

# FOR LEASE

STARBUCKS (COMING SOON) ANCHORED CENTER  
860 E. CARSON ST. | CARSON, CA 90745



**JASON EHRENPREIS**  
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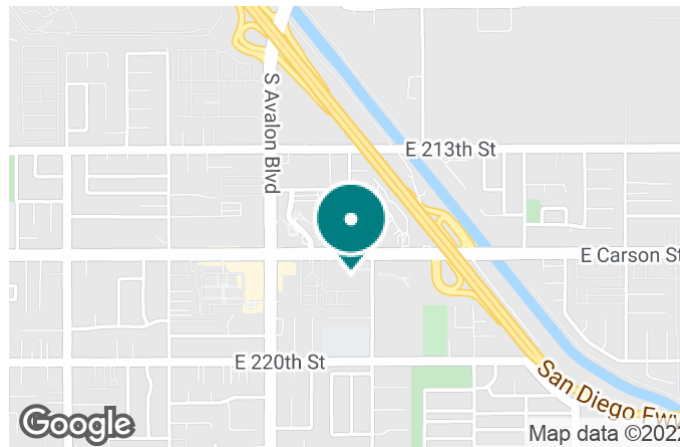
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

STARBUCKS (COMING SOON) ANCHORED CENTER | 860 E. CARSON ST., CARSON, CA 90745

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### FEATURES & AMENITIES

- Multiple Units Available in Starbucks Anchored Center
- Spaces Range From Approx. 920-8,610 SF
- A+ Long-Term Tenants Include Subway, Farmers Insurance & Western Union
- Ample Parking in Sizable Onsite Lot
- Located by Major Multi-Family Developments: The Avalon and Renaissance Center, a total of 657 new units within 1 mile.
- Adjacent to Doubletree Hotel, City Hall, Post Office, Fire Department, Sheriff Station, Middle School, Elementary School, Montessori, Torrance Memorial Health System next door, and nearby Providence Medical Center
- 1/4 mile to 405 Fwy, 1.5 miles to 110 Fwy
- Nearby Credit Tenants: Ralph's Market, Jack-In-The-Box, Carl's Jr., IHOP, O'Reilly, McDonald's, and Goodwill

#### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,172	45,230	143,436
Total Population	20,291	160,956	482,071
Average HH Income	\$73,367	\$75,990	\$69,244

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Multiple retail units for lease in Starbucks anchored corner strip center. Available spaces range from approx. 920-8,610 SF. Property features high visibility on major area thoroughfares and ample parking in a sizable onsite lot. A+ co-tenants include Subway, Farmers Insurance & Western Union.

### LOCATION DESCRIPTION

Carson Bonita Plaza is situated at the intersection of Carson Street and Bonita Street in price Carson. The well-located site is close to the Avalon and Renaissance Center, two major multi-family developments boasting approx. 657 new units within a 1-mile radius. Adjacent points of interest include the Doubletree Hotel, City Hall, Post Office, Fire Department, Sheriff Station, Middle School, Elementary School, Montessori, Torrance Memorial Health System, and Providence Medical Center. Freeway close, the site is approx. 1/4 mile from the 405 freeway and approx 1.5 miles from the 110 freeway. Surrounding credit tenants include Ralph's Market, Jack-In-The-Box, Carl's Jr., IHOP, O'Reilly, McDonald's, and Goodwill.

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### OFFERING SUMMARY

Available SF:	860 - 8,610 SF
Building Size:	28,217 SF

SPACES	LEASE RATE	SPACE SIZE
108/109	Negotiable	1,720 - 8,610 SF
110	Negotiable	860 - 8,610 SF
111	Negotiable	860 - 8,610 SF
112	Negotiable	1,050 - 8,610 SF
113	Negotiable	3,200 - 8,610 SF
114	Negotiable	920 - 8,610 SF

## INTERIOR PHOTOS

STARBUCKS (COMING SOON) ANCHORED CENTER | 860 E. CARSON ST., CARSON, CA 90745

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### Suite 108/109



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## INTERIOR PHOTOS

STARBUCKS (COMING SOON) ANCHORED CENTER | 860 E. CARSON ST., CARSON, CA 90745

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### Suite 114



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## AERIAL OVERVIEW

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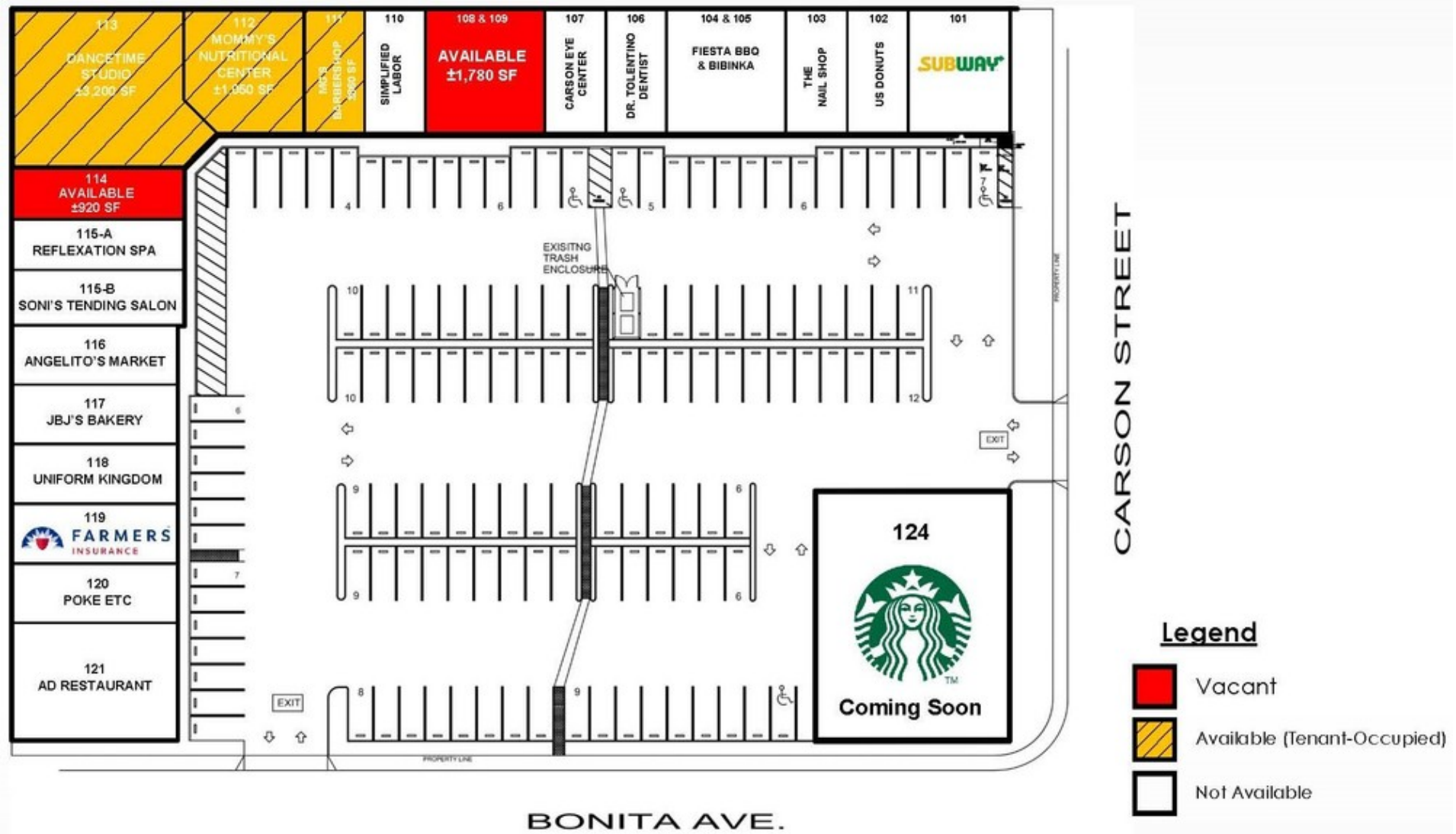
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## SITE PLANS

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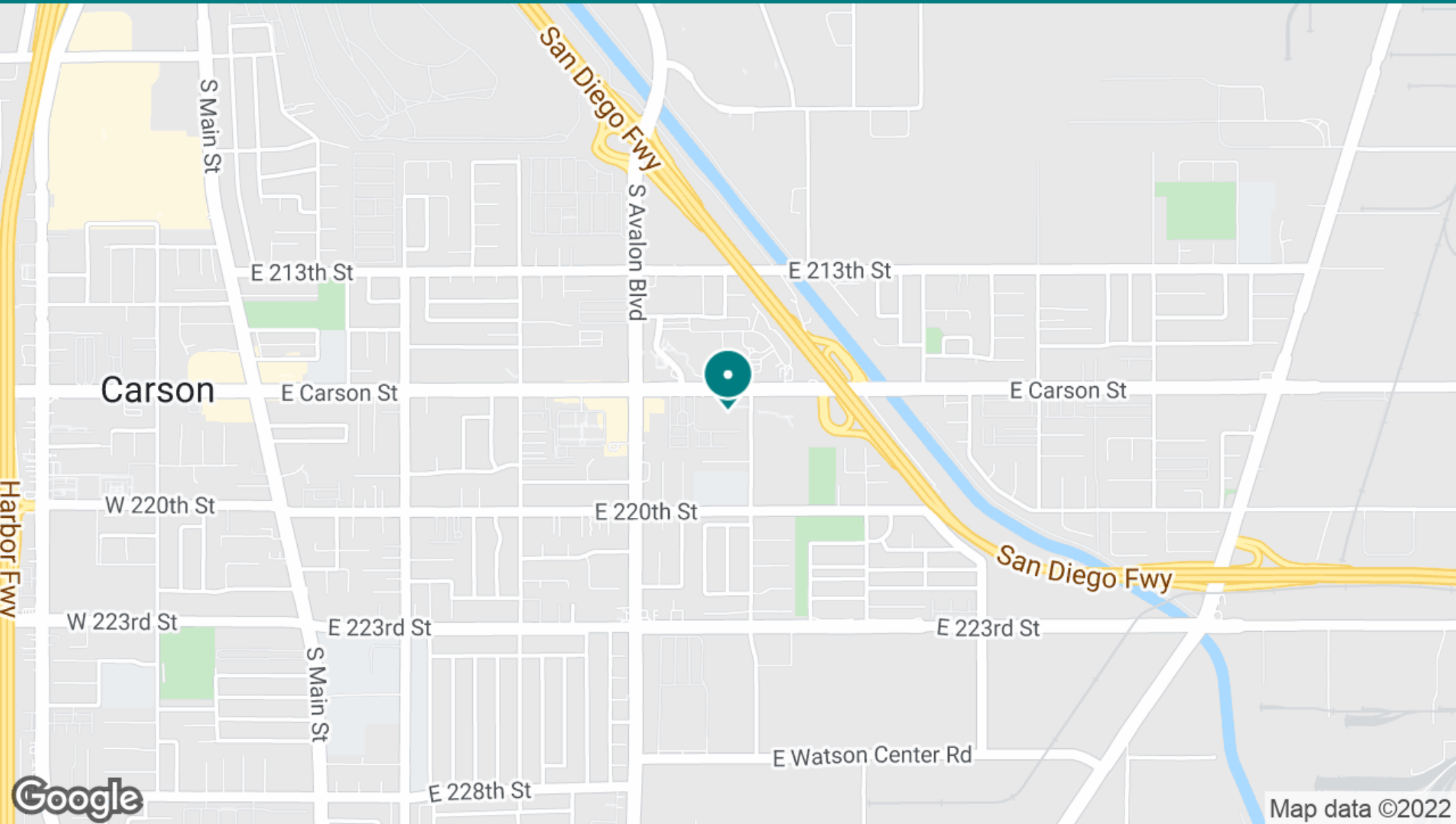
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## LOCATION MAP

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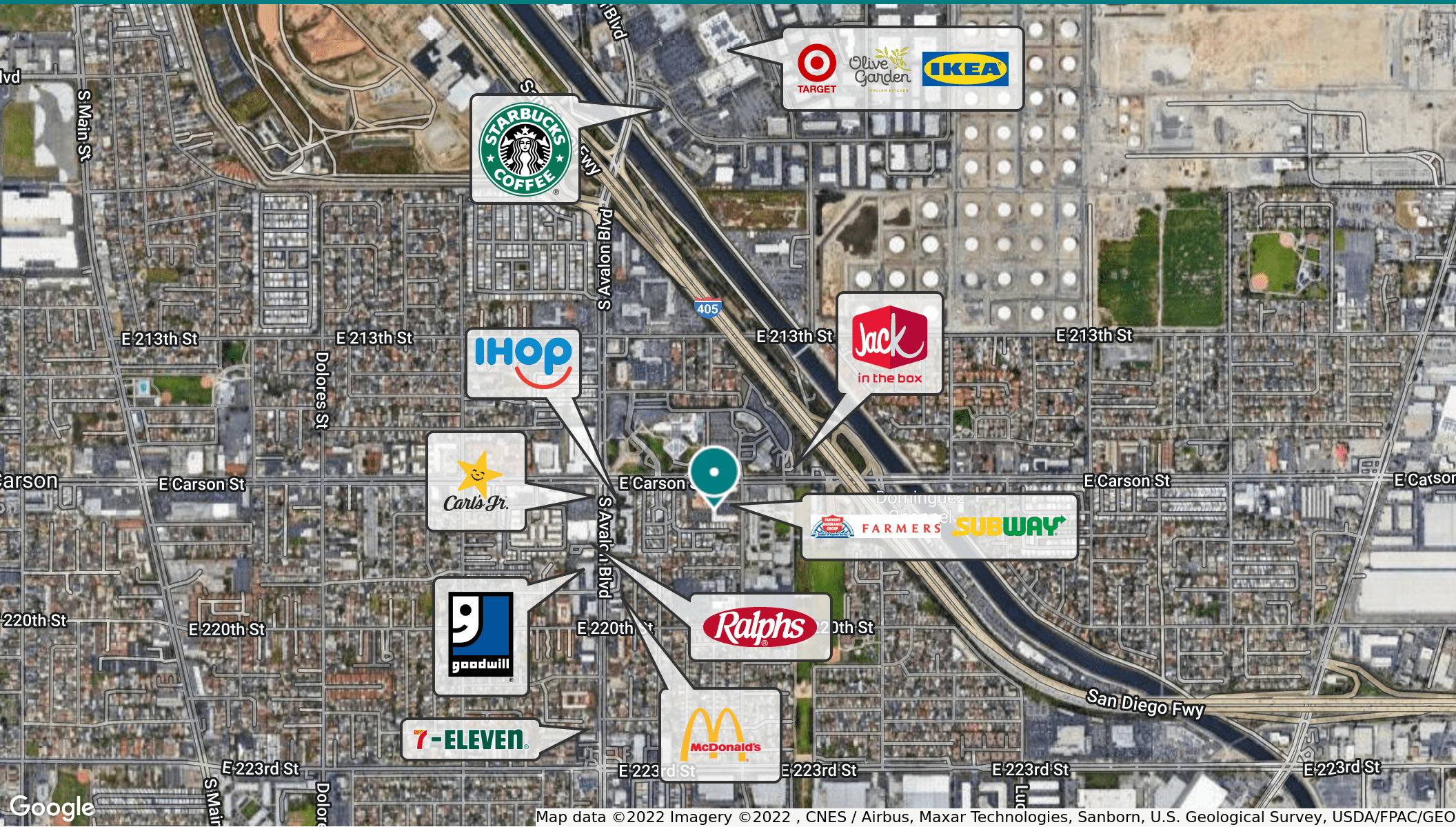
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## RETAILER MAP

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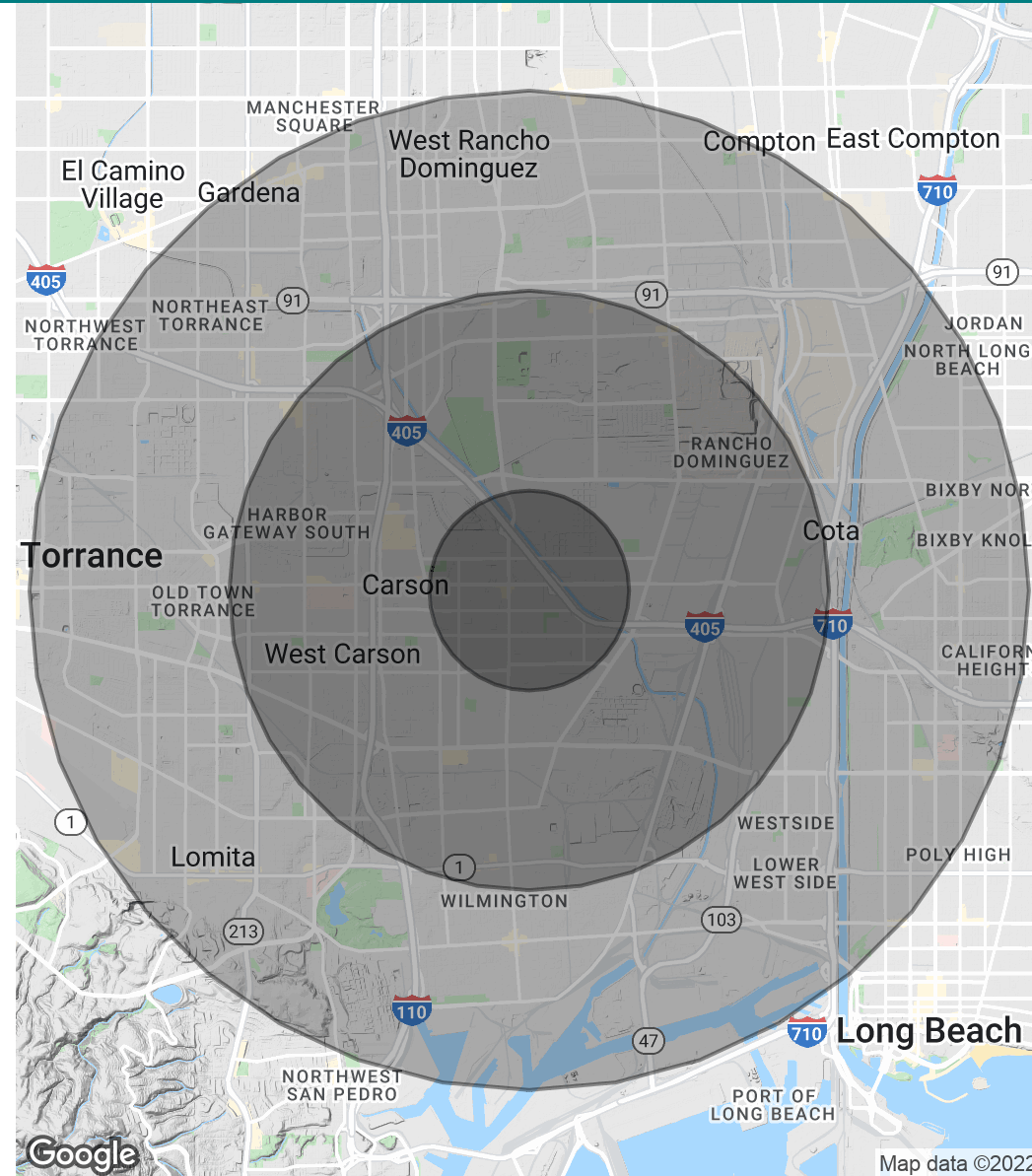
## DEMOGRAPHICS MAP & REPORT

STARBUCKS (COMING SOON) ANCHORED CENTER | 860 E. CARSON ST., CARSON, CA 90745

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,291	160,956	482,071
Average Age	33.6	35.0	33.8
Average Age (Male)	31.7	33.5	32.6
Average Age (Female)	35.9	36.9	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,172	45,230	143,436
# of Persons per HH	3.9	3.6	3.4
Average HH Income	\$73,367	\$75,990	\$69,244
Average House Value	\$417,368	\$438,416	\$438,143
RACE	1 MILE	3 MILES	5 MILES
% White	32.4%	36.0%	39.3%
% Black	9.9%	17.1%	15.7%
% Asian	34.3%	23.4%	18.7%
% Hawaiian	4.9%	2.8%	1.7%
% American Indian	0.5%	0.7%	0.7%
% Other	12.6%	14.5%	18.8%

\* Demographic data derived from 2010 US Census



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