



± 1,000 SF OF RETAIL / OFFICE SPACE AVAILABLE

RENAISSANCE AT CITY CENTER

21800 AVALON BOULEVARD, CARSON, CALIFORNIA



WATCH THE VIDEO

JOIN CARSON'S PREMIER MIXED-USE DEVELOPMENT

Immediate Availability: ± 1,000 SF space suitable for general retail or office use

Prime Location: Situated along heavily trafficked Avalon Blvd in Carson's most desirable and growing area.

Mixed-Use Development: ± 13,600 SF of retail space below 150 residential units in a vibrant, walkable community.

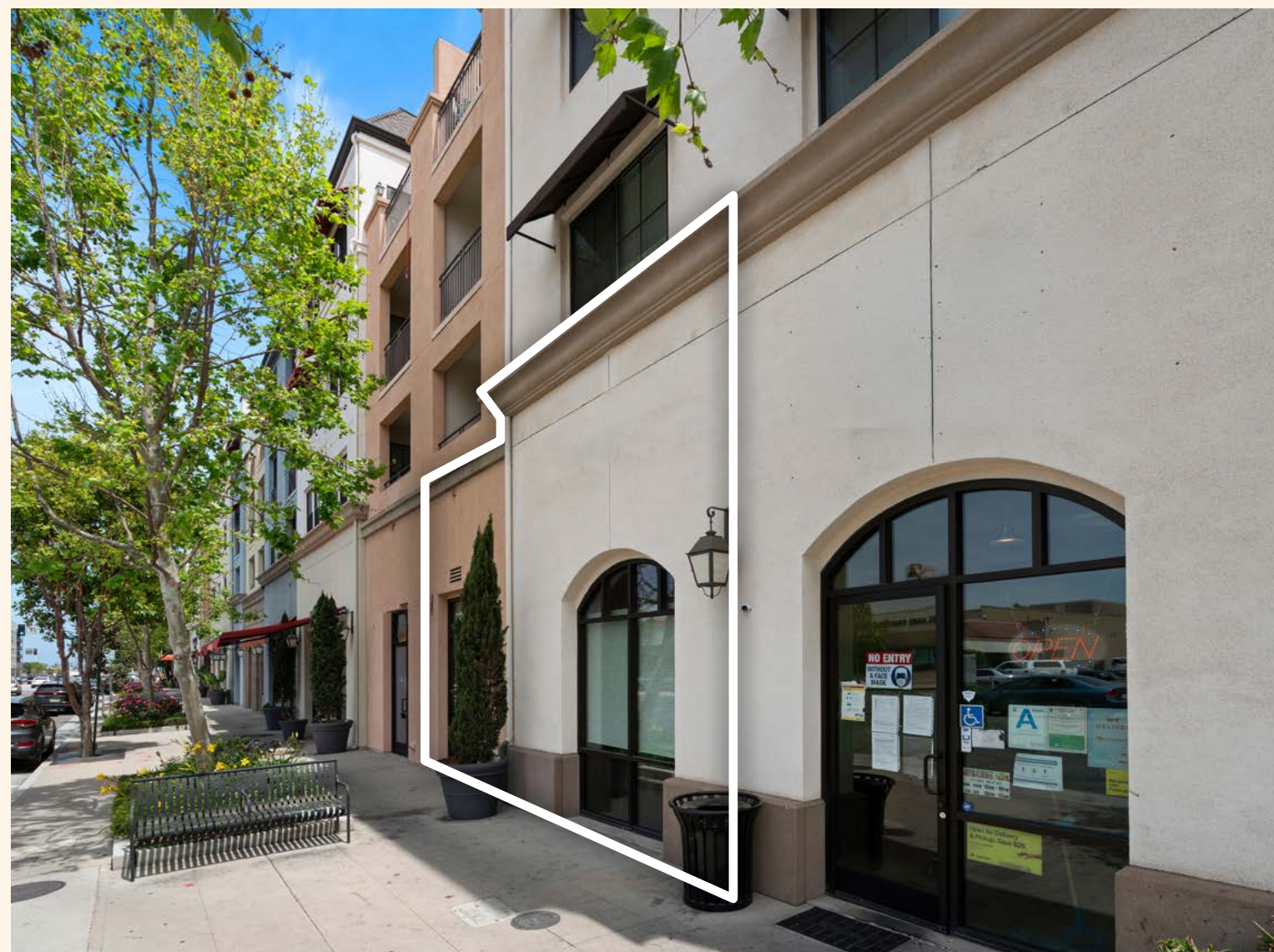
Excellent Accessibility: Near the 405 and 110 freeways, with easy access to Silicon Beach, Torrance, Hawthorne, San Pedro, and Long Beach.

Strong Local Demographics:

- ± 169,000 residents within 3 miles
- 87,000+ employees within 3 miles
- \$116,000 average household income within 1 mile

Nearby Anchors: Less than 1 mile from SouthBay Pavilion (1M+ SF of retail).

Business-Ready Environment: Rapidly growing market with increasing demand for premium retail and office space.





BRAND-NEW MIXED-USE DEVELOPMENT
WITH ±350 APARTMENT UNITS

FUTURE SIMON MALL



1,000,000 SF
SHOPPING CENTER
0.8 MILES FROM
SUBJECT



± 400,000 VPD

CARSON CITY HALL
AND CIVIC CENTER

E CARSON ST – ±25,000 VPD

RENAISSANCE
AT CITY CENTER



SAVALON BLVD



CARSON RESIDENTIAL DEVELOPMENTS

IN PROGRESS

ASCEND
1,250 APARTMENT UNITS
ENTITLED

ENVISION ON PARK
351 TOWNHOMES
764 APARTMENT UNITS
UNDER CONSTRUCTION

**CARSON TRIANGLE
PHASE II RESIDENCES**
125 TOWNHOMES
ENTITLED

CARSON TRIANGLE
315 TOWNHOMES
UNDER CONSTRUCTION

PERRY ST RESIDENCES
62 TOWNHOMES
ENTITLED

union
south bay

RENAISSANCE
AT CITY CENTER

PROPERTY HIGHLIGHTS

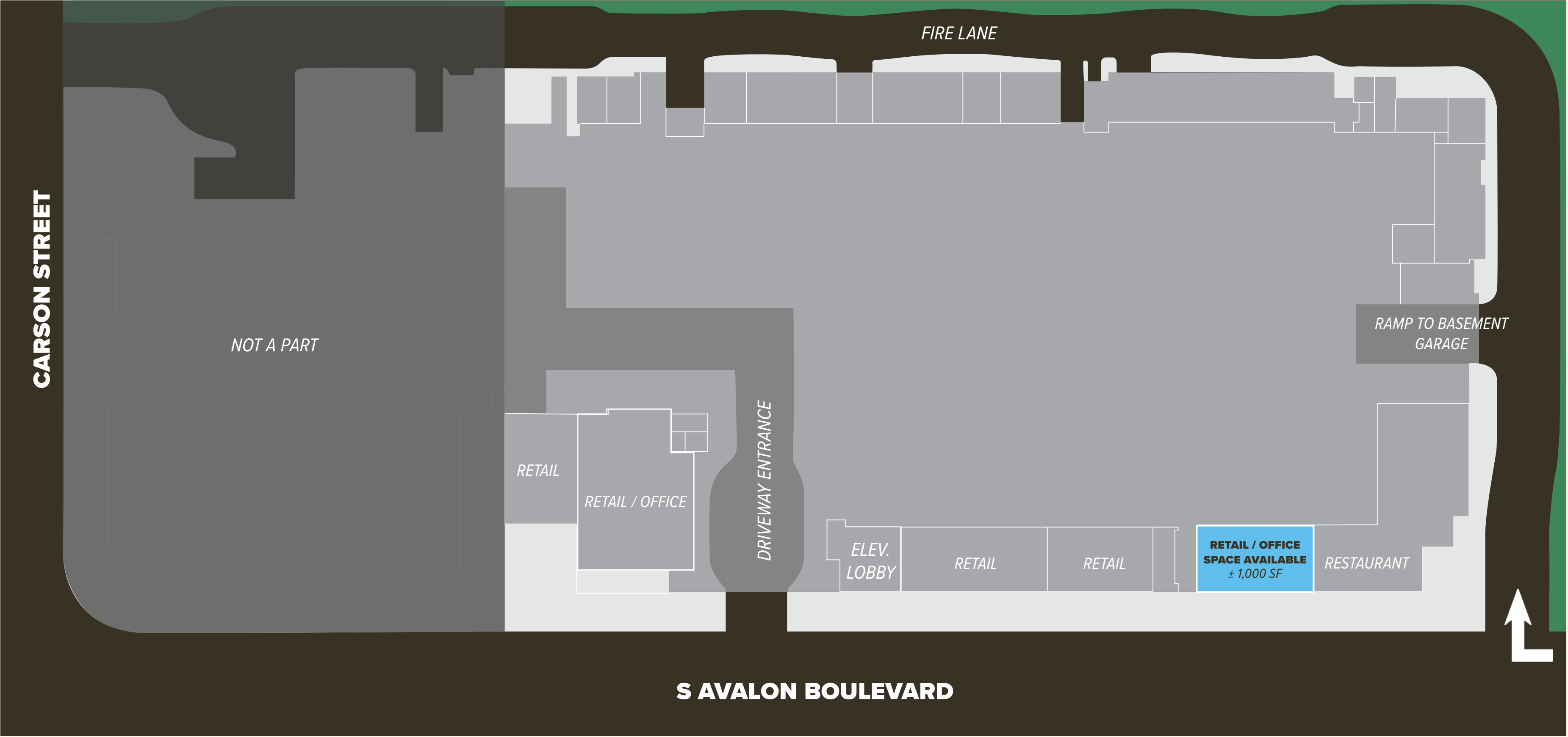


- High-profile mixed-use development with 150 luxury apartment units above $\pm$ 13,600 SF of retail
- $\pm$ 169,000 population (3-mile) & \$116,000 average household income (1-mile)
- Location is ideal for daily needs, including food use and personal services-oriented tenants
- Excellent access via I-405 about a 1/2 mile away – 400,000 VPD traffic
- Features ample on-grade parking directly behind retail
- High visibility to $\pm$ 30,000 vehicles per day traffic counts on S Avalon Blvd
- Proximate to major SouthBay Pavilion: Regional 1M+ SF mall and shopping center – home to Target, IKEA, Burlington and much more



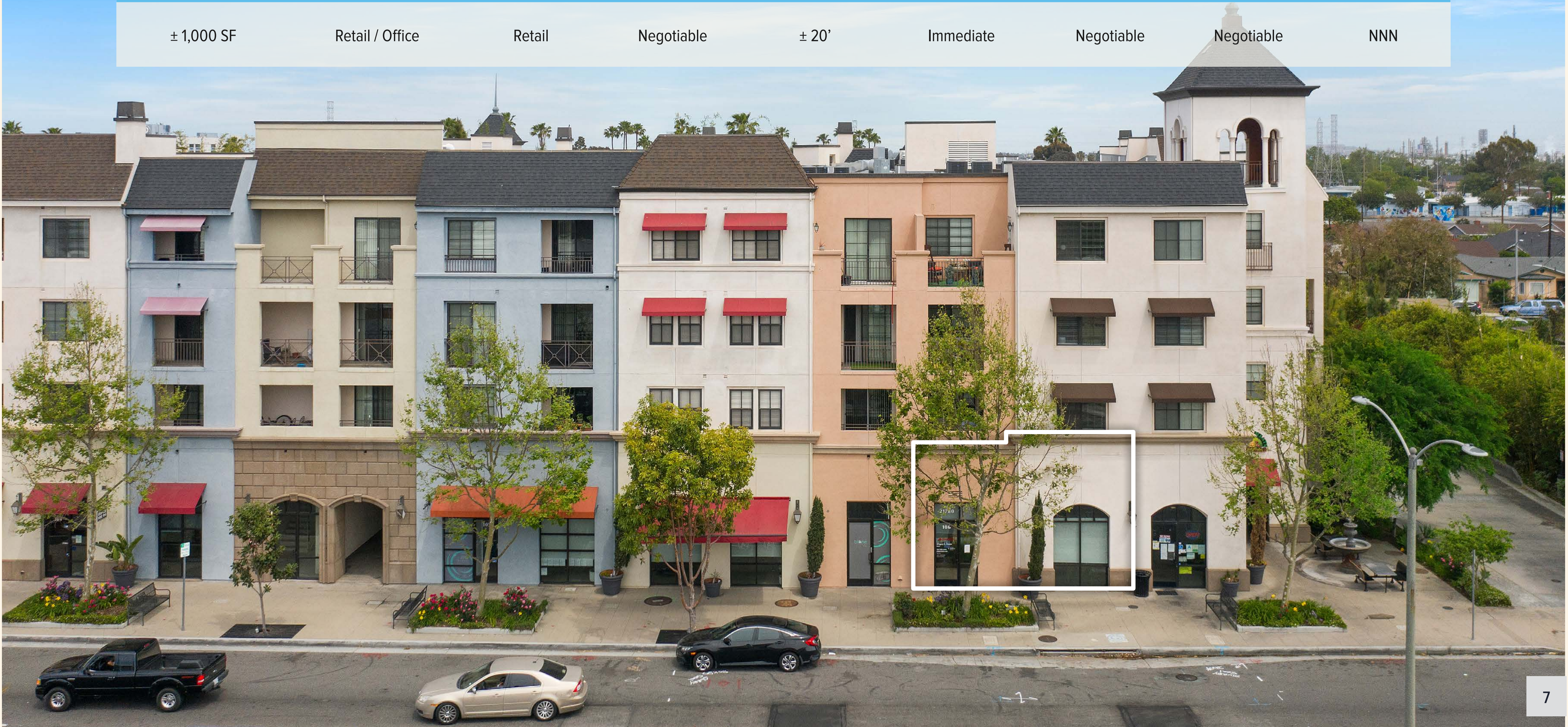
SITE PLAN

ADDRESS	21800 S AVALON BLVD CARSON, CA 90745
APN	7332-001-047
ZONING	CAMU
GLA	145,000 SF
LOT SIZE	2.94 AC
YEAR BUILT	2013
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
PARKING SPACES	± 158 SURFACE SPACES
PARKING RATIO	11 : 1,000 SF



SPACE DETAILS

SPACE AVAILABLE	SPACE TYPES	BUILD OUT	DELIVERY	FRONTAGE	AVAILABILITY	TERM	RATE	LEASE TYPE
± 1,000 SF	Retail / Office	Retail	Negotiable	± 20'	Immediate	Negotiable	Negotiable	NNN



CARSON, CALIFORNIA

DEMOGRAPHICS

POPULATION

1-MILE	3-MILE	5-MILE
26,622	169,007	492,773

AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$116,137	\$105,591	\$99,020

DAYTIME EMPLOYMENT

1-MILE	3-MILE	5-MILE
12,415	87,193	272,241

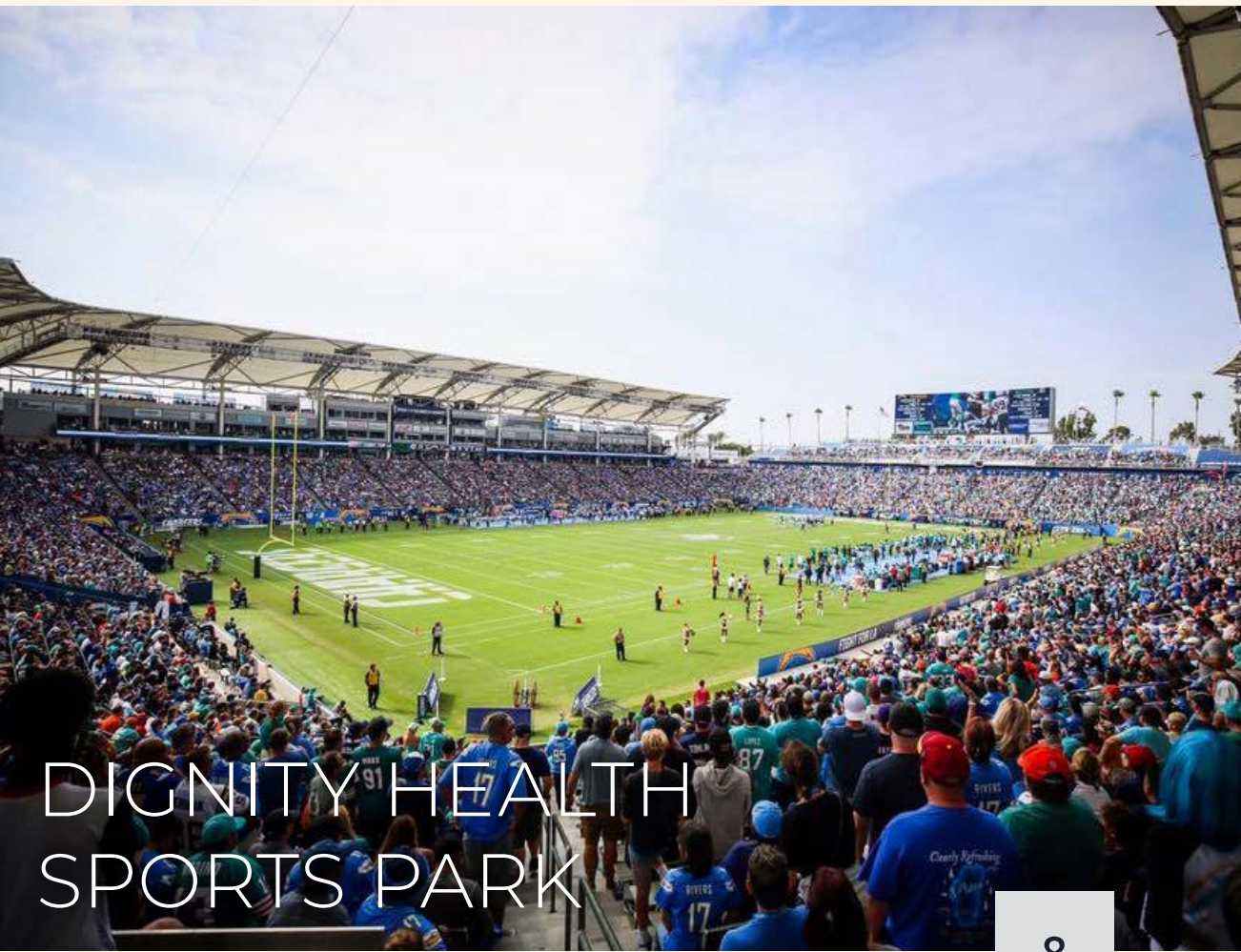
HOUSEHOLDS

1-MILE	3-MILE	5-MILE
7,178	50,173	154,771

Located in the South Bay section of Los Angeles County, Carson is a major industrial center that has grown from a population of 61,000 in 1968 to 169,007 in 2025. Over the years, three annexations have increased the city’s size to 19.2 square miles. Steady and continued growth has enabled Carson to become a significant presence in the Los Angeles South Bay, with exceptionally strong recent growth due in large part to the influx of tech companies in nearby cities, which has attracted a growing, educated and affluent population.

While Carson is well-known as an commerce center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community and an attractive place to live and work. Hundreds of companies call the city home, including Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Shell Oil, and Hyundai, to name a few.

The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/ recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs.



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