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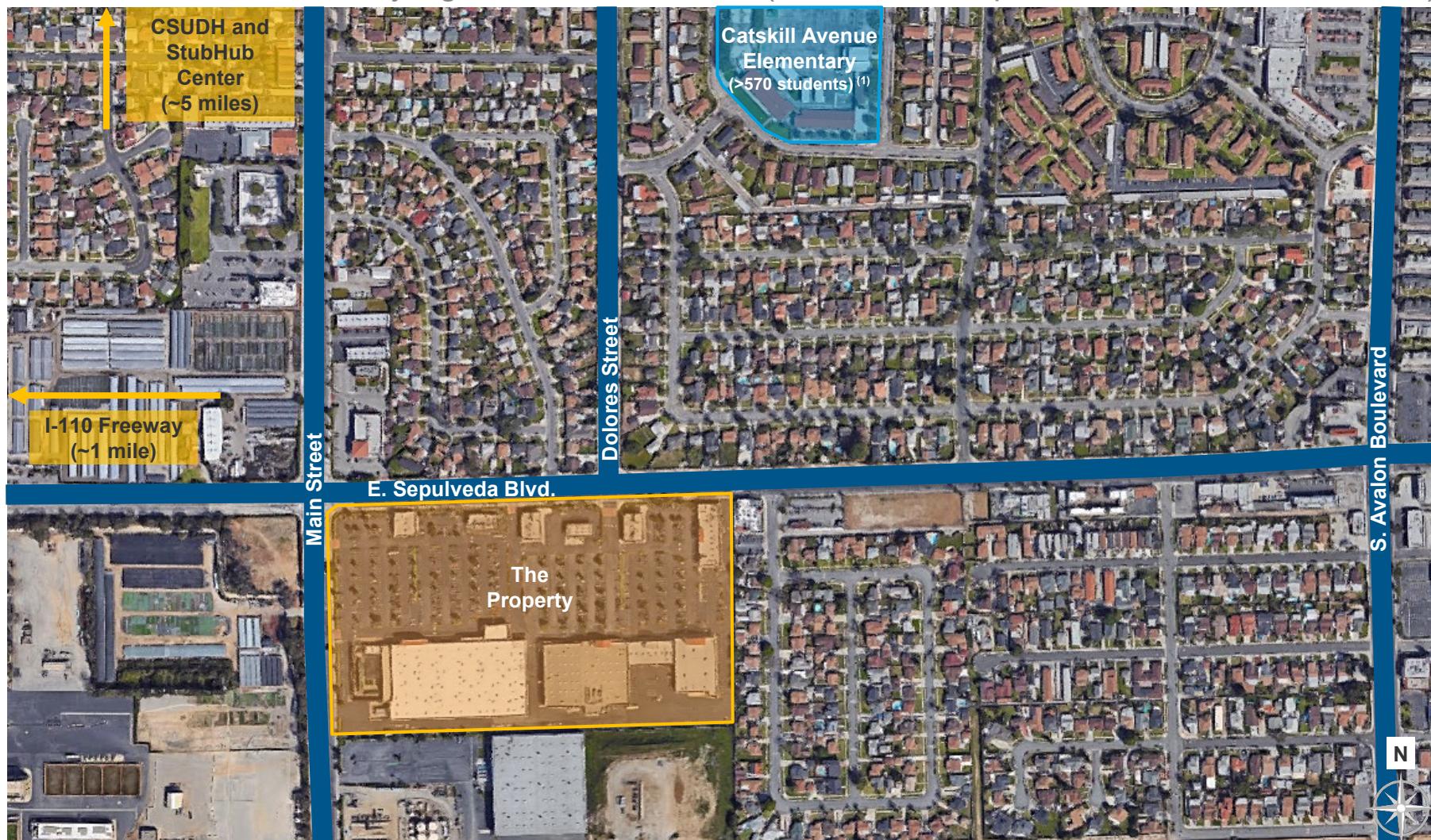
Aida Norhadian  
(818) 956-7599  
aida@gaskainc.com

# Carson Depot

104 - 286 East Sepulveda Blvd.  
Carson, CA 90745

# Property Map

Located between two busy signalized intersections (Main St., E. Sepulveda Blvd. and Dolores St.)



(1) Source: California Department of Education. Based on Fall 2017 enrolled students.

# Property Site Plan

Available Space Legend					
A	1,509 SF	B	1,175 SF	C	1,330 SF



Key Tenant Legend	
1	FLAME BROILER
2	SUBWAY
3	STARBUCKS
4	COLD STONE CREAMERY
5	WINGSTOP
6	GameStop
7	GNC
8	SALLY BEAUTY
9	SUPERCUTS
10	KUMON
11	Advance America



(1) Albertsons operates the on-site gasoline station under the ARCO brand name.

# Property Overview

## Demographics



The Property is located in a densely populated residential area of the city of Carson

Population			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Population	30,540	209,464	455,182
2023 Population	30,763	212,598	462,411
Pop. Growth 2018 – 2023	0.7%	1.5%	1.6%
Average Age (in years)	37	38	38
Households			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Households	7,870	62,509	144,712
HH Growth 2018 – 2023	0.6%	1.5%	1.5%
Median HH Income	\$76,784	\$63,557	\$66,126
Housing			
Metric	1-Mile	3-Mile	5-Mile
Median Home Value	\$416,705	\$458,985	\$492,486
Median Year Built	1963	1966	1965
Traffic Volume			
Metric	Sepulveda x Dolores St.	Main St. x Sepulveda	
2017 Daily Traffic Volume	23,943	16,770	



Source: CoStar Group.