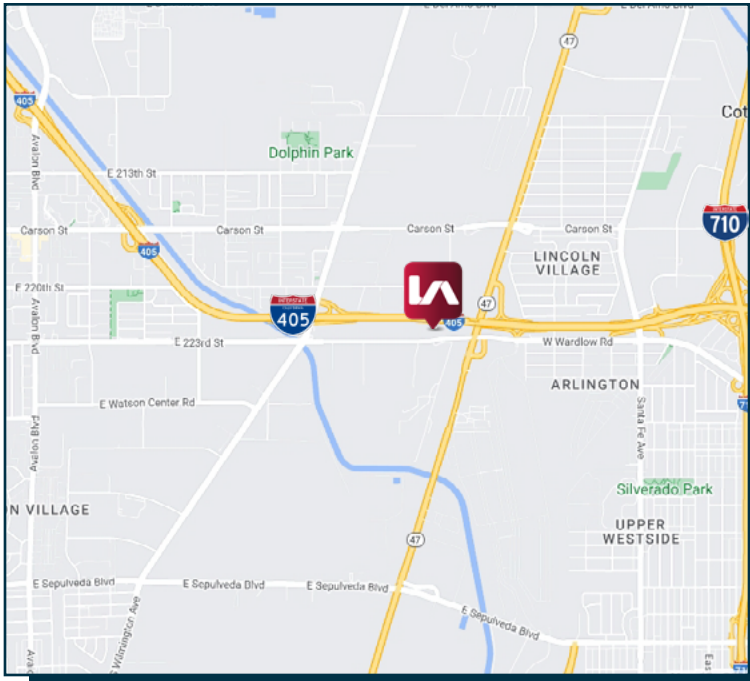




# FREEWAY VISIBLE LAND FOR LEASE/ SALE

[illegible]

- Carson Auto Row
- Close to SCE Hinson Substation
- Potential EV Charging Station
- Low Business License Fees & Utility Taxes
- Freeway Visibility: ±310,000 Average Daily Volume
- For Permitted Uses, [Click Here](#)



Dr. Robert M. Lurie is a professor of surgery at Northwestern University and a leading expert in pancreatic cancer. He is shown in a professional headshot, smiling, wearing a dark suit, light blue shirt, and patterned tie.



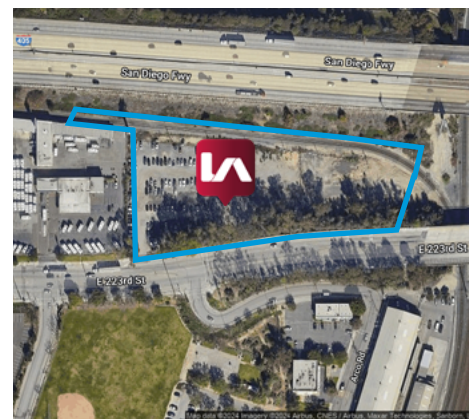
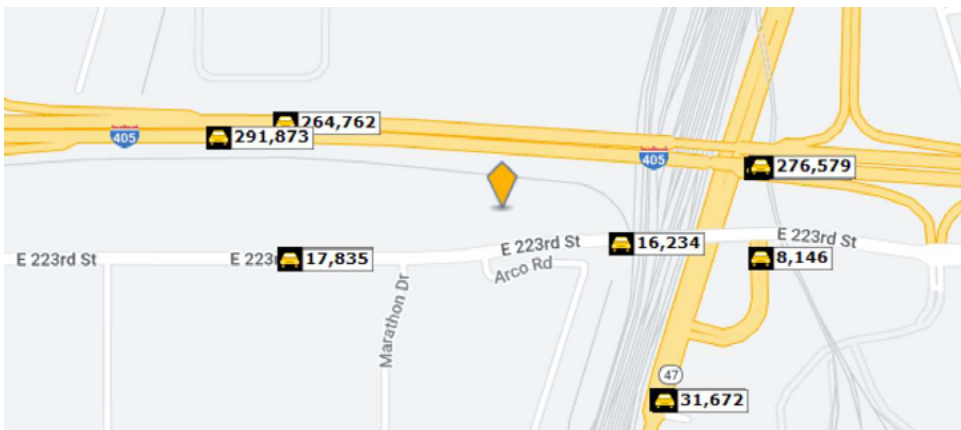
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# FREEWAY VISIBLE LAND FOR LEASE/ SALE

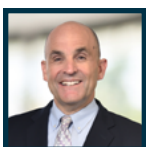
2403 E. 223RD, CARSON, CA 90810

|                                      | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------------|-----------|-----------|-----------|
| <b>Census 2020 Summary</b>           |           |           |           |
| Population                           | 12,742    | 172,087   | 592,843   |
| Households                           | 3,545     | 50,904    | 187,278   |
| Average Household Size               | 3.59      | 3.27      | 3.10      |
| <b>2023 Summary</b>                  |           |           |           |
| Population                           | 12,501    | 171,434   | 589,835   |
| Households                           | 3,494     | 50,988    | 187,721   |
| Families                             | 2,842     | 38,976    | 134,556   |
| Average Household Size               | 3.57      | 3.25      | 3.07      |
| Owner Occupied Housing Units         | 2,540     | 29,770    | 85,302    |
| Renter Occupied Housing Units        | 954       | 21,218    | 102,419   |
| Median Age                           | 35.7      | 37.1      | 34.3      |
| Median Household Income              | \$84,019  | \$82,613  | \$70,361  |
| Average Household Income             | \$109,335 | \$110,971 | \$97,102  |
| <b>2028 Summary</b>                  |           |           |           |
| Population                           | 12,211    | 169,665   | 584,737   |
| Households                           | 3,445     | 50,909    | 188,214   |
| Families                             | 2,807     | 39,007    | 134,790   |
| Average Household Size               | 3.54      | 3.22      | 3.04      |
| Owner Occupied Housing Units         | 2,531     | 30,269    | 86,714    |
| Renter Occupied Housing Units        | 914       | 20,640    | 101,500   |
| Median Age                           | 37.7      | 38.5      | 35.8      |
| Median Household Income              | \$93,745  | \$93,978  | \$81,327  |
| Average Household Income             | \$127,128 | \$128,834 | \$113,124 |
| <b>Trends: 2023-2028 Annual Rate</b> |           |           |           |
| Population                           | -0.47%    | -0.21%    | -0.17%    |
| Households                           | -0.28%    | -0.03%    | 0.05%     |
| Families                             | -0.25%    | 0.02%     | 0.03%     |
| Owner Households                     | -0.07%    | 0.33%     | 0.33%     |
| Median Household Income              | 2.21%     | 2.61%     | 2.94%     |

## TRAFFIC COUNT



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**Ron Mgrublian**

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