



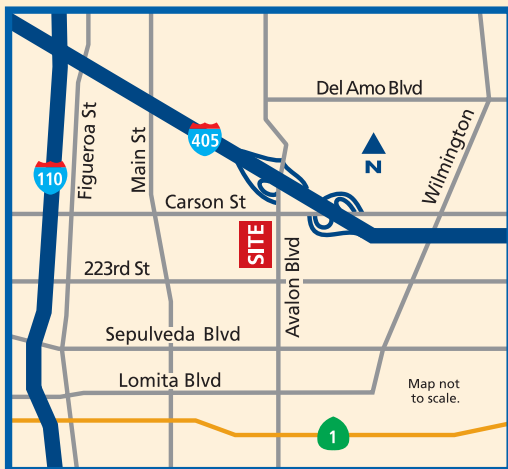
NewMark Merrill

COMPANIES

When you love shopping centers it shows.



LOCATED AT THE SOUTHWEST CORNER OF CARSON STREET & AVALON BOULEVARD, CITY OF CARSON, CA



Project Size 59,783 Sq. Ft. of Retail Space

Demographics



Population*
1 Mile.....28,468
3 Miles.....175,351



Traffic Count*
54,069 Cars Daily



Average Household Income*
1 Mile.....\$117,746
3 Miles.....\$110,795



Retail Space Available For Lease!

Less than 1 mile from the San Diego (405) Freeway with on and off ramps at both Carson Street and Avalon Boulevard, and less than 3 miles from the Harbor (I 110) Freeway.

Across the street from Carson City Hall, Police and Fire Stations.

Across the street from Union South Bay, a mixed used development featuring 357 unit apartments and 30,700 SF of ground floor retail space!

Adjacent to new 152 unit residential complex and 14,000 SF of ground floor retail space.

Across the street from The Gateway Center with 86 rental housing units and The Renaissance at City Center with 150 rental housing units, and 25,000 square feet of lifestyle-oriented shops and subterranean parking.



For additional information, please contact:

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24025 Park Sorrento
Suite 300

Calabasas, CA 91302

www.newmarkmerrill.com

*Estimates are based on 2022 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.



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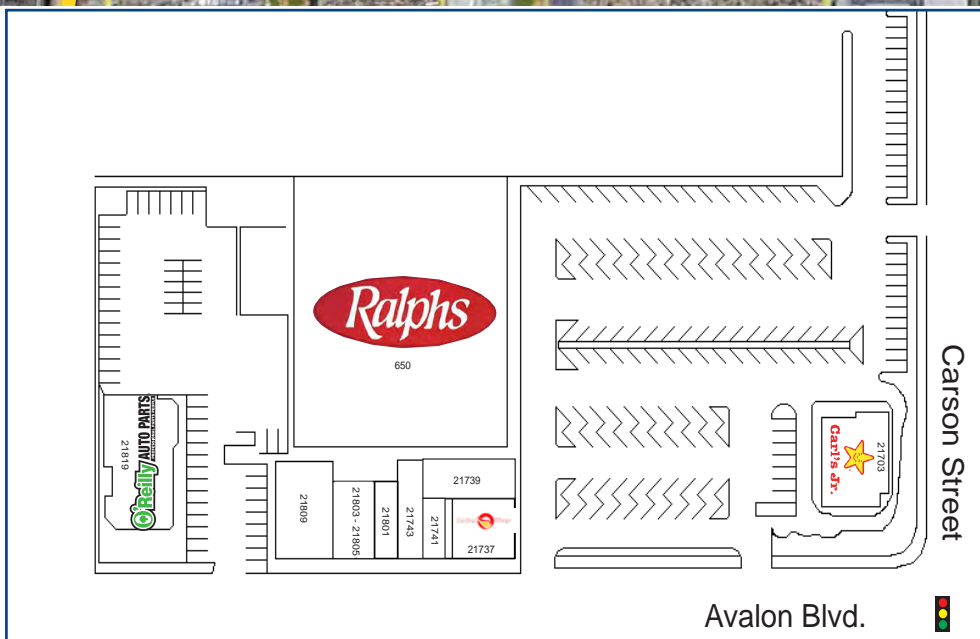
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Carson Street & Avalon Boulevard

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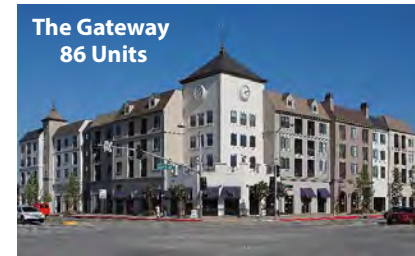
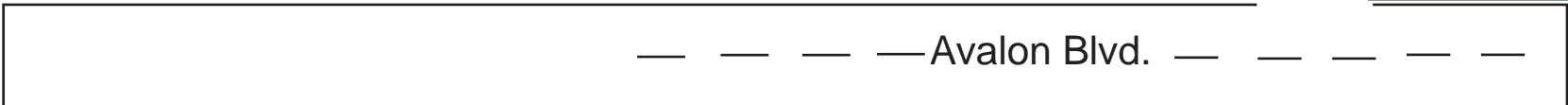
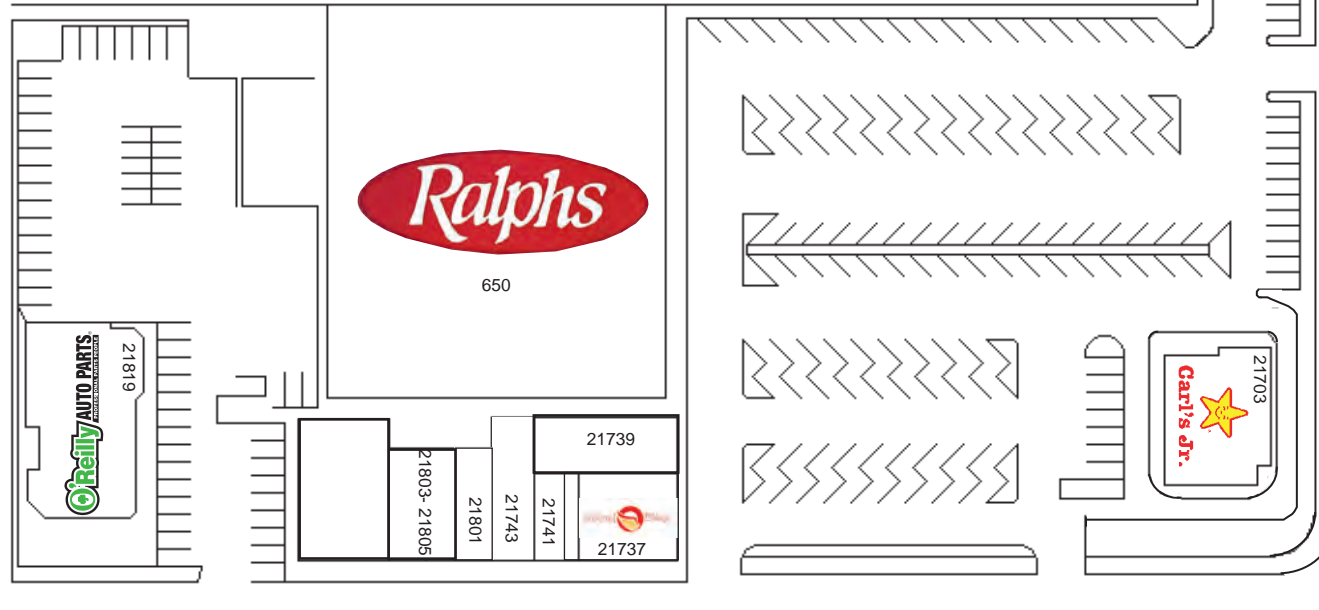
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CARSON

TOWN SQUARE

Carson Street & Avalon Boulevard



#	Tenant	SF
21737	SoCal Wings	2,600
21739	Dr. Kristin Lee OD	1600
21741	Altima Insurance	1,200
21743	Industry Cutz	1,840
21801	Professional	1,050
21803	Dolled Up Hair Salon	2,000
21809	Island Fishing Tackle	3,650
21819	O'Reilly Auto Parts	6,040
Bldg-1	Ralph's	35,000
Bldg-2	Carl's Jr.	4,803



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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.