

For Lease



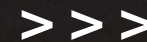
68,550 SF
ANCHOR SPACE
OPPORTUNITIES

ROSS
DRESS FOR LESS

ROSS
DRESS FOR LESS

GRADE ENTRY

Costco



At Southbay Pavilion

20700 S Avalon Blvd., Suite 100 | Carson, CA

Proximity to:

*Cinemark, IKEA, Target, Big 5,
Old Navy, Walmart, 24 Hour Fitness*

Seritage.com



Southbay Pavilion

Space Available:

Ground Floor – 24,550 SF (divisible)

Lower Level – 44,000 SF



Property Highlights

- Space available:
Ground Floor – 24,550 SF (divisible), Lower Level – 44,000 SF
- Total SF can be subdivided
- Center located directly off of the Avalon Blvd. exit from the 405 Freeway
- Strong Anchors include IKEA, Target, Cinemark and Burlington, with Ross Dress for Less coming soon
- Population of 583,212 within 5 miles of the site
- Availability provides for accessibility to the Southbay Pavilion mall

Strength of the Market

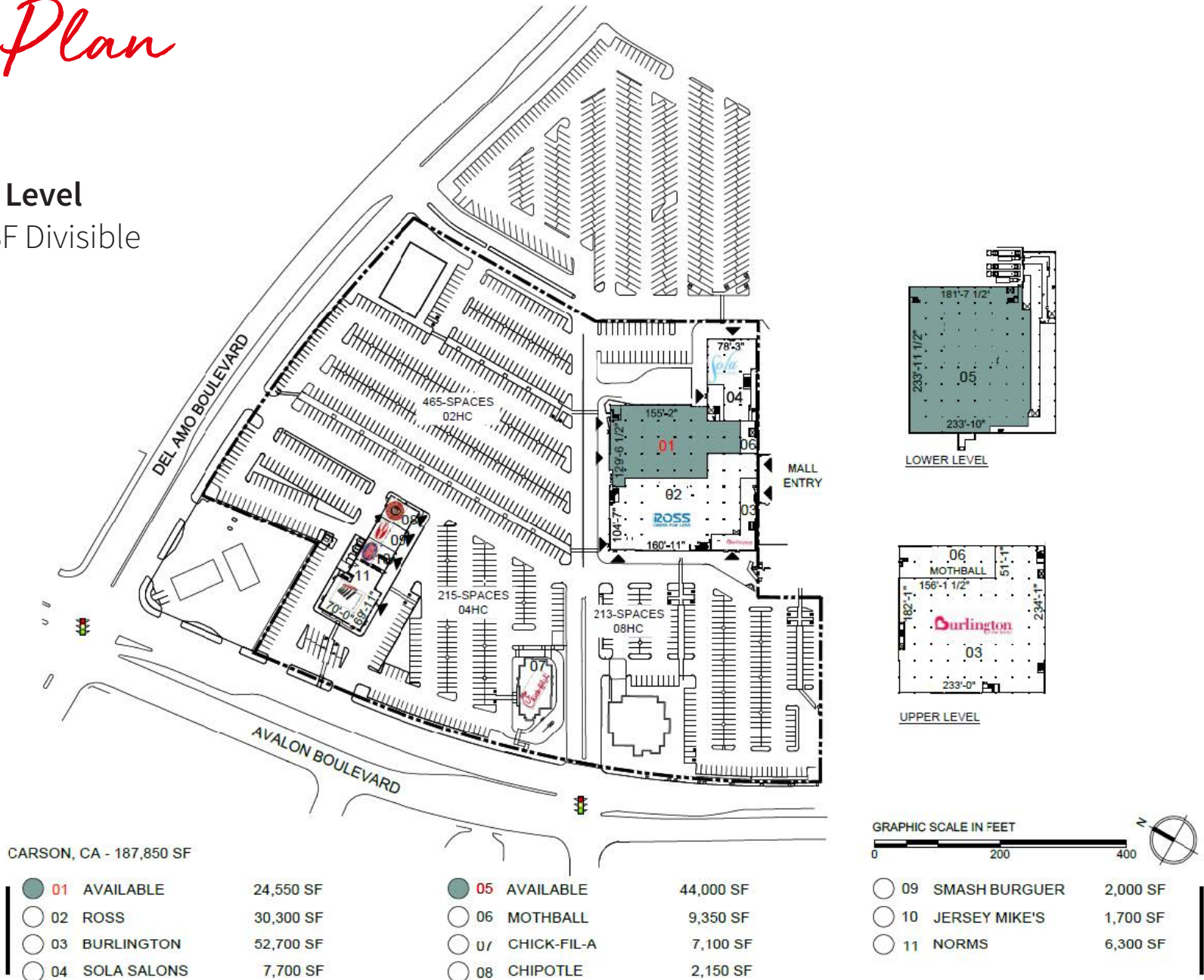


Walmart

Site Plan

Ground Level

24,550 SF Divisible



Area Demographics



157,081 | 594,158 | 2,568,831

3 mile ----- 5 miles ----- 10 miles

Total Population



\$442,970 | \$458,125 | \$513,587

3 mile ----- 5 miles ----- 10 miles

Median Home Value

3.43 | 3.31 | 3.21

3 mile ----- 5 miles ----- 10 miles

Average Household Size



\$88,008 | \$80,348 | \$85,599

3 mile ----- 5 miles ----- 10 miles

Average Household Income



Area Retailers

TRAFFIC COUNT:
Over 51,000 Cars Per Day
at the Intersection of Avalon Blvd.
and E. Del Amo Blvd.

Over 266,000 Cars Per Day
Freeway Count
I-405 at Avalon

(Per ESRI Traffic Count Profile)



The Team

Our retail advisors are here to support your business goals. Let our expertise guide you in brokerage, investments, management, development and more.



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