

# RETAIL & OFFICE SPACE IN ONE OF THE BUSIEST SHOPPING CENTERS IN CARSON FOR LEASE (AVALON CENTER)



**20220-20338 AVALON BLVD**  
**CARSON, CA 90746** (CORNER OF AVALON & E DEL AMO BLVD)



**COMMERCIAL  
ASSET GROUP**

## AVAILABLE SPACE

UNIT R: ±1,980 SF

UNIT 20238: ±1,712 SF

UNIT 20232: ±1,540 SF

UNIT 20230: ±900 SF

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- LOCATED IN THE MAIN TRADE AREA OF CARSON
- CORNER OF AVALON AND DEL AMO BLVD
- ANCHORED BY WALMART, STARBUCKS, SHAKEY'S PIZZA, SUBWAY
- IN PROXIMITY OF SOUTH BAY PAVILION AND 405 FWY
- SEEKING TAX AND INSURANCE, STAFFING AGENCY, ICE CREAM, MATTRESS STORE, CHECK CASHING, FOOT MASSAGE, NAIL SALON, PET GROOMING, CLEANERS, QSR

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# VACANCIES



# SITE PLAN



# AERIAL



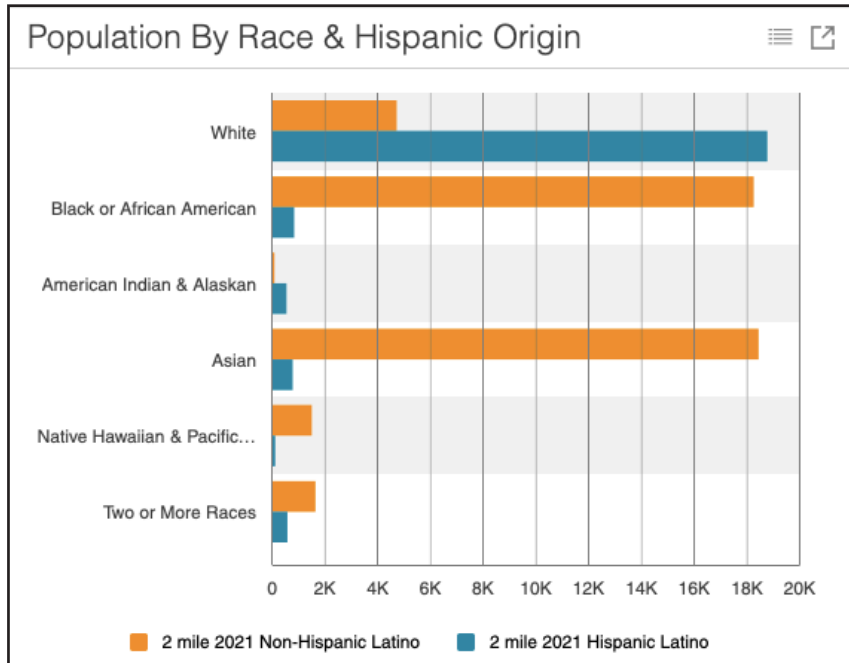
# DEMOGRAPHICS

Population	1 mile	2 mile
2010 Population	12,806	65,610
2021 Population	12,697	66,549
2026 Population Projection	12,551	66,060
Annual Growth 2010-2021	-0.1%	0.1%
Annual Growth 2021-2026	-0.2%	-0.1%
Median Age	42.2	40.7
Bachelor's Degree or Higher	31%	29%
U.S. Armed Forces	0	16

Households	1 mile	2 mile
2010 Households	3,983	19,272
2021 Households	3,932	19,480
2026 Household Projection	3,883	19,325
Annual Growth 2010-2021	0%	0.2%
Annual Growth 2021-2026	-0.3%	-0.2%
Owner Occupied Households	3,129	14,636
Renter Occupied Households	754	4,689
Avg Household Size	3.2	3.3
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$166.6M	\$789.2M

Income	1 mile	2 mile
Avg Household Income	\$117,306	\$107,181
Median Household Income	\$96,229	\$87,560
< \$25,000	436	2,340
\$25,000 - 50,000	444	2,693
\$50,000 - 75,000	667	3,367
\$75,000 - 100,000	494	2,668
\$100,000 - 125,000	569	2,400
\$125,000 - 150,000	332	1,944
\$150,000 - 200,000	479	2,145
\$200,000+	512	1,924

Population By Race	1 mile	2 mile
White	3,530	23,535
Black	6,163	19,135
American Indian/Alaskan Native	87	681
Asian	2,166	19,263
Hawaiian & Pacific Islander	297	1,667
Two or More Races	455	2,269
Hispanic Origin	3,317	21,766







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**ALEX SHABANI**

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAGRE.COM

LIC. 01352902

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 310.275.8223

WWW.CAGRE.COM LIC. 01876070