



**FOR LEASE**

**23601 AVALON BOULEVARD**  
CARSON, CA 90745



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR



# 23601 AVALON BOULEVARD

CARSON, CA 90745

## PROPERTY DESCRIPTION

### 1ST FLOOR

Suite 103: ± 500 SF  
Asking Rate: \$3.50/SF - Modified Gross

### 2ND FLOOR

Suite 202: ± 500 SF  
Asking Rate: \$3.00/SF - Modified Gross  
  
Suite 204: ± 500 SF  
Asking Rate: \$3.00/SF - Modified Gross

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**ZONING:** CN  
**YEAR BUILT:** 2011  
**APN:** 7329-046-021

## HIGHLIGHTS

- **Highly Motivated Landlord**
- **Free Rent Period Available**
- Ground Floor space has built out Dental Office
- Located on the high traffic corridor of Avalon Blvd.
- Ample gated parking
- Great signage opportunities

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## CARSON, CA 90745

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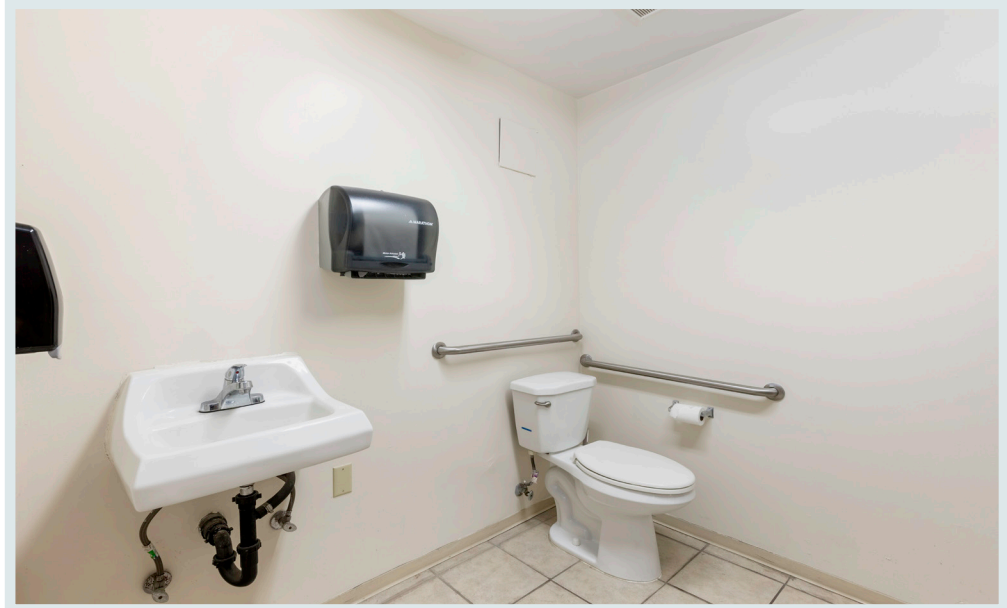
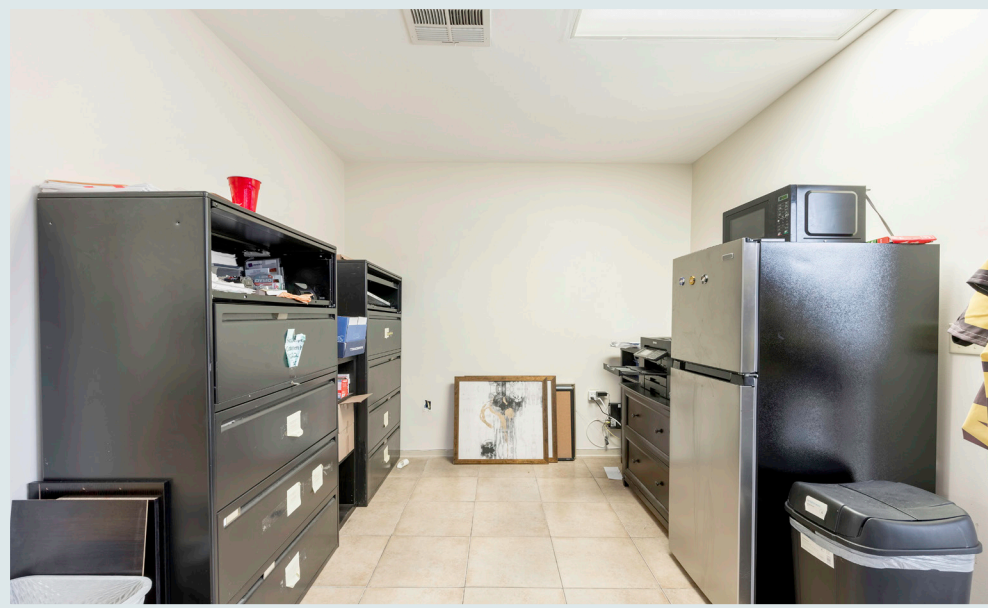
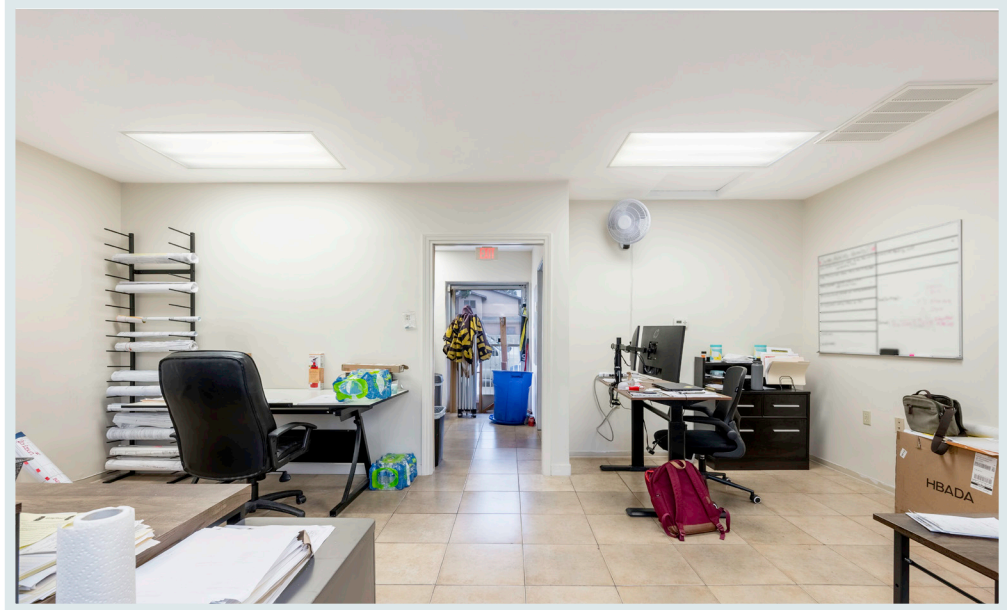
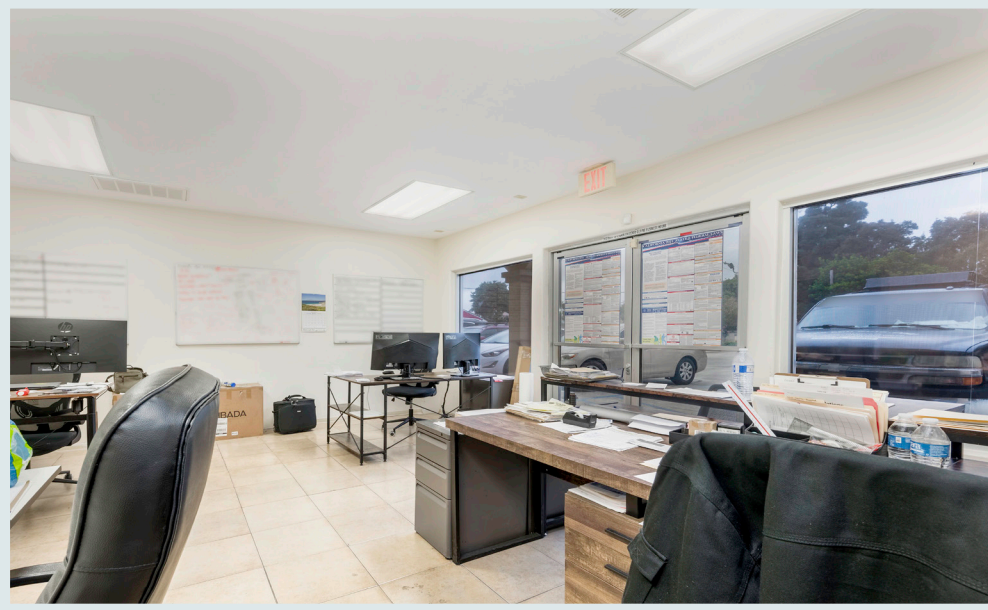
23601 Avalon Boulevard is a commercially zoned retail/office mixed-use property along the high-traffic corridor of Avalon Blvd in Carson, CA. We have three (3) units available that are approximately 500 SF. One of the units is located on the ground floor (Suite #103) and was previously used as an office space, this space has an open area, storage area, and restroom. The other two units are located on the 2nd floor and were previously used by a nail salon and barbershop. Unit #202 has two rooms and a restroom and Unit #204 has a wide open space and restroom. Built in 2011, the property is in excellent condition with high visibility. The property is zoned CN (Commercial, Neighborhood Center). This zone is to serve surrounding neighborhoods. Characteristically, each center is anchored by a grocery store with small retail service shops and professional offices; including but limited to: medical or dental offices, optical services, pharmacy, retail, and general office.



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate DRE# 01330395.

# 23601 AVALON BOULEVARD | Suite 103 | CARSON, CA 90745



**23601 AVALON BOULEVARD** | 2ND FLOOR | Suite 202 |  
CARSON, CA 90745



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**23601 AVALON BOULEVARD** | 2ND FLOOR | Suite 205 |  
CARSON, CA 90745

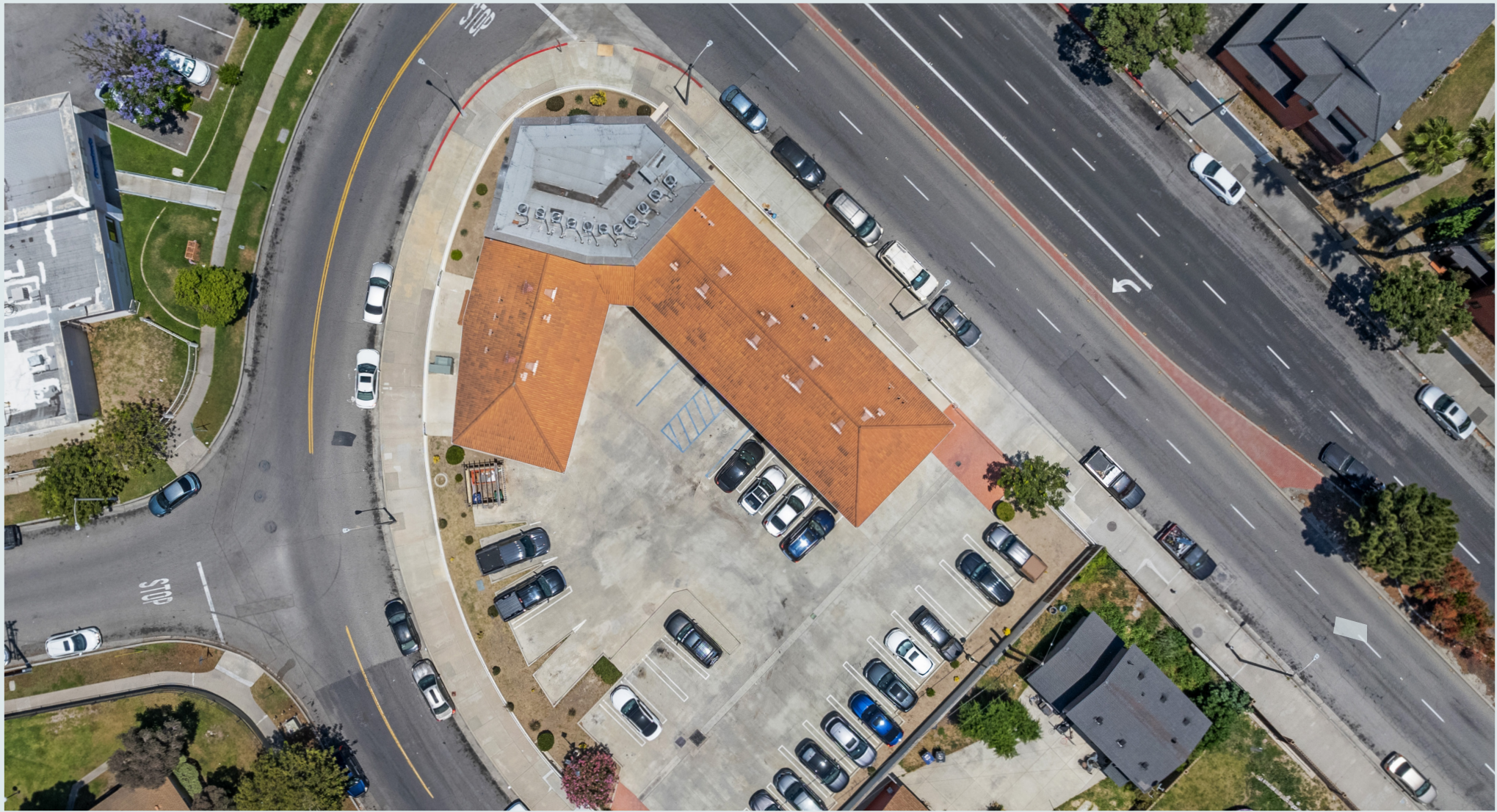


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For more information contact:

**SHEVA HOSSEINZADEH**

Principal

Mobile: (562) 400-5949

Email: [Sheva@cbcblair.com](mailto:Sheva@cbcblair.com)

BRE# 01922147

**VACHEL MCKEEVER**

Associate Vice President

Mobile: (562) 900-2938

Email: [vmckeever@cbcblair.com](mailto:vmckeever@cbcblair.com)

BRE# 02074710



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