



UNION SOUTH BAY

± 1,000 - 7,300 SF PREMIUM RETAIL/ RESTAURANT SPACE AVAILABLE
21601 AVALON BOULEVARD, CARSON, CALIFORNIA

JOIN SOUTH BAY'S LIVELIEST CORNER

Pegasus is pleased to present retail and restaurant space for immediate lease at Union South Bay. This premier mixed-use development stands prominently along heavily trafficked Avalon Blvd, directly in the daily needs path of the most desirable areas of Carson, CA. This rapidly growing market is ready and waiting for your brand's arrival.

When it comes to the South Bay of Los Angeles County, Union South Bay is truly one-of-a-kind. There are virtually no other high-end, mixed-use developments currently on offer in the expanded trade area. Union offers 357 new apartment units above 28,000 square feet of retail space, with 16,192 square feet still available. The property provides convenient access and includes a full-size parking structure located directly behind the retail area.

The immediate area features an incredible amount of residential construction, currently underway, with multiple thousands of units within a 3-minute drive of the property set to deliver in the next 12-24 months.

Carson, California, is uniquely situated due to its proximity to both the 405 and 110 freeways, enabling easy access from all directions. The Silicon Beach and South Bay's tech explosion has brought in higher-end residents in recent years, driving rapid business development in nearby Torrance, Hawthorne, San Pedro, and Long Beach.

With the appeal of the beach enclaves to the west, Union South Bay affords its residents a convenient and central home base for work and play. In addition, less than one mile to the north is the massive South Bay Pavilion is a regional shopping center with over 1 million SF of retail. The center is anchored by Target, Ikea, Walmart, and Ross, along with dozens of additional retail destinations. Further, a new regional premium outlet mall is in the offing, less than a mile from the subject property.

Local demographics are strong, with a population of ±164,000 living within 3 miles and another 97,000 working within 3 miles of Union, along with the discretionary spending that comes with an average household income of \$114,000/year within 1 mile.

Already dense and with impressive demographics, Carson has quickly become the South Bay's next desirable enclave.



STATE-OF-THE-ART PREMIUM
OUTLET CENTER - 400,000+ SF

UNDER DEVELOPMENT

BRAND-NEW MIXED-USE DEVELOPMENT
WITH ±350 APARTMENT UNITS

± 400,000 VPD

CARSON CITY HALL
AND CIVIC CENTER

RENAISSANCE
AT CITY CENTER

MIXED-USE DEVELOPMENT WITH ±150 APARTMENT
UNITS ABOVE ± 3,600 SF OF RETAIL

CARSON RESIDENTIAL DEVELOPMENTS

IN PROGRESS

ASCEND
1,250 APARTMENT UNITS
ENTITLED

ENVISION CARSON
351 TOWNHOMES
764 APARTMENT HOMES
UNDER CONSTRUCTION

AVALON WEST RESIDENCES
157 TOWNHOMES
PROPOSED

union
south bay
357 APARTMENT HOMES
APPROXIMATELY 98% LEASED

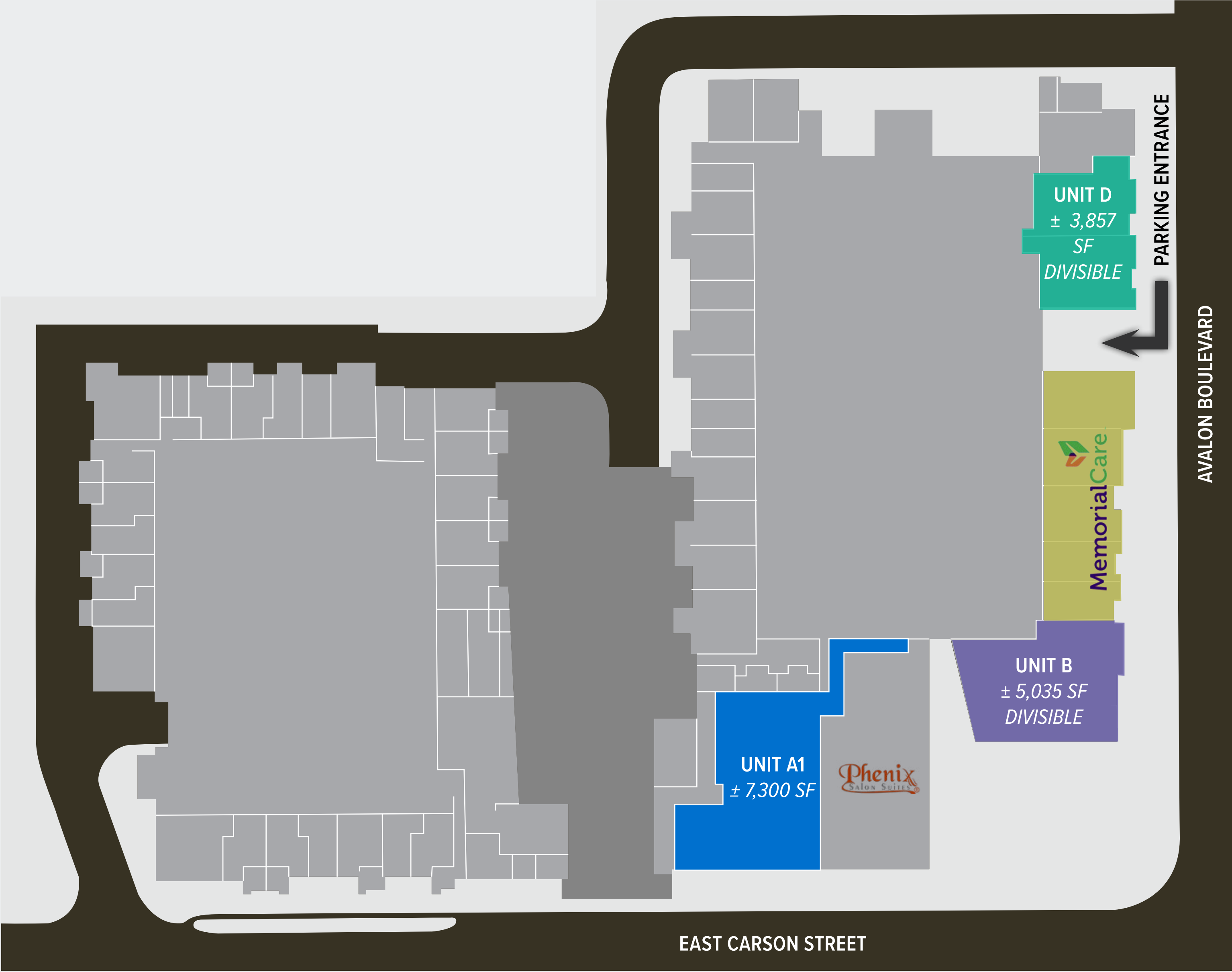
RENAISSANCE
150 APARTMENT UNITS
EXISTING

CARSON TRIANGLE
315 TOWNHOMES
UNDER CONSTRUCTION

PERRY ST RESIDENCES
62 TOWNHOMES
ENTITLED

SITE PLAN

ADDRESS	21601 AVALON BLVD CARSON, CA
APN	7337-011-032
ZONING	CACR&D
GLA	28,785 SF
LOT SIZE	3.44 AC
YEAR BUILT	2020
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
PARKING SPACES	135 SPACES (STRUCTURE)
PARKING RATIO	4.69: 1,000 SF



SPACE DETAILS

UNIT	GLA (SF)	SPACE TYPE	DELIVERY	AVAILABILITY	LEASE TERM	LEASE RATE	LEASE TYPE
Unit A1	± 7,300	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit B (Divisible)	± 5,035	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit D (Divisible)	± 3,857	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit A2				Leased to Phenix Salon Suites			
Unit C				Leased to MemorialCare			
TOTAL	16,192 SF						



PROXIMATE TO MAJOR LOS ANGELES
FREEWAYS AND SHOPPING DESTINATIONS

PROPERTY HIGHLIGHTS

union
south bay

- High-profile mixed-use development with ±357 luxury apartment units above ±28,000 SF of retail with frontage at the corner of S Avalon Blvd and E Carson St
- ± 164,000 population (3-mile) & \$114,000 average household income (1-mile)
- Join MemorialCare primary care clinic and Phenix Salon Suites
- Location is ideal for daily needs, including boutique grocery, restaurant, fitness, retail and beauty services
- Excellent access via I-405 ± 1/2 mile away – ± 400,000 VPD traffic
- Features ample parking dedicated to the ground floor retail tenants
- High visibility to ±55,000 vehicles per day traffic counts at the intersection of S Avalon Blvd and E Carson St
- Adjacent to forthcoming state-of-the-art Simon Mall - Los Angeles Premium Outlets - 400,000+ SF of high end retail outlet stores
- Proximate to SouthBay Pavilion: Regional 1M+ SF mall and shopping center – home to Target, IKEA, Burlington and much more



TORRANCE
15-MINUTE DRIVE TIME

REDONDO
BEACH
20-MINUTE DRIVE TIME

MANHATTAN
BEACH
22-MINUTE DRIVE TIME

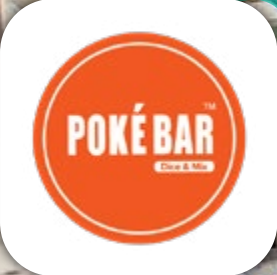
LOS ANGELES
INTERNATIONAL AIRPORT

SANTA MONICA
34-MINUTE DRIVE TIME

 PORSCHE
EXPERIENCE CENTER



The UPS Store 

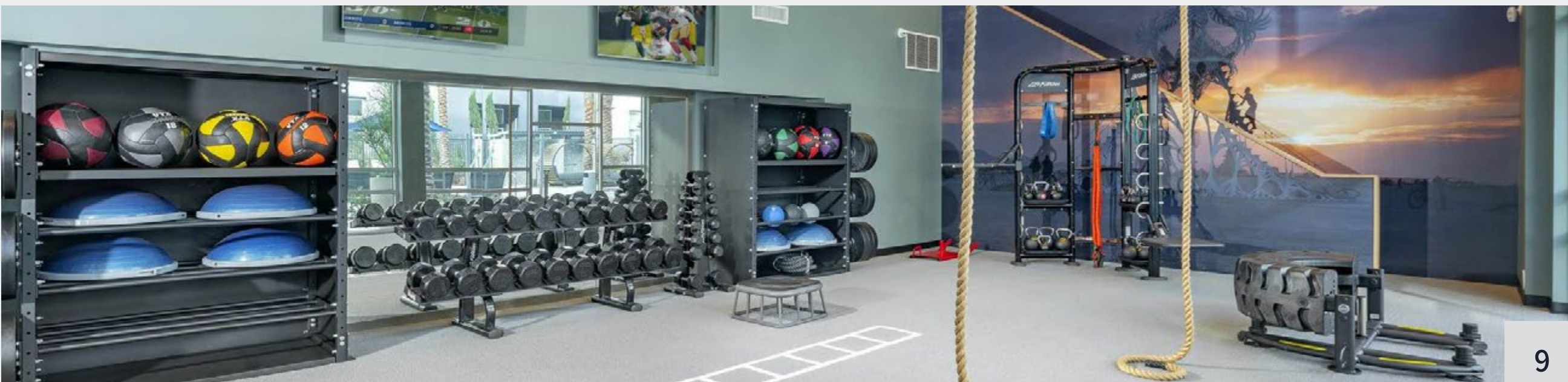


E CARSON ST — ±25,000 VPD

S AVALON BLVD - ±30,000 VPD

CARSON CITY HALL
AND CIVIC CENTER

LONG BEACH - 20 MIN DRIVE TIME





MARKET & LOCATION



CARSON, CALIFORNIA

DEMOGRAPHICS

POPULATION

1-MILE	3-MILE	5-MILE
26,928	164,736	499,007

AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$114,333	\$106,291	\$99,337

DAYTIME EMPLOYMENT

1-MILE	3-MILE	5-MILE
13,275	97,537	275,706

MEDIAN AGE

1-MILE	3-MILE	5-MILE
45	41.5	39.7

Located in the South Bay section of Los Angeles County, Carson is a major industrial center that has grown from a population of 61,000 in 1968 to 93,523 in 2024. Over the years, three annexations have increased the city’s size to 19.2 square miles. Steady and continued growth has enabled Carson to become a significant presence in the Los Angeles South Bay, with exceptionally strong recent growth due in large part to the influx of tech companies in nearby cities, which has attracted a growing, educated and affluent population.

While Carson is well-known as an commerce center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community and an attractive place to live and work. Hundreds of companies call the city home, including Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Shell Oil, and Hyundai, to name a few.

The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/ recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs.



PORSCHE
EXPERIENCE CENTER



DIGNITY HEALTH
SPORTS PARK

LOS ANGELES PREMIUM OUTLETS



LOS ANGELES PREMIUM OUTLETS

Macerich and Simon are currently developing the Los Angeles Premium Outlets, a state-of-the-art premium outlet center. The first phase is designed to open with 400,000 SF, followed by an additional 166,000 SF in its second phase. Los Angeles Premium Outlets will be located in Carson in LA County and take advantage of its positioning west of the I-5 corridor and south of the I-10 Freeway.

Destined to attract the most affluent local residents and international tourists, Los Angeles Premium Outlets will have 2,500 lineal feet of frontage on the high-traffic I-405 Freeway, with 300,000 cars passing each day. Additionally, 215,000 cars pass the site daily on the I-110 Freeway. The high-profile project will also benefit from the region's high density of 2.5 million residents within 10 miles and its location just 11 miles from LAX, the nation's second-busiest airport, serving 81 million passengers annually. In addition, Los Angeles Premium Outlets will be just a short drive from Union South Bay.



OUTLET RENDERING



OUTLET RENDERING

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