



Retail Space For Lease

Hawaiian Gardens Town Center

12090-12144 E Carson St
Hawaiian Gardens, CA, 90716

Property Highlights

- ±126,000 SF prime shopping center
- Join EOS Fitness, O'Reilly Auto Parts, Jack in the Box, and El Pollo Inka
- Located at a major signalized intersection with traffic counts exceeding 51,000 cars per day (Carson St & Norwalk Blvd)
- Close proximity to the 605 Freeway (210,000 CPD)
- Strong three-mile demographics with over 207,000 residents and 66,000 households, a daytime population of 88,000, and an average household income over \$123,000

HAWAIIAN GARDENS
TOWN CENTER

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Available:
±910-8,000 SF

Contact us:
(323) 609 3172

James Rodriguez
Sr. Vice President
+1 213 532 3284
james.rodriguez@colliers.com

Michael Bohorquez
Vice President
+1 213 532 3220
michael.bohorquez@colliers.com

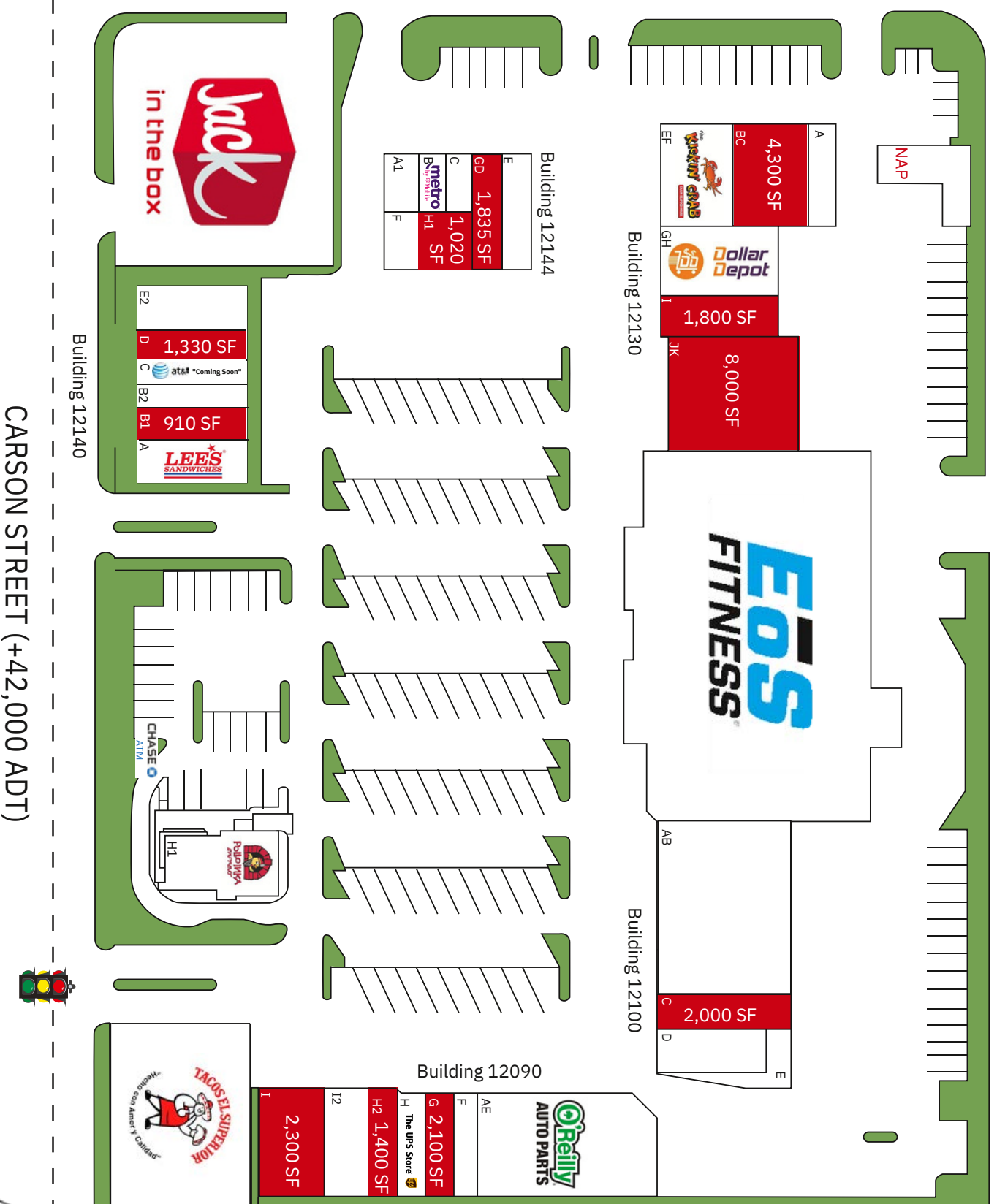
Jeff Lin
Vice President
+1 213 532 3267
jeff.lin@colliers.com



Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan

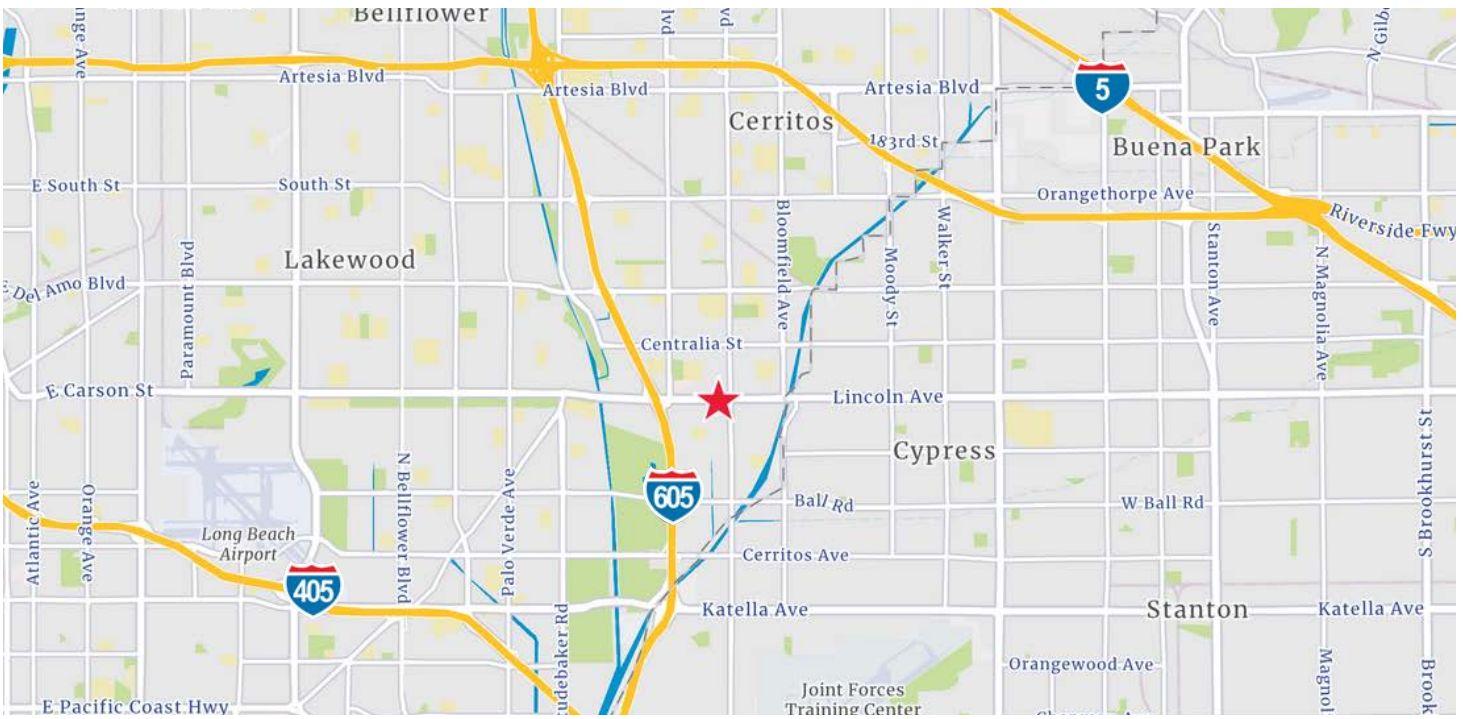
NORWALK BOULEVARD (+23,000 ADT)



CARSON STREET (+42,000 ADT)



Location Maps



Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	34,226	207,124	548,302
Total Households	9,684	66,606	178,074
Total Family Households	7,759	53,034	133,646
Average Household Size	3.53	3.09	3.04
Median Age	33.7	41.2	39.6
Population Age 25+	22,165	149,343	386,287
2010-2021 Population: Annual Growth Rate (CAGR)	0.00%	0.08%	0.14%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.07%	0.04%	0.06%
Households	-0.12%	-0.03%	-0.02%
Families	-0.07%	0.00%	0.02%
Median Household Income	1.87%	1.56%	2.55%
Current Year Population by Sex			
Male Population	16,848	100,082	265,759
% Male	49.2%	48.3%	48.5%
Female Population	17,378	107,042	282,543
% Female	50.8%	51.7%	51.5%
Current Year Race and Ethnicity			
Total	34,227	207,124	548,301
White Alone	43.3%	48.3%	49.3%
Black Alone	6.5%	4.4%	5.2%
American Indian Alone	0.9%	0.6%	0.7%
Asian Alone	20.1%	31.4%	25.5%
Pacific Islander Alone	0.7%	0.5%	0.6%
Some Other Race Alone	23.5%	9.3%	13.2%
Two or More Races	5.0%	5.5%	5.6%
Hispanic Origin	53.6%	26.0%	33.0%
Diversity Index	88.3	79.4	82.6
Current Year Educational Attainment			
Total	22,168	149,344	386,287
Less than 9th Grade	11.4%	4.6%	6.3%
9th - 12th Grade, No Diploma	10.3%	4.8%	5.8%
High School Graduate	22.7%	17.1%	18.1%
GED/Alternative Credential	2.3%	1.7%	1.8%
Some College, No Degree	20.7%	20.9%	21.7%
Associate Degree	7.7%	8.8%	8.8%
Bachelor's Degree	18.0%	27.8%	25.1%
Graduate/Professional Degree	7.0%	14.4%	12.5%
Current Year Income and Households Summary			
Median Household Income	\$74,438	\$101,340	\$88,669
Average Household Income	\$88,473	\$123,375	\$112,274
Per Capita Income	\$24,995	\$39,689	\$36,455
Current Year Summary Business Data			
Total Businesses	667	8,038	20,692
Total Daytime Population	30,069	200,313	548,364
Daytime Population: Workers	9,943	88,394	245,822
Daytime Population: Residents	20,126	111,919	302,542

Contact

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Sr. Vice President
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james.rodriguez@colliers.com

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