



125 ACRE MULTI SPORT & ENTERTAINMENT VENUE



18,000 STUDENTS

PLANNED CAMPUS APARTMENT HOUSING

CAMPUS BUSINESS PARK

1281 E. UNIVERSITY DRIVE  
CARSON, CALIFORNIA

4.97 ACRES

E. UNIVERSITY DR.

S. CENTRAL AVE.

**FOR SALE OR LEASE**

±17,000 SF Neighborhood Center



**UNIVERSITY**

**VILLAGE**

1281 E. UNIVERSITY DRIVE  
CARSON, CALIFORNIA



## For Sale or Lease

±17,000 SF Neighborhood Center

### PROPERTY FEATURES

- Proposed new retail development centrally located in the heart of the City of Carson, the project is positioned at the main intersection of S. Central Avenue and E. University Drive.
- Future development opportunity from 1 - 2 acres.
- Retail and restaurant shops available from 900-3,500 square feet.
- Freestanding pads available from 2,700 - 2,756 square feet.
- There are limited fast casual and restaurant options in the area.
- Home of the 2028 Summer Olympics including the following events: Rugby, Field Hockey, Tennis, and Velodrome Cycling.

### TRAFFIC COUNTS

±16,821 Average Daily Traffic on S. Central Avenue.

±7,443 Average Daily Traffic on E. University Drive.

±24,200 Average Daily Traffic at the main intersection of S. Central Avenue and E. University Drive.

### PARKING

200 Stalls - 6.7/1,000 SF

**U**  
**UNIVERSITY**  
VILLAGE

CARSON, CALIFORNIA

# Renderings

±17,000 SF Neighborhood Center






**Dignity Health Sports Park**

HOME OF LA GALAXY SOCCER, 2028 SUMMER OLYMPICS VENUE, 5 DIFFERENT STADIUMS AND FACILITIES ON 125 ACRES TO HOST SOCCER GAMES, CONCERTS, FOOTBALL GAMES, TENNIS TOURNAMENTS, TRACK AND FIELD EVENTS, AND BIKE RACING

**IN-N-OUT BURGER**

**Pollo Loco**  
FAMOUS FIRE-BALLED CHICKEN

**WaBa Grill**

**3 GATEWAY TOWNE CENTER**

**THE HOME DEPOT** **ALDI** **TARGET**

**24 FITNESS** **BEST BUY** **FIVE BELOW**

**Marshalls** **ROSS DRESS FOR LESS** **PET SMART**

**INTERSTATE 110 FREEWAY (±117,754 VPD)**

**ALAMEDA STREET (±11,234 VPD)**

**CA-91 FREEWAY (±101,265 VPD)**

**NORTHROP GRUMMAN**

**Ralphs**  
DISTRIBUTION CENTER

**CSUDH (18,000 STUDENTS)**

**FedEx Express**

**HERBALIFE**

**KAISER PERMANENTE**

**99c Only STORES**

**E UNIVERSITY DRIVE (±12,000 VPD)**

**UNIVERSITY VILLAGE**

**General Mills**



**CSUDH**

FUTURE DEVELOPMENT FOR CAMPUS TO ACCOMMODATE AN ENROLLMENT CAPACITY OF 20,000 FULL-TIME-STUDENTS. WITHIN WALKING DISTANCE TO SITE.

**RANCHO PACIFICA INDUSTRIAL PARK**

**McDonald's** **Pizza Hut**

**Chick-fil-A** **Denny's**

**Cracker Barrel** **Sizzler**

**2 AVALON BOULEVARD (±31,000 VPD)**

**S CENTRAL AVENUE (±14,500 VPD)**

**E DEL AMO BOULEVARD (±17,000 VPD)**

**Shell**  
PLANT  
+600 EMPLOYEES

**INTERSTATE 405 FREEWAY (±136,348 VPD)**

**PROPOSED THE DISTRICT @ SOUTH BAY**

INDUSTRIAL, 400,000 SF OUTLET CENTER & RESIDENTIAL DEVELOPMENT

**2 AVALON SHOPPING CENTER**

**Walmart Neighborhood Market** **STARBUCKS** **SUBWAY**

**1 SOUTHBAY PAVILION**

**IKEA** **Olive Garden** **TARGET CINEMARK** **OLD NAVY**

**24 FITNESS** **JCPenney** **HARBOR FREIGHT TOOLS** **BIG 5 SPORTING GOODS** **Bath & Body Works** **CHIPOTLE** **NEWMARK PACIFIC**



## Carson Features

- Located in the South Bay section of Los Angeles County, the City of Carson has a population of 96,901.
- Carson is home to Cal State University Dominguez Hills, Dignity Health Sports Park and the LA Galaxy professional soccer club.
- Major employers within the City of Carson include Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Huck Manufacturing, Shell Oil, Hyundai, United Airlines, B.F. Goodrich, Cafe Au Lait, Mikasa, K-Mart Apparel, Pitney Bowes, IKEA, Pepsi Cola, MCI, Phillips, AHF-Ducommon, Boise Cascade and more than 3,000 other businesses that value their Carson addresses.

## Dignity Health Sports Park

- Home of LA Galaxy and world-class athletic facilities
- Features an 8,000-seat tennis stadium, 27,000-seat stadium for various sports and concerts, 2,000-seat track & field facility and 2,450-seat indoor Velodrome.
- The site is also has a USTA High-Performance Training Center and the USSF national team training headquarters.
- Amenities include tennis courts, soccer fields, jogging trail, fitness stations.
- Over \$5 million pledged to local organizations in the last decade.
- The Xtreme Football League has played at this park.
- The Olympics will be using for events.



**UNIVERSITY**  
VILLAGE

CARSON, CALIFORNIA

# SITE PLAN

# UNIVERSITY VILLAGE

## Conceptual Site Plan



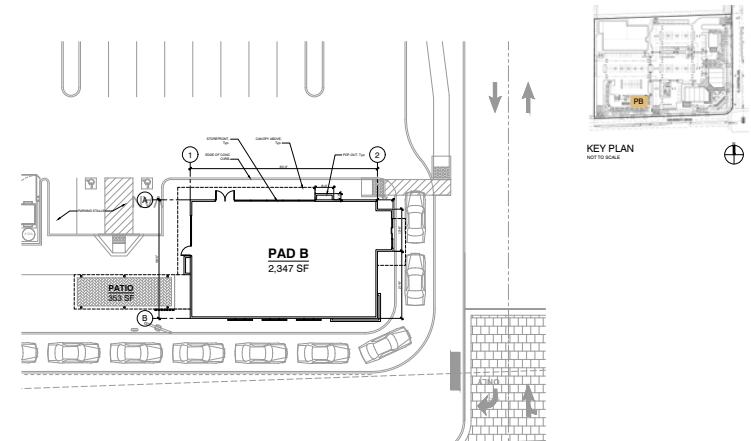
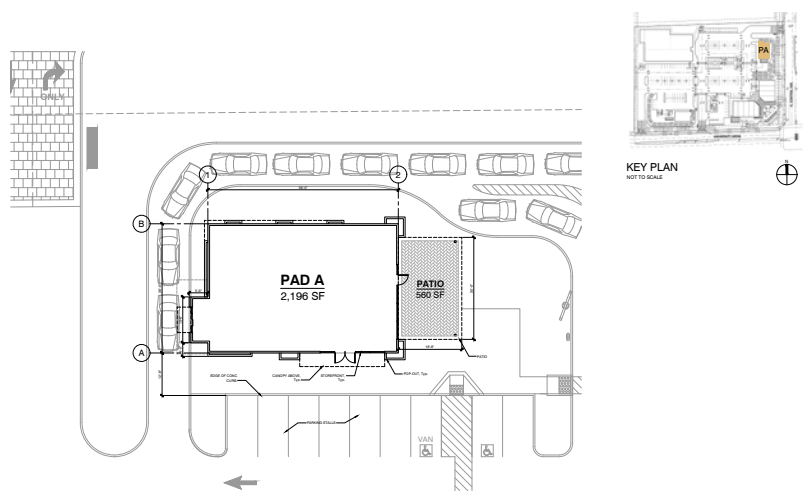
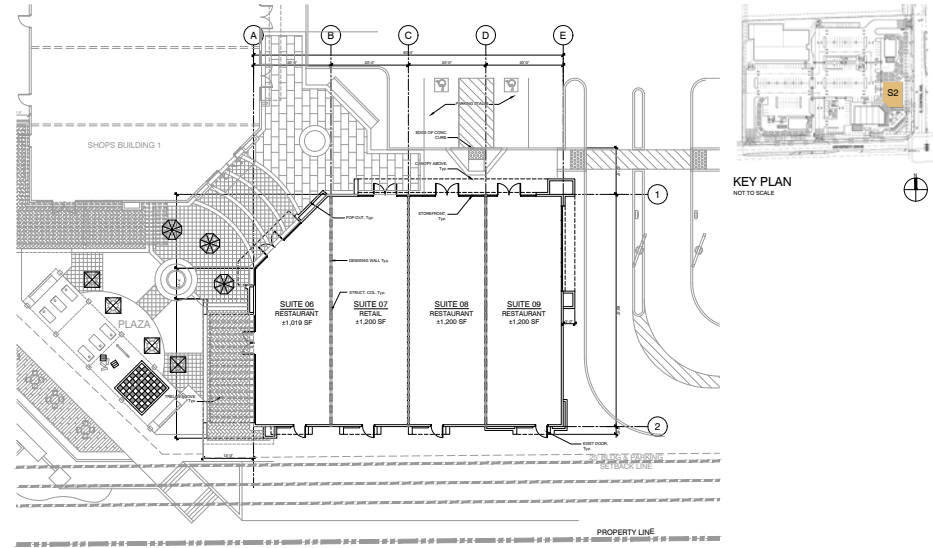
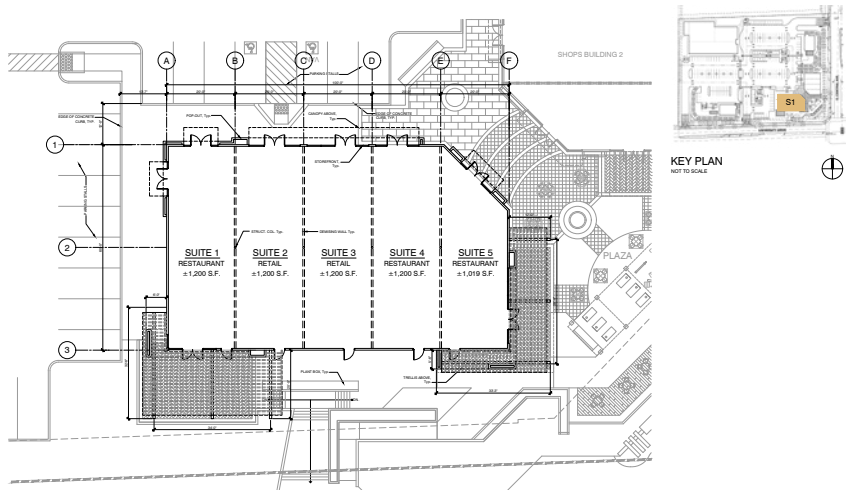
### SITE SUMMARY

Restaurant/Retail	±17,000 SF
200 Parking Stalls	6.7:1,000

### BUILDING SUMMARY

Pad A	±2,756 SF
Pad B	±2,700 SF
Shops 1	±7,179 SF
Shops 2	±5,102 SF

# FLOOR PLANS



# AREA DEMOGRAPHICS

1281 E. UNIVERSITY DRIVE  
CARSON, CALIFORNIA



**143,607**

2025 Population  
(3 Mile Radius)



**141,051**

2030 Estimated Population  
(3 Mile Radius)



**97,742**

Total Employees  
(3 Mile Radius)



**\$119,202**

Average Household Income  
(3 Mile Radius)



**U**  
**UNIVERSITY**  
V I L L A G E

1 2 8 1 E. U N I V E R S I T Y D R I V E  
C A R S O N , C A L I F O R N I A

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