

VICTORIA
PARK
PLAZA

18409 AVALON BLVD

CARSON, CALIFORNIA 90746



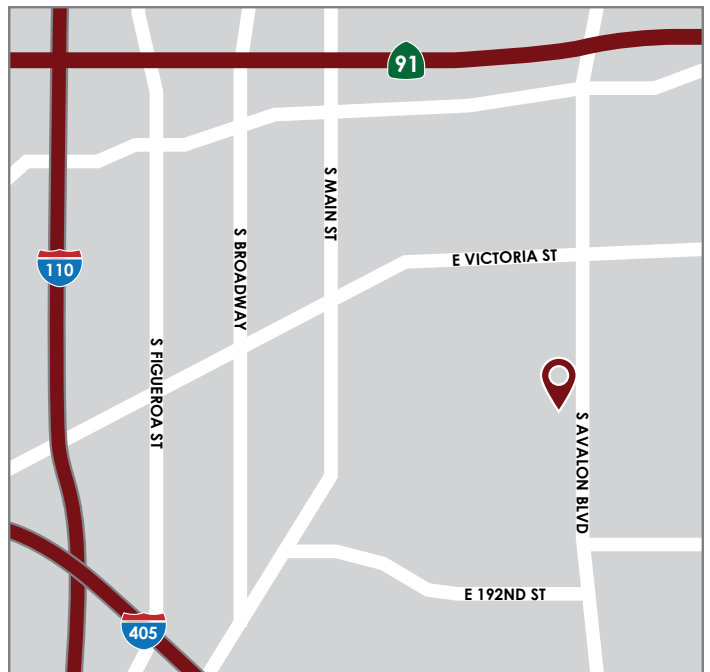
PROPERTY FEATURES

AVAILABLE: Suite 18517 - 1,700 SF

RATE: Negotiable

ZONING: CACN*

- 2nd generation bar opportunity in an excellent location
- Directly across the street from StubHub Center (LA Chargers, LA Rams, LA Galaxy, U.S. Soccer)
- High traffic counts along Avalon Blvd (24,848 CPD)
- Easy access to 91 Freeway
- Ample surface parking
- Shopping center upgrades underway



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SEAN LIEPPMAN, CCIM

Senior Associate
BRE# 01905266
PH: 562.354.2528
E: slieppman@leelalb.com

NOEL AGUIRRE

Senior Associate
BRE# 01263417
PH: 562.354.2526
E: naguirre@leelalb.com

VICTORIA
PARK
PLAZA

18409 AVALON BLVD

CARSON, CALIFORNIA 90746



Tenant Roster

Suite	Tenant	S.F.
18401	Kentucky Fried Chicken	1,700
18413	Dollar Tree	11,800
18517	AVAILABLE	1,700
18415	Chong's Chinese Cafe	2,000
18419	Little Angel Retreat Pre-School	2,000
18503	Family Fish Market	1,500
18505	Good Hair Shoppe	800
18507	Cali Beauty & Barber Salon	800
18509	Kevin's Nails	800
18511	Ken's Ice Cream	800
18513	Southbay Screen	800
18515	J&M 99 Cent Store	800
18414	TBD	1,600
18425	Boston Donut	800
18427	R&R Soul Food	1,600
18429	Vapors Cigar Shop	800



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS



SEAN LIEPPMAN, CCIM

Senior Associate
BRE# 01905266
PH: 562.354.2528
E: slieppman@leelalb.com

NOEL AGUIRRE

Senior Associate
BRE# 01263417
PH: 562.354.2526
E: naguirre@leelalb.com

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	15,283		172,528		654,319	
2017 Estimate	14,858		167,710		637,082	
2010 Census	14,261		160,940		616,816	
Growth 2017 - 2022	2.86%		2.87%		2.71%	
Growth 2010 - 2017	4.19%		4.21%		3.29%	
2017 Population by Hispanic Origin	4,303		68,890		318,681	
2017 Population	14,858		167,710		637,082	
White	4,730	31.83%	73,127	43.60%	348,372	54.68%
Black	7,597	51.13%	45,319	27.02%	142,625	22.39%
Am. Indian & Alaskan	113	0.76%	2,101	1.25%	9,229	1.45%
Asian	1,602	10.78%	39,412	23.50%	109,698	17.22%
Hawaiian & Pacific Island	312	2.10%	2,816	1.68%	8,644	1.36%
Other	504	3.39%	4,934	2.94%	18,515	2.91%
U.S. Armed Forces	10		14		170	
Households						
2022 Projection	4,596		52,170		191,448	
2017 Estimate	4,464		50,691		186,360	
2010 Census	4,267		48,567		180,346	
Growth 2017 - 2022	2.96%		2.92%		2.73%	
Growth 2010 - 2017	4.62%		4.37%		3.33%	
Owner Occupied	3,980	89.16%	32,387	63.89%	102,817	55.17%
Renter Occupied	484	10.84%	18,304	36.11%	83,543	44.83%
2017 Households by HH Income	4,465		50,692		186,359	
Income: <\$25,000	548	12.27%	9,812	19.36%	39,736	21.32%
Income: \$25,000 - \$50,000	865	19.37%	11,111	21.92%	44,706	23.99%
Income: \$50,000 - \$75,000	868	19.44%	9,489	18.72%	32,407	17.39%
Income: \$75,000 - \$100,000	582	13.03%	7,306	14.41%	24,768	13.29%
Income: \$100,000 - \$125,000	572	12.81%	5,109	10.08%	17,534	9.41%
Income: \$125,000 - \$150,000	366	8.20%	3,067	6.05%	9,905	5.32%
Income: \$150,000 - \$200,000	496	11.11%	2,928	5.78%	10,489	5.63%
Income: \$200,000+	168	3.76%	1,870	3.69%	6,814	3.66%
2017 Avg Household Income	\$89,447		\$76,484		\$73,509	
2017 Med Household Income	\$73,535		\$61,413		\$56,480	

Copyrighted report licensed to Lee & Associates - 650023.

5/22/2017

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein. 6.13.17

FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS



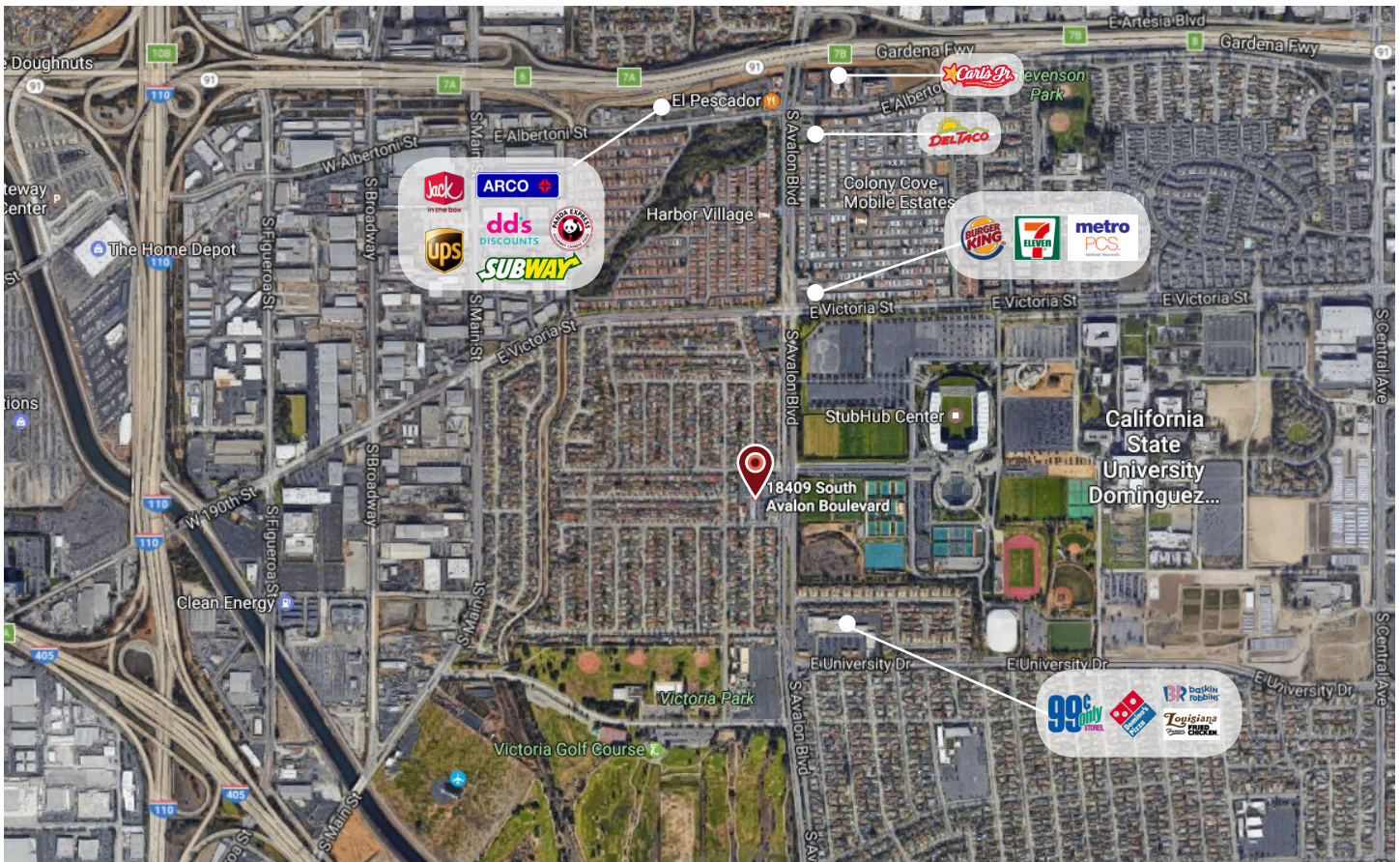
SEAN LIEPPMAN, CCIM
Senior Associate
BRE# 01905266
PH: 562.354.2528
E: slieppman@leelalb.com

NOEL AGUIRRE
Senior Associate
BRE# 01263417
PH: 562.354.2526
E: naguirre@leelalb.com

VICTORIA
PARK
PLAZA

18409 AVALON BLVD

CARSON, CALIFORNIA 90746



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein. 6.13.17

FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SEAN LIEPPMAN, CCIM
Senior Associate
BRE# 01905266
PH: 562.354.2528
E: slieppman@leelalb.com

NOEL AGUIRRE
Senior Associate
BRE# 01263417
PH: 562.354.2526
E: naguirre@leelalb.com