefits from consistent daily foot traffic and strong visibility within the project. The space features convenient storefront access, close-in parking, and immediate proximity to established co-tenants including personal services and food users that drive repeat visits. This suite is well-suited for cell phone retail, insurance office, tax services, beauty, wellness, or medical office concepts looking for an affordable, high-exposure location in the South Bay.
■ 20238 S Avalon Blvd	1,712 SF	Est. \$0.67 NNN	\$2.50 SF/month	Well-positioned inline retail space for lease in Carson located near established food and service tenants, creating a natural draw for customer traffic throughout the day. This suite is ideal for retail, personal services, medical office, or specialty food users looking to plug into a proven co-tenancy mix within a grocery-anchored center. The space benefits from excellent co-tenancy synergy, convenient parking, and strong internal circulation within the project. Its location within the center makes it especially attractive for tenants seeking consistent walk-in traffic and repeat local customer base.
■ 681 E Del Amo Blvd	1,980 - 3,628 SF	Est. \$0.67 NNN	\$2.50 SF/month	Highly visible retail or office space for lease on Avalon Blvd in Carson, offering strong street presence and excellent accessibility within a grocery-anchored shopping center. This suite benefits from proximity to Walmart Neighborhood Market, Starbucks, Subway, and Shakey's Pizza, creating steady daily traffic and a built-in customer base. The layout is ideal for medical office, dental, fitness, boutique retail, or service-oriented users looking to capture both drive-by and walk-in traffic. Positioned along a major corridor with significant vehicle counts, the space offers excellent signage opportunity and easy customer access. Can be combined with the adjacent ±1,648 SF space to create a larger ±3,628 SF contiguous footprint, ideal for users requiring expanded square footage.
■ 685 E Del Amo Blvd	1,648 - 3,628 SF	Est. \$0.67 NNN	\$2.50 SF/month	Highly visible retail or office space for lease on Avalon Blvd in Carson, offering strong street presence and excellent accessibility within a grocery-anchored shopping center. This suite benefits from proximity to Walmart Neighborhood Market, Starbucks, Subway, and Shakey's Pizza, creating steady daily traffic and a built-in customer base. The layout is ideal for medical office, dental, fitness, boutique retail, or service-oriented users looking to capture both drive-by and walk-in traffic. Positioned along a major corridor with significant vehicle counts, the space offers excellent signage opportunity and easy customer access. Can be combined with the adjacent ±1,980 SF space to create a larger ±3,628 SF contiguous footprint, ideal for users requiring expanded square footage.

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RETAILER MAP

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ADDITIONAL PHOTOS

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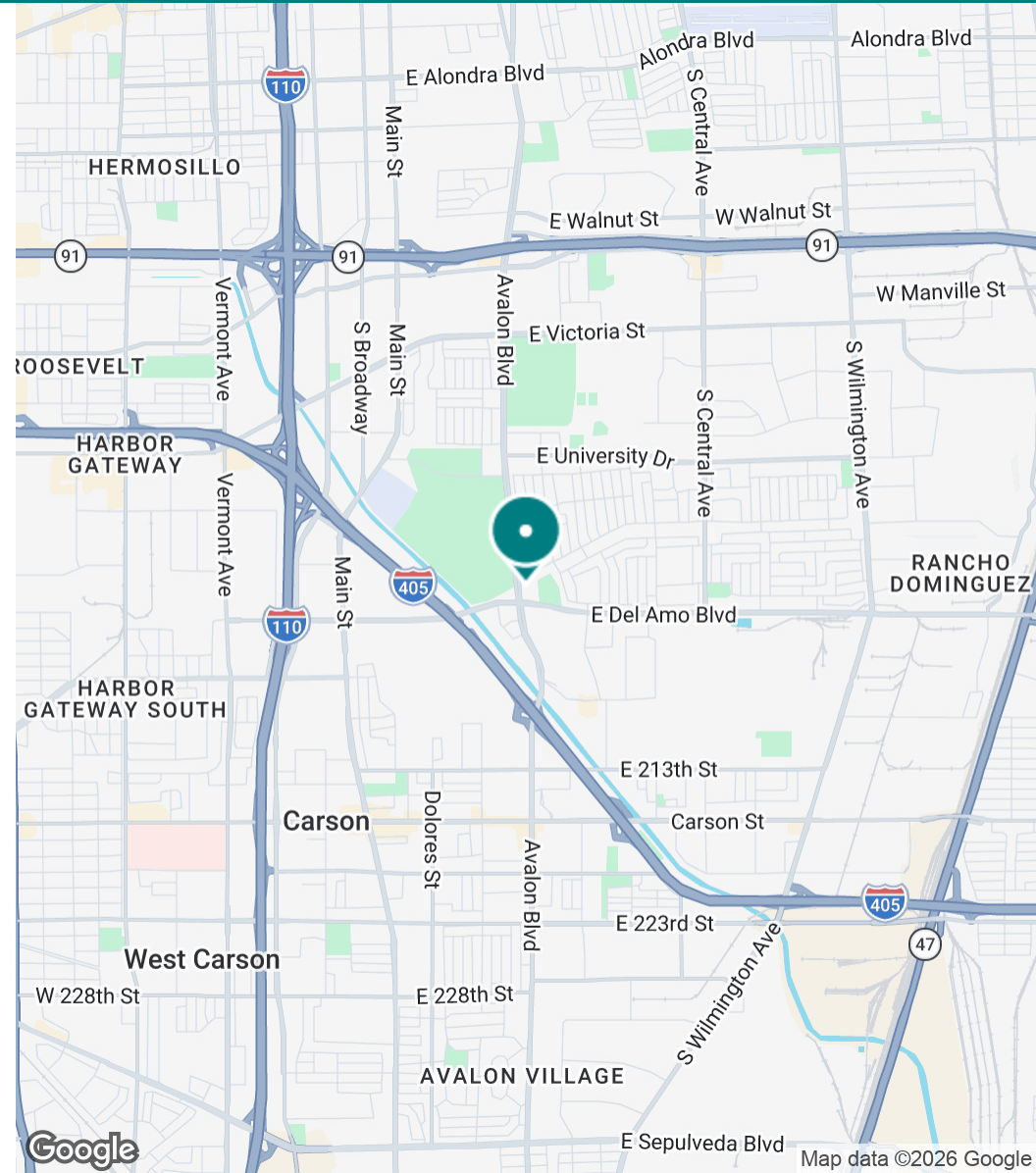
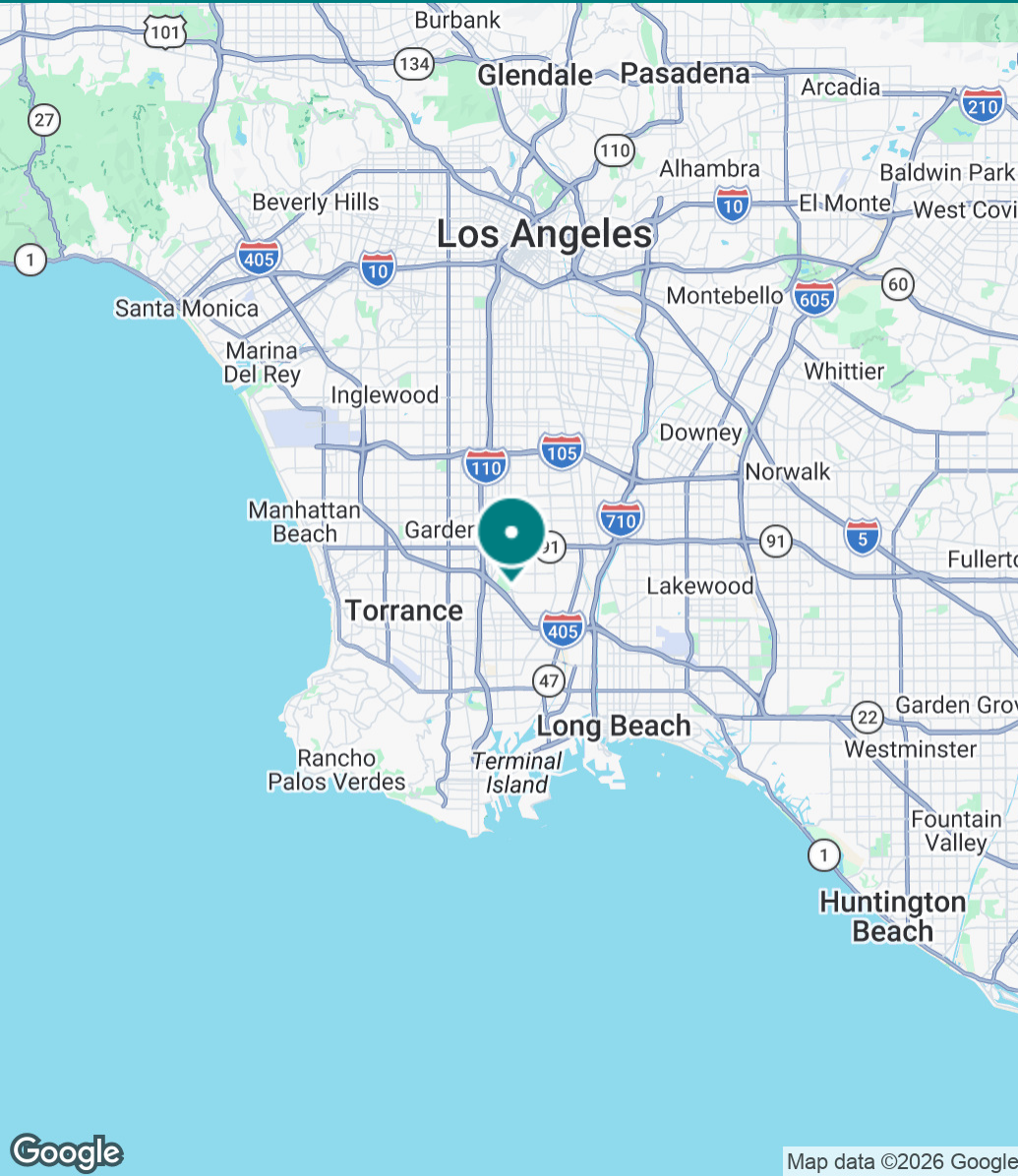


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LOCATION MAP

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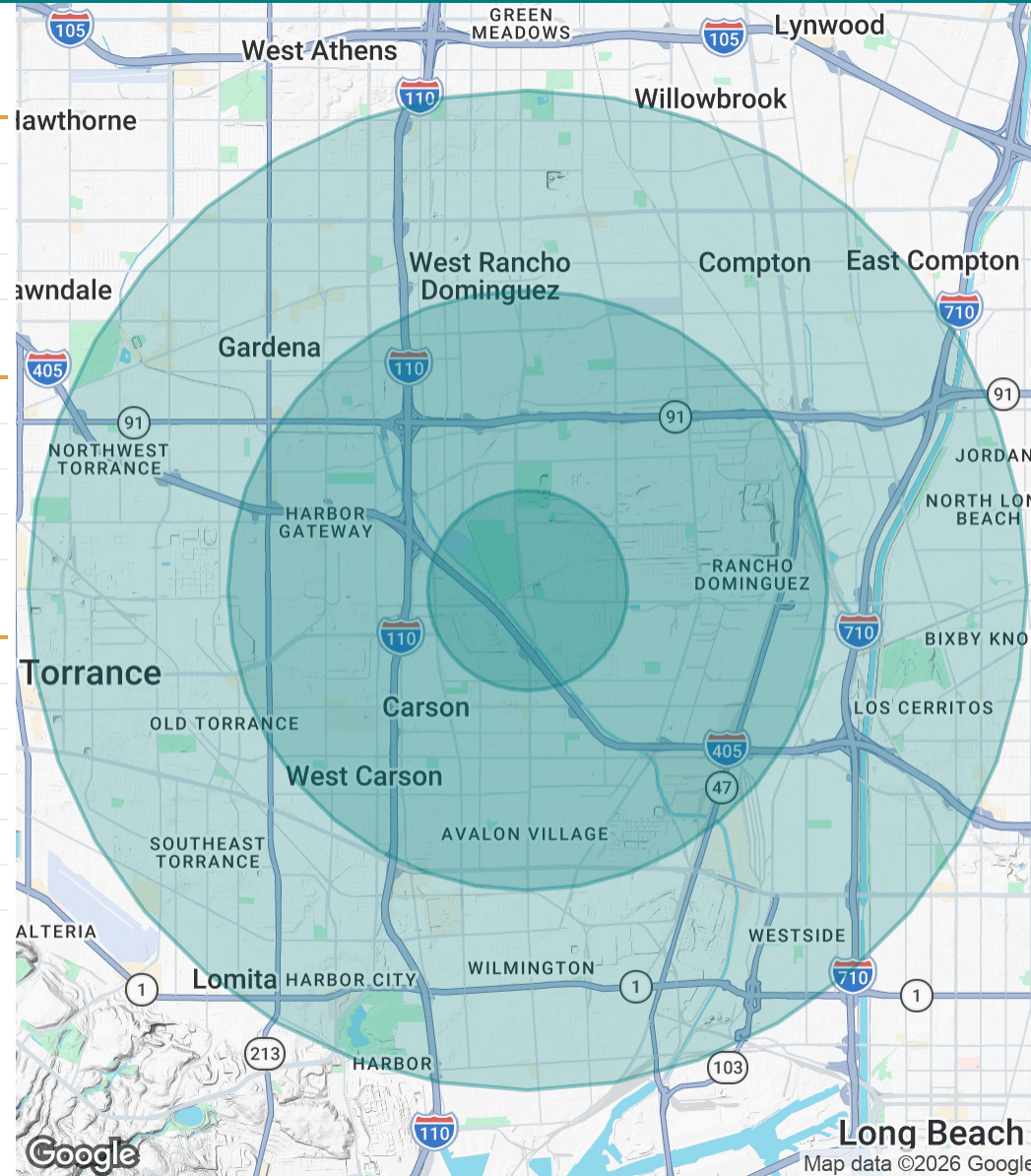
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,307	155,235	579,914
Average Age	46.7	41.5	38.8
Average Age (Male)	43.3	39.9	37.5
Average Age (Female)	49.0	42.4	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,049	47,412	181,434
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$132,478	\$116,722	\$109,081
Average House Value	\$706,482	\$660,409	\$684,520
RACE	1 MILE	3 MILES	5 MILES
% White	11.5%	17.0%	23.7%
% Black	46.2%	19.0%	15.2%
% Asian	13.7%	26.5%	19.3%
% Hawaiian	2.2%	0.9%	0.5%
% American Indian	0.0%	0.9%	1.3%
% Other	12.0%	20.6%	22.9%

2023 American Community Survey (ACS)



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