



Jr. Anchor & Shop Space Opportunities

For lease



Hawaiian Gardens Town Center
Hawaiian Gardens, CA

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Property Highlights

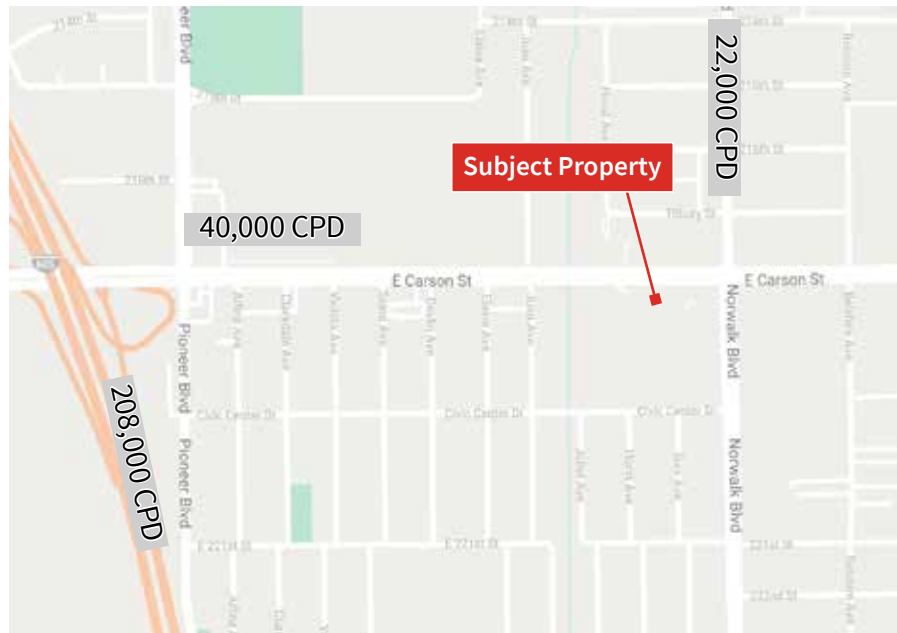
Hawaiian Gardens | 12090 - 12144 Carson Street

- Junior Anchor Space 8,000 SF and shop spaces available
- Welcoming EoS Fitness to Hawaiian Gardens Town Center
- Hawaiian Gardens Town Center is the dominant shopping center in the trade area, averaging 50,000 more customers than surrounding shopping centers
- Customers at Hawaiian Gardens Town Center stay on the property for an average of 80 minutes (Placer AI)
- Infill location with dense demographics - population over 207,000 within a 3-mile radius
- Located at high traffic intersection (SWC Carson Street & Norwalk Boulevard) just east of 605 Freeway (208,000 CPD)
- Located within walking distance from Hawaiian Gardens Casino, which underwent a \$90 million expansion and is now California's second-largest card room

AREA RETAILERS



Walmart

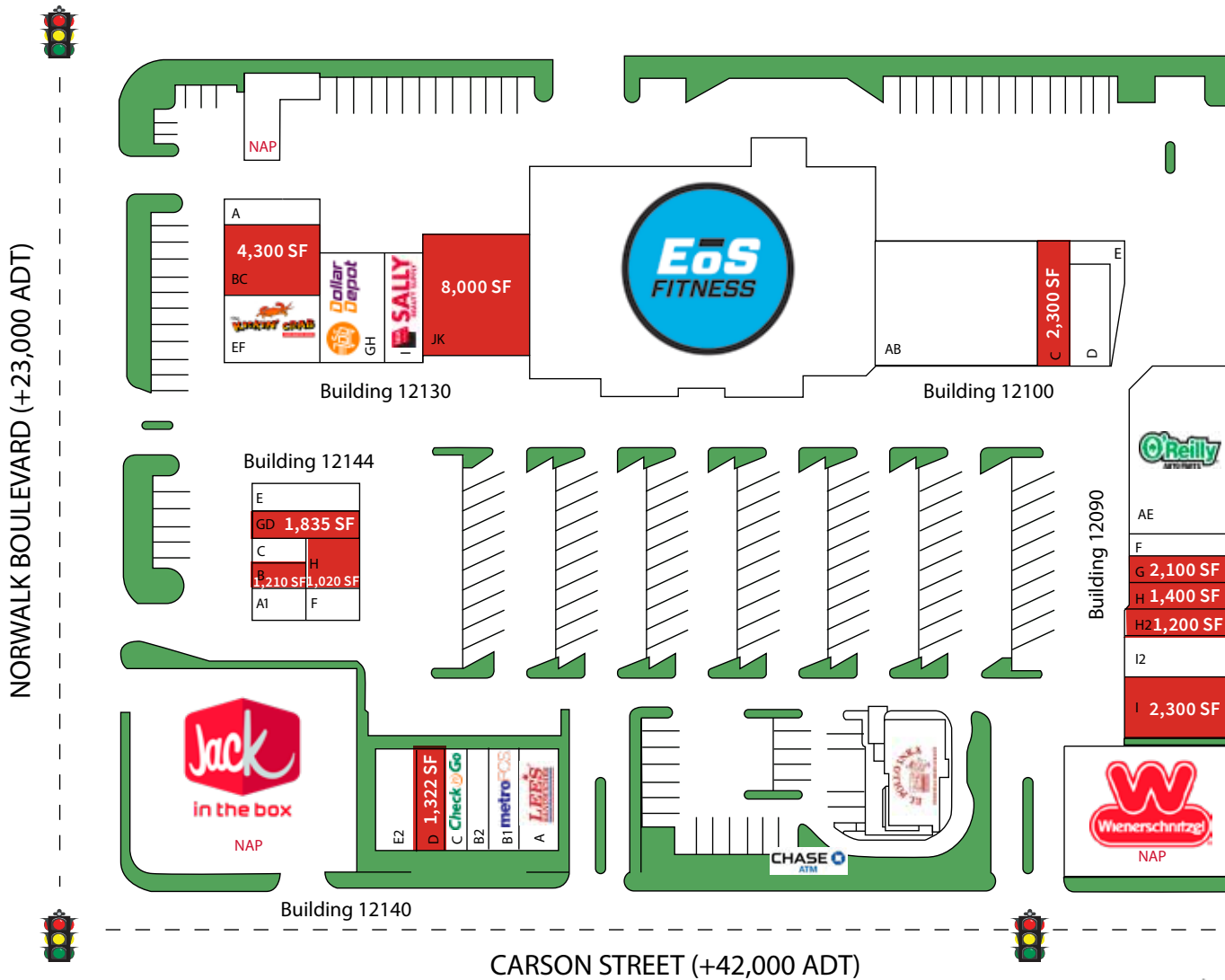


DEMOGRAPHICS

	1 mile ▼	3 miles ▼	5 miles ▼
Total Population	34,957	211,191	561,765
Ave. Household Size	3.54	3.1	3.5
Ave. HH Income	\$84,264	\$114,748	\$104,641
Median Home Value	\$538,641	\$637,336	\$606,539

SOURCE: ESRI JUNE 2020

Site Plan



Bldg.	Suite	Tenant	SF	
12090	AE	O'Reilly Auto Parts	9,778	
	F	Coco's Bionicos	1,300	
	H	AVAILABLE	1,400	
	G	AVAILABLE	2,100	
	H2	AVAILABLE	1,200	
	I2	Harbor Barber	2,300	
	I	AVAILABLE	2,300	
12100	AB	East Seafood Buffet	11,200	
	C	AVAILABLE	2,300	
	D	Cali Hair & Nails	1,322	
	E	ABC Traffic Programs	2,670	
12110		El Pollo Inka	2,700	
12120		EOS Fitness	43,130	
12130	A	Forest Restaurant	1,400	
	BC	AVAILABLE	4,300	
	EF	The Kickin' Crab	3,550	
	GH	Dollar Depot	4,960	
	I	Sally Beauty Supply	1,800	
	JK	AVAILABLE	8,000	
12140	A	Lee's Sandwiches	2,100	
	B1	Metro PCS	910	
	B2	Solo Para Ti	910	
	C	Check 'n Go	1,260	
	D	AVAILABLE	1,322	
	E2	Pho May	2,940	
	12144	A1	Classic Tobacco	1,100
	B	AVAILABLE	1,210	
C	Bei Jing Foot Massage	1,260		
E	Dr. Kim DDS	1,460		
F	Sunita's Threading & Salon	800		
GD	AVAILABLE	1,835		
H	AVAILABLE	1,020		

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Photos



Over 210,000
Residents Within
a 3-Mile Radius

208,000 CPD

LONG BEACH TOWNE CENTER

- Ashley HOMESTORE
- BARNES & NOBLE
- Chick-fil&
- IMAX
- LOWE'S
- OLD NAVY
- Walmart
- PET SMART
- IN-N-OUT
- Sams CLUB

Hawaiian Gardens Casino - \$90M Renovation Completed
APPROX. 1,500 VISITORS PER WEEKDAY & 2,500 PER WEEKEND

EL POLLO LINDO
CHASE

SKECHERS

99¢ ONLY STORES

O'Reilly AUTO PARTS

Wienerschnitzel

40,000 CPD

EAST BUFFET
Seafood & grill

EoS FITNESS

AVAILABLE

SALLY BEAUTY SUPPLY

Starbucks

22,000 CPD

FOOD 4 LESS

Jack in the box

Aerial

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