

SIGNALIZED CORNER RETAIL ENDCAP

23914 S Avalon Boulevard, Carson, CA 90745



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Available for lease \pm 1,200 SF
- End cap on the corner of major cross streets
- Extensive Interior Buildout
- Existing business generate heavy customer traffic
- Great visibility from the street

AREA AMENITIES

- Close proximity to the I-405 & I-110 Freeways
- Ample parking in both the front and back of the shopping center
- Daily traffic of \pm 44,000 cars per day



DEMOS	1 Mile	3 Mile	5 Mile
Population	23,462	199,435	468,985
Avg. HH Income	\$98,568	\$88,589	\$94,466
Daytime Pop	18,800	160,089	378,442
Traffic Count	\pm 33,718 cars per day		



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