

±1,220 SQFT
FOR LEASE



FORMER SUBWAY AVAILABLE - NEXT TO IN-N-OUT BURGER

800 W. CARSON STREET - BUILDING 3 (RETAIL) | TORRANCE, CA 90502

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FEATURES + AMENITIES

- APPROX. 1,220 SQFT OF RESTAURANT SPACE
- EXTREMELY BUSY TRADE AREA
- APPROX. 125' OF SHOPPING CENTER STREET FRONTAGE
- ADJACENT TO IN-N-OUT BURGER
- SECONDS FROM THE 110 FREEWAY
- MASSIVE MONUMENT SIGN
- LESS THAN 300' FROM THE SIGNALIZED INTERSECTION OF CARSON + VERMONT
- WALKING DISTANCE TO HARBOR UCLA MEDICAL CENTER
- HEAVY DAYTIME TRAFFIC
- CARSON ST -- APPROX. 41,000 CPD

NEIGHBORING RETAILERS



Harbor-UCLA
MEDICAL CENTER

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	37,931	206,643	509,146
AVG HH INCOME	\$89,326	\$95,991	\$94,981

EXCLUSIVELY REPRESENTED BY

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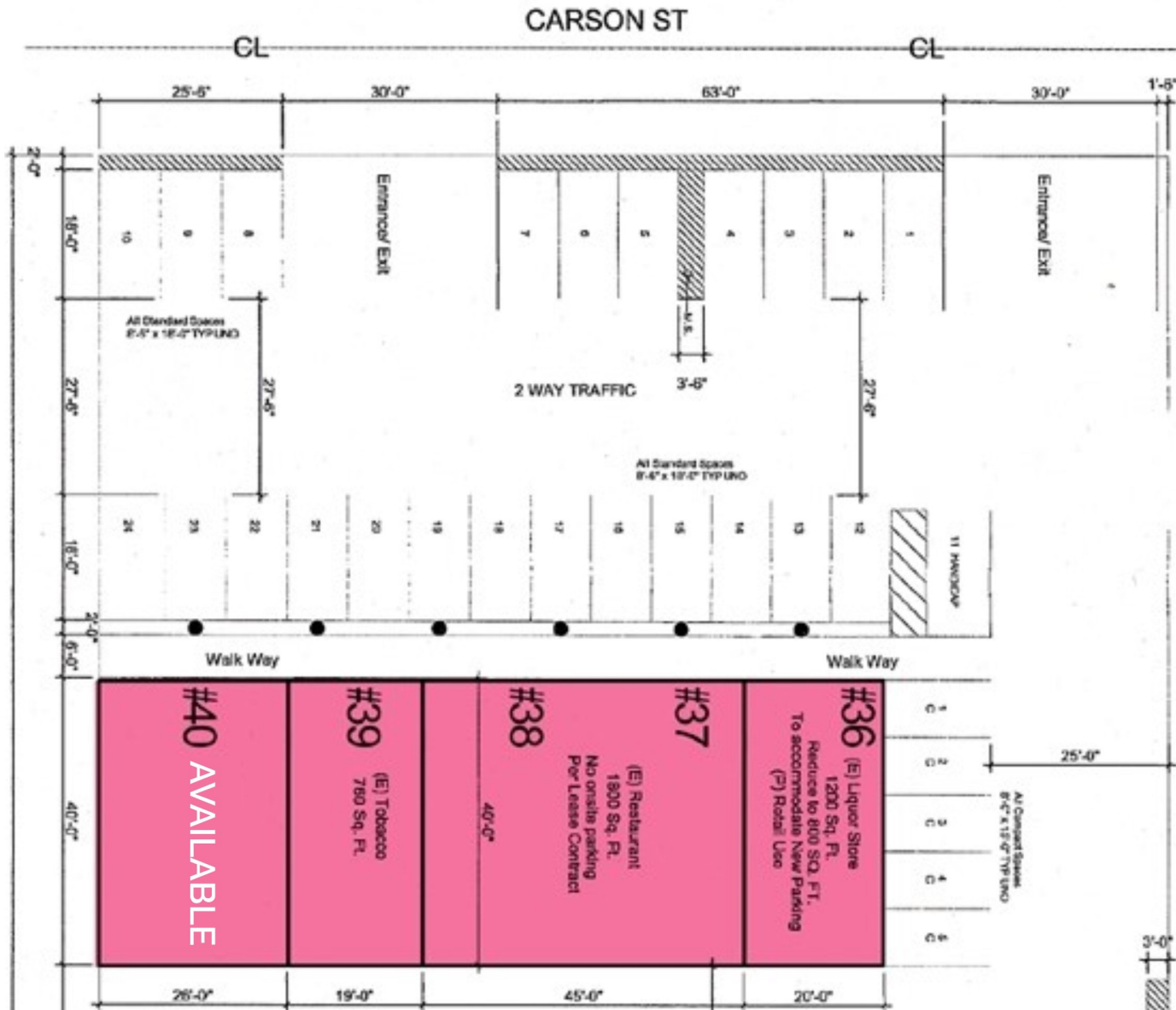
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SITE PLAN

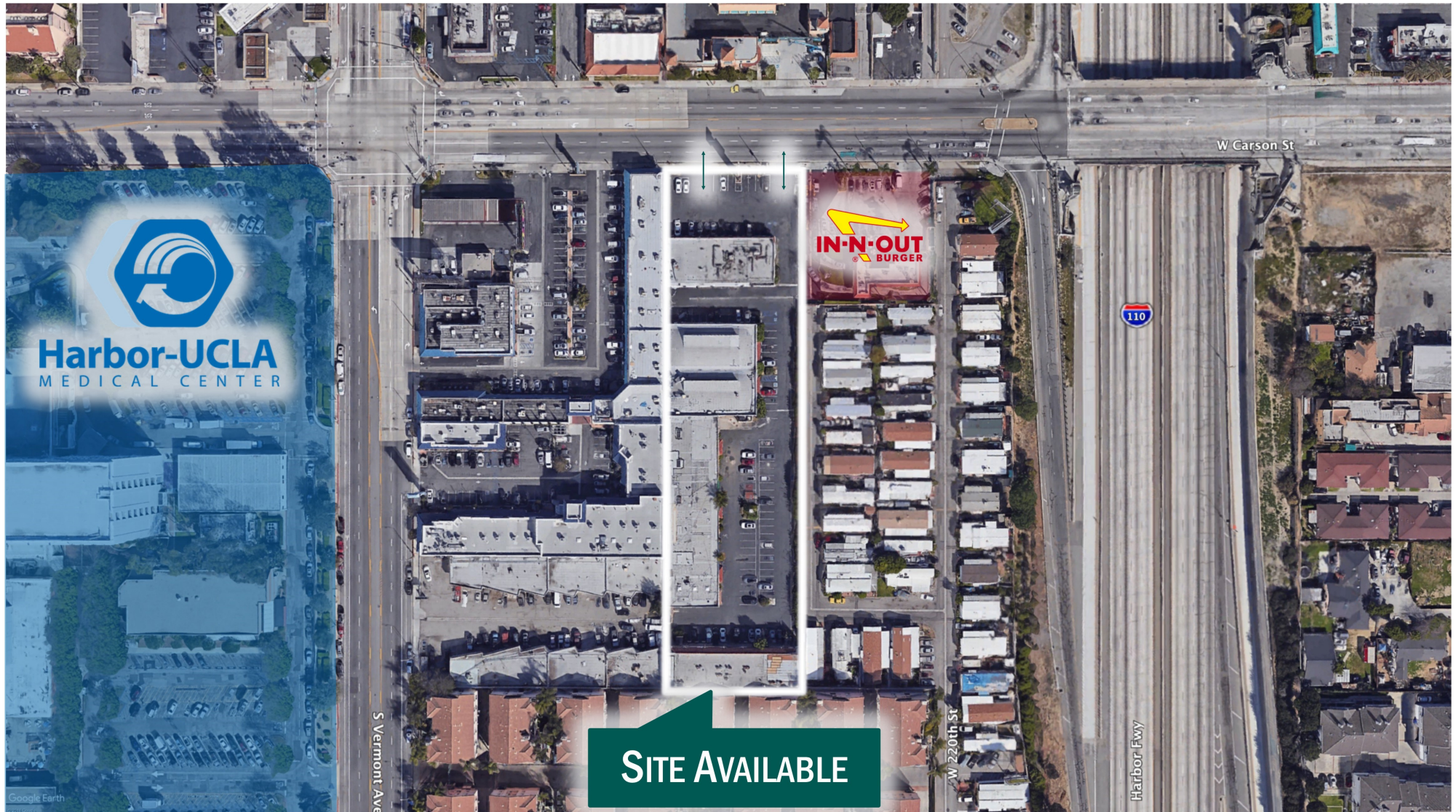
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AERIAL PHOTO

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AERIAL OVERVIEW

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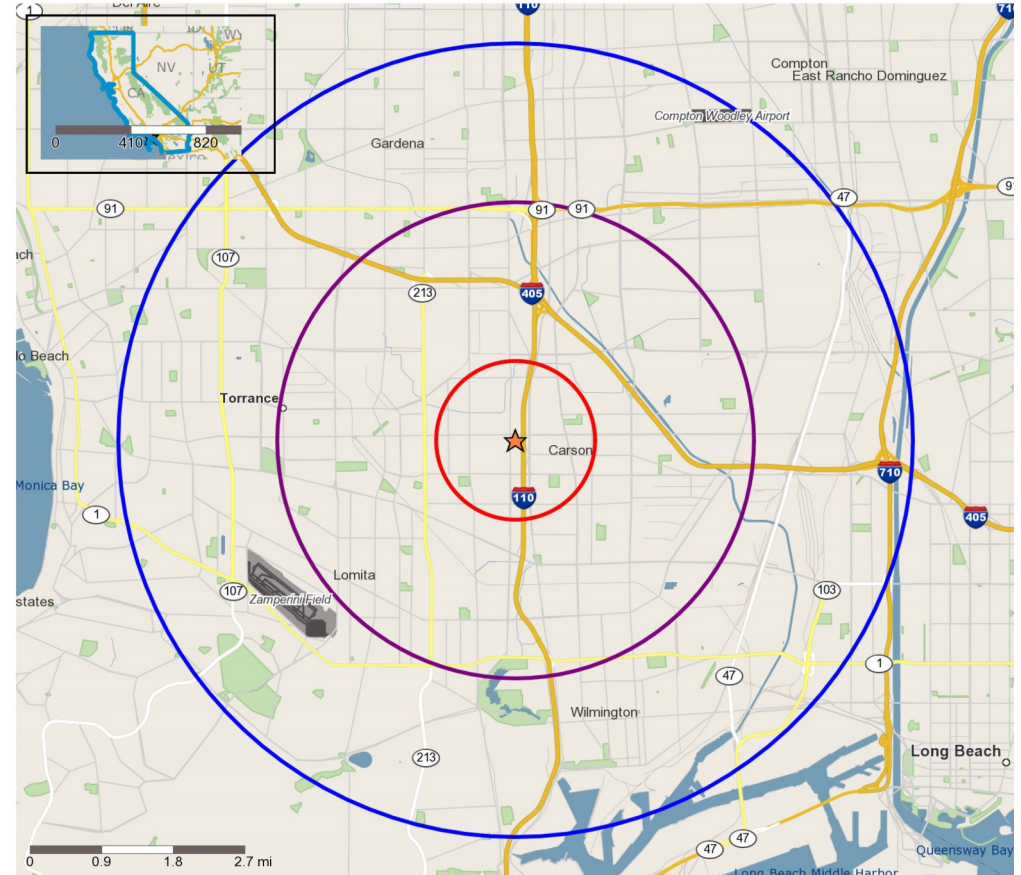
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	37,931	206,643	509,146
Female Population	50.79%	51.32%	51.23%
Male Population	49.21%	48.68%	48.77%
Population Density	12,073	7,308	6,482
Population Median Age	40.7	40.0	39.2
Employed Civilian Population 16+	18,409	99,829	240,094
% White Collar	55.6%	59.2%	59.4%
% Blue Collar	44.4%	40.8%	40.6%
Total Q2 2018 Employees	12,128	116,461	277,078
Total Q2 2018 Establishments*	934	8,877	22,070
Population Growth 2000-2010	4.25%	4.16%	3.12%
Population Growth 2018A-2023	-0.18%	0.94%	0.49%
Income: 2018A			
Average Household Income	\$89,326	\$95,991	\$94,981
Median Household Income	\$68,963	\$72,365	\$69,167
Per Capita Income	\$26,990	\$30,772	\$31,437
Avg Income Growth 2000-2010	41.45%	41.68%	39.15%
Avg Income Growth 2018A-2023	15.60%	14.72%	14.72%
Households: 2018A			
Households	11,143	65,744	167,361
Average Household Size	3.23	3.10	3.00
Hhld Growth 2000-2010	3.00%	3.75%	2.23%
Hhld Growth 2018A-2023	1.60%	2.28%	1.96%
Housing Units: 2018A			
Occupied Units	11,143	65,744	167,361
% Occupied Units	98.67%	98.58%	98.24%
% Vacant Housing Units	1.33%	1.42%	1.76%
Owner Occ Housing Growth 2000-2010	3.85%	3.56%	2.90%
Owner Occ Housing Growth 2000-2023	6.04%	7.47%	5.71%
Owner Occ Housing Growth 2018A-2023	1.41%	2.12%	1.57%
Occ Housing Growth 2000-2010	3.00%	3.75%	2.23%
Occ Housing Growth 2010-2023	6.43%	7.14%	6.18%
Occ Housing Growth 2018A-2023	1.60%	2.28%	1.96%
Race and Ethnicity: 2018A			
American Indian or Alaska Native Population	266	1,298	3,052
Asian Population	14,599	61,610	132,089
Black Population	2,289	20,709	55,993
Hawaiian or Pacific Islander Population	763	3,402	5,881
Multirace Population	1,957	11,660	28,631
Other Race Population	7,975	39,310	96,248
White Population	10,081	68,653	187,253
Hispanic	15,422	84,008	204,314
Non Hispanic Population	22,509	122,635	304,832



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5