

21137-21125

SOUTH FIGUEROA STREET

CARSON, CA 90745



S FIGUEROA STREET

OFFERING MEMORANDUM

Contractor Yard
Redevelopment Opportunity

±40,764 SF



PROPERTY DETAILS

LAREM Industrial Real Estate Specialist, Inc., as exclusive broker, is pleased to present 21137-21125 South Figueroa Street, a potential redevelopment opportunity consisting of two contiguous parcels totaling approximately 40,764 square feet of land in Carson, California. The offering consists of APNs 7336-001-001 and 7336-001-002 and is strategically positioned along S. Figueroa Street with approximately 200 feet of street frontage, four curb cuts, and immediate access to the 110 Harbor Freeway.

FOR SALE | REDEVELOPMENT OPPORTUNITY

PRICING

\$4,385,220 (\$105/SF)

ADDRESS

21137-21125 South Figueroa Street
Carson, CA 90745

APN

7336-001-001
7336-001-002

NUMBER OF PARCELS

Two (2)

LAND AREA

±40,764 SF

SITE

Fully fenced and secured

TOTAL LAND AREA

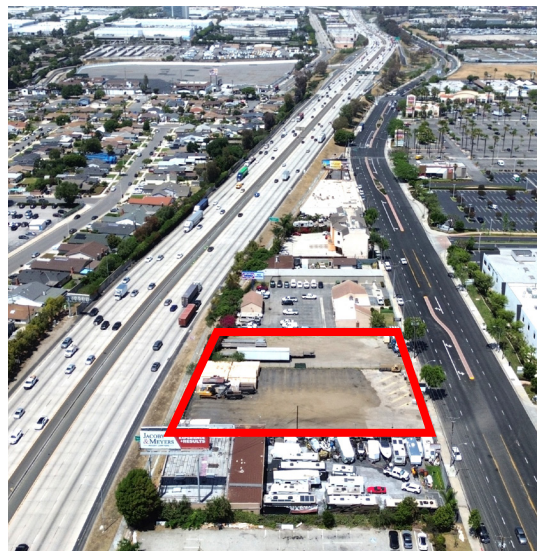
±40,764 SF

ZONING

ML-D

SITE OPPORTUNITY

Contractor/equipment yard
Potential redevelopment site
Fleet storage



DEMOGRAPHICS

CARSON, CA



90,808

2025 POPULATION
ESTIMATE



\$108,703

MEDIAN HOUSEHOLD
INCOME



\$701,400

MEDIAN OWNER-OCCUPIED
HOME VALUE



\$2.84B

ANNUAL RETAIL
SALES



6.31M

REGIONAL NONFARM
JOBS



29.3%

BACHELOR'S DEGREE
OR HIGHER



STRONG HOUSEHOLD INCOME

Carson's median household income is \$108,703 – about 21% above Los Angeles County's \$90,112 – supporting a strong local consumer and workforce base.



RETAIL + LOGISTICS ECONOMY

Carson reported approximately \$2.84 billion in retail sales and \$3.35 billion in transportation and warehousing receipts, reflecting the city's major industrial and distribution role.



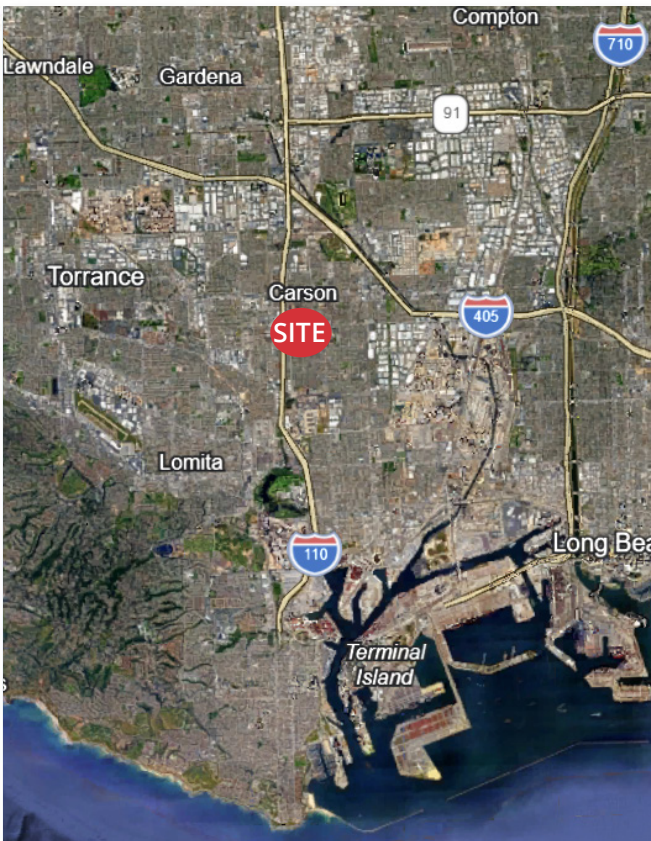
REGIONAL EMPLOYMENT ACCESS

The Los Angeles–Long Beach–Anaheim metro supports approximately 6.31 million nonfarm jobs, including more than 1.04 million in trade, transportation and utilities.



ESTABLISHED RESIDENTIAL BASE

Owner occupancy in Carson is 74.0%, with a median owner-occupied home value of \$701,400. Average commute time is 27.5 minutes.



DEMOGRAPHIC SNAPSHOT

	CITY OF CARSON	LOS ANGELES COUNTY
2025 Population Estimate	90,808	9,861,224
Households	29,974	3,464,449
Persons per Household	3.03	2.81
Median Household Income	\$108,703	\$90,112
Per Capita Income	\$41,970	\$36,767
Bachelor's Degree or Higher	29.3%	36.0%
Owner-Occupied Housing Rate	74.0%	63.7%
Median Home Value	\$701,400	\$833,700
Median Gross Rent	\$1,958	\$1,594
Average Commute	27.5 min	30.6 min

CARSON POPULATION PROFILE

Hispanic or Latino	39.1%
Asian alone	27.0%
Black alone	21.6%
Two or more races	12.0%
Other race (1)	20.1%
Age 18 and over	83.8%
Language other than English at home	54.8%

7336-001-001
7336-001-002

72

CODE
1264

21137-21125

SOUTH FIGUEROA STREET

CARSON, CA 90745



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Colin Lancaster
Direct 310.436.6488
c.lancaster@lareminc.com
CAL DRE LIC. 02197733