



# Retail that resonates



**CARSON**  
TOWN SQUARE

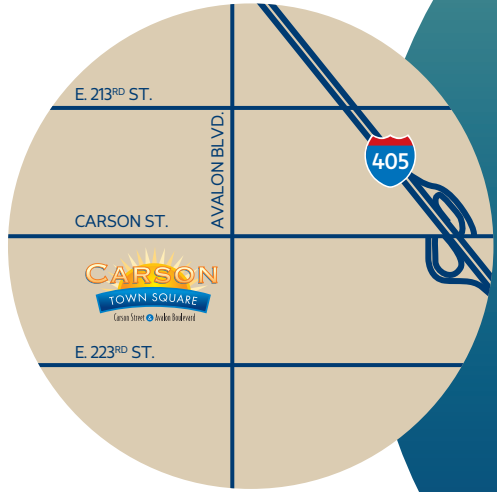
Carson Street & Avalon Boulevard

Located on the southwest corner of Carson Street & Avalon Boulevard  
Carson, CA • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



NewMark Merrill  
COMPANIES





# Prime Retail Space Available

on the SW corner of Carson St. & Avalon Blvd.

Situated less than 1 mile from the San Diego (I-405) Freeway and less than 3 miles from the Harbor (Rte 110) Freeway, Carson Town Square is located across the street from Carson City Hall, Police and Fire Stations and Union South Bay, a mixed used development with 357 apartments and 30,700 SF of ground floor retail space! Multiple additional development projects are under construction in the area.



**175,510**  
POPULATION  
IN 3-MILE RADIUS\*



**\$114,240**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*



**28,124**  
AVALON BLVD.  
**24,605**  
CARSON ST.



**972,479**  
ANNUAL VISITS



**59,783**  
SF OF RETAIL SPACE



\*Estimates are based on 2023 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



# AVALON BLVD.

CARSON ST.



#	TENANTS	SF
21737	SoCal Wings	2,600
21739	Dr. Kristen A. Lee	1,600
21741	Altima Insurance	1,200
21743	Industry Cutz	1,840
21801	Professional	1,050
21803/5	Dolled Up Hair Salon	2,000
21809	Island Fishing Tackle	3,650
21819	O'Reilly Auto Parts	6,040
BLDG1	Ralphs	35,000
BLDG2	Carl's Jr.	4,803
PKG	Ponce Recycling	0

**When you love shopping centers, it shows.**

24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

For Leasing Information  
please contact:

**Darren Bovard**  
Senior VP of Leasing  
Tel: 818.710.6100 x5729  
[dbovard@newmarkmerrill.com](mailto:dbovard@newmarkmerrill.com)  
DRE LIC# 01362187

**Greg Giacopuzzi**  
VP of Leasing & Development  
Tel: 818.710.6100 x5798  
[ggiacopuzzi@newmarkmerrill.com](mailto:ggiacopuzzi@newmarkmerrill.com)  
DRE LIC# 01906640

**Caylie Bontz**  
Leasing Associate  
Tel: 818.710.6100  
[cbontz@newmarkmerrill.com](mailto:cbontz@newmarkmerrill.com)  
DRE LIC# 02198135



**NewMark Merrill**  
COMPANIES