



Sepulveda Blvd. 26,000 SF

LOOKING FOR  
RETAIL, MEDICAL,  
URGENT CARE



Avalon Blvd. 15,000 SF

*For Lease*

Avalon Plaza | 23401-23565 S Avalon Blvd, Carson CA

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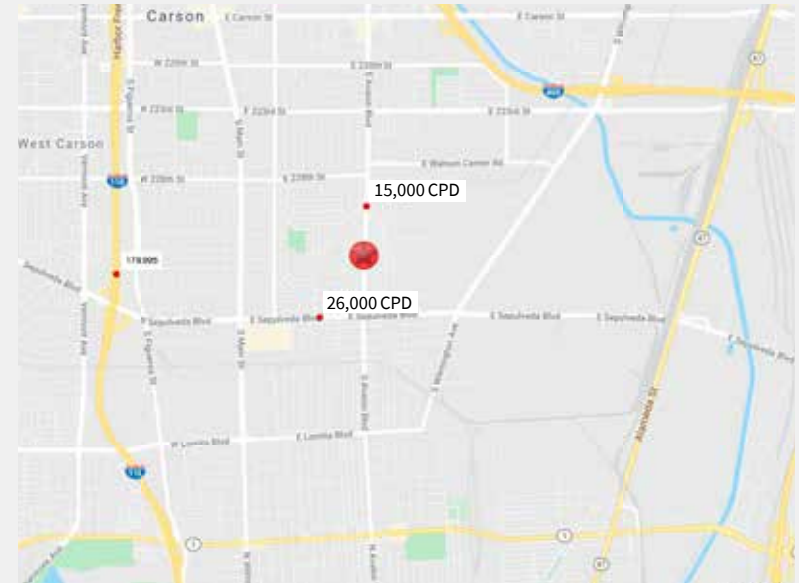
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# Property Highlights

Avalon Plaza | 23545 S Avalon Blvd, Carson CA

- New pad with potential drive through opportunity, ground lease
- Approximately 41,000 cars per day at nearby intersection of Sepulveda Blvd and Avalon Blvd
- Approximately 3.5 miles from StubHub Center (home to LA Galaxy and LA Chargers) and California State University Dominguez Hills (over 12,000 students)
- Convenient access from the 110 and 405 Freeways, along with Pacific Coast Highway
- Densely populated trade area



## AREA RETAILERS

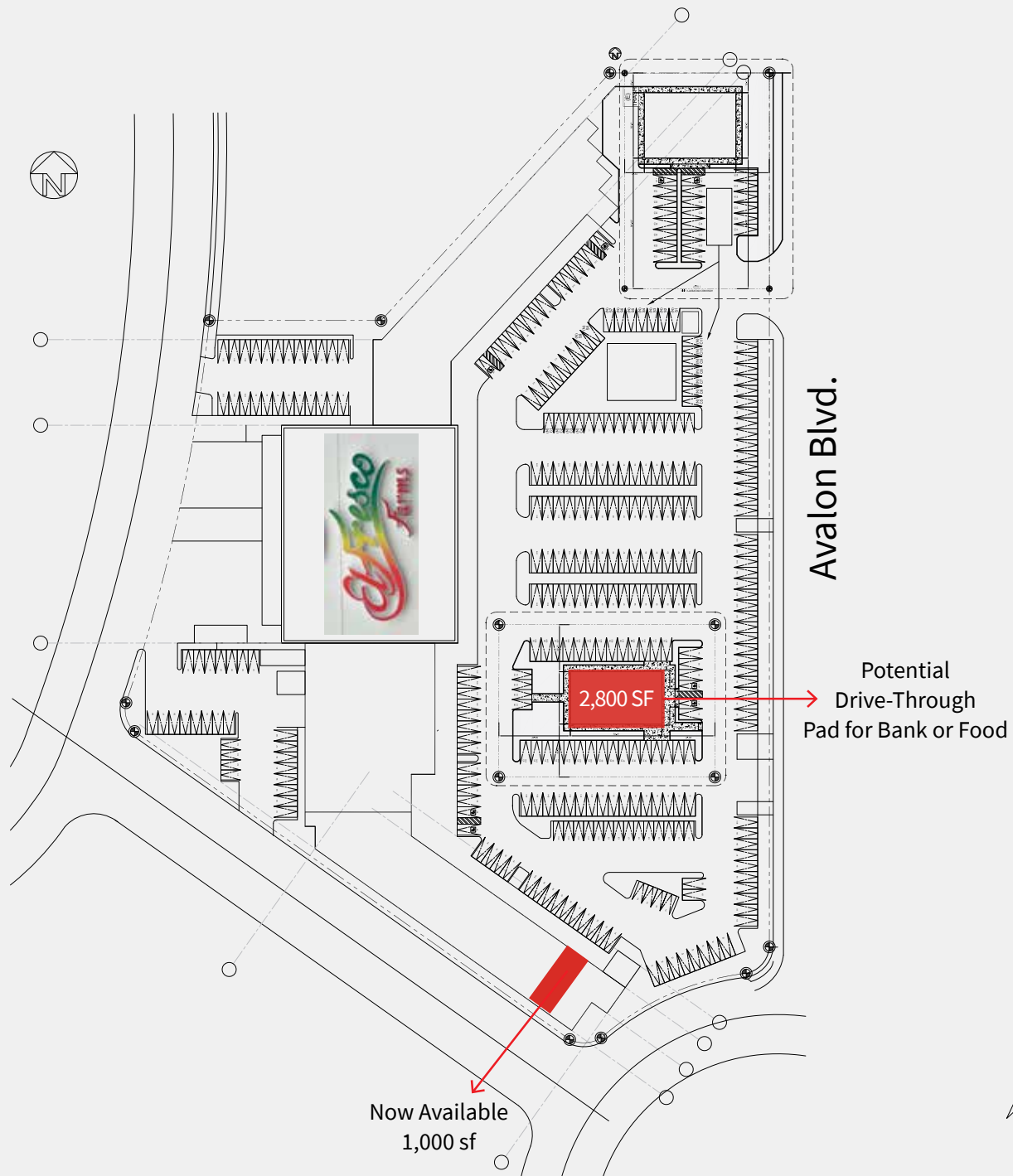


## DEMOGRAPHICS

	3 mile ▼	5 miles ▼	10 miles ▼
	210,013 Total Population	476,651 Total Population	2,045,682 Total Population
	3.4 Ave. Household Size	3.1 Ave. Household Size	3.0 Ave. Household Size
	\$83,113 Ave. HH Income	\$87,995 Ave. HH Income	\$94,942 Ave. HH Income
	\$482,168 Median Home Value	\$511,266 Median Home Value	\$550,351 Median Home Value

# Site Plan

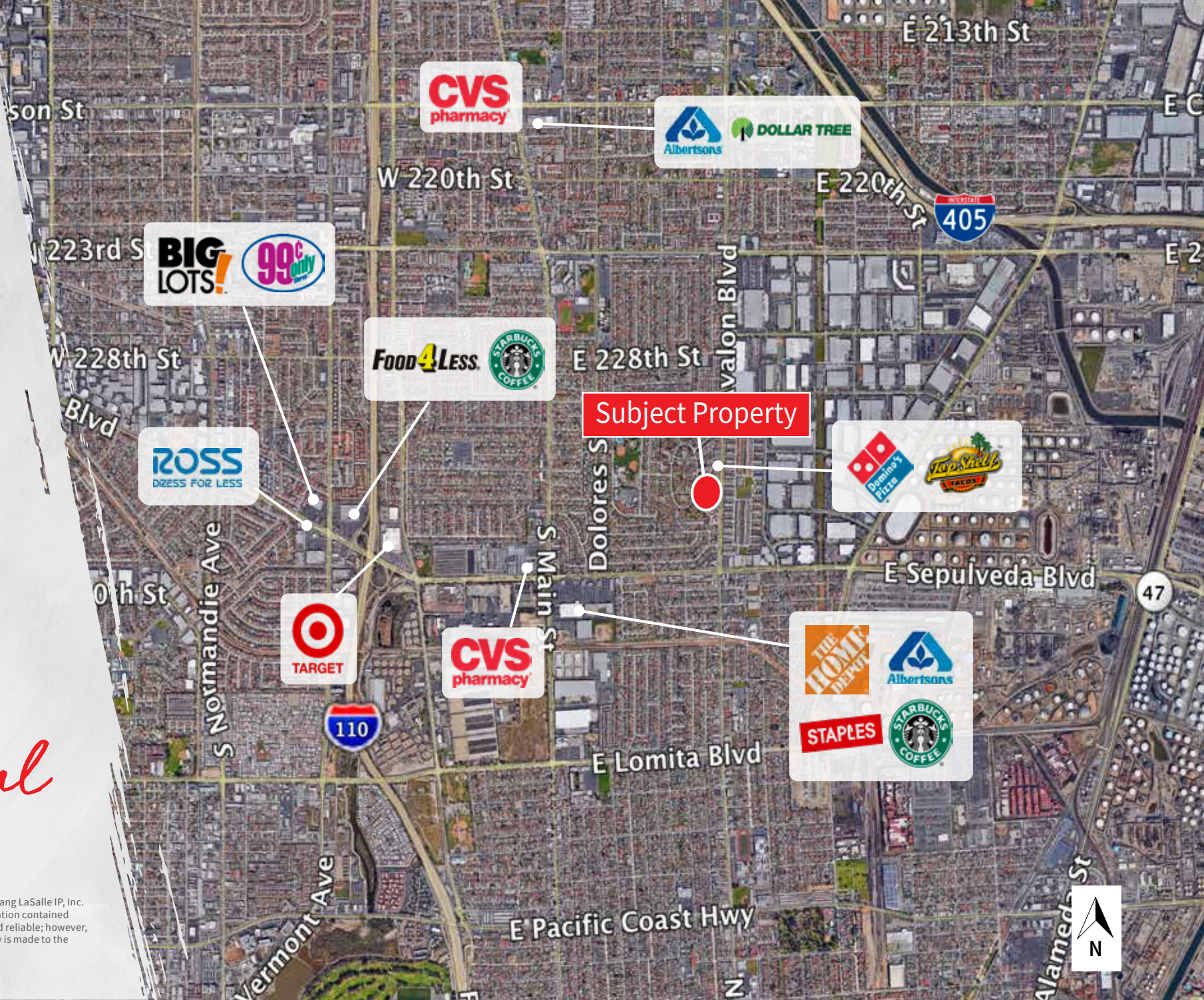
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Aerial

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