

SIGNALIZED CORNER RETAIL

22001-22005 S Avalon Blvd. Carson, CA 90503



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Approx. 735 SF available
- Located at SWC signalized corner of Avalon and 220th St
- Approximately 30,000 cars per day traffic count
- Neighborhood center is across the street from 99 Cent store, East West Bank and McDonalds

AREA AMENITIES

- Immediate local area has 1,200 newly constructed apartments and an additional 1,200 units in development
- Close to 405 FWY, Civic Center, medical, and schools
- Local daily trips nearby include Ralph's, European Wax Center, IHOP, and Carl's Jr



DEMOS	1 mile	3 mile	5 mile
Population	28,508	185,248	502,282
Avg. HH Income	\$94,742	\$89,149	\$87,330
Daytime Pop.	23,380	149,892	403,308
Traffic Count	±33,550 cars per day		

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