

18903 ANELO AVE

Carson, CA

FOR LEASE

AVAILABLE JULY 1, 2026



Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
Lic: 02039708



THE SPACE

Location

18903 Anelo Ave
Carson, CA 90746

APN

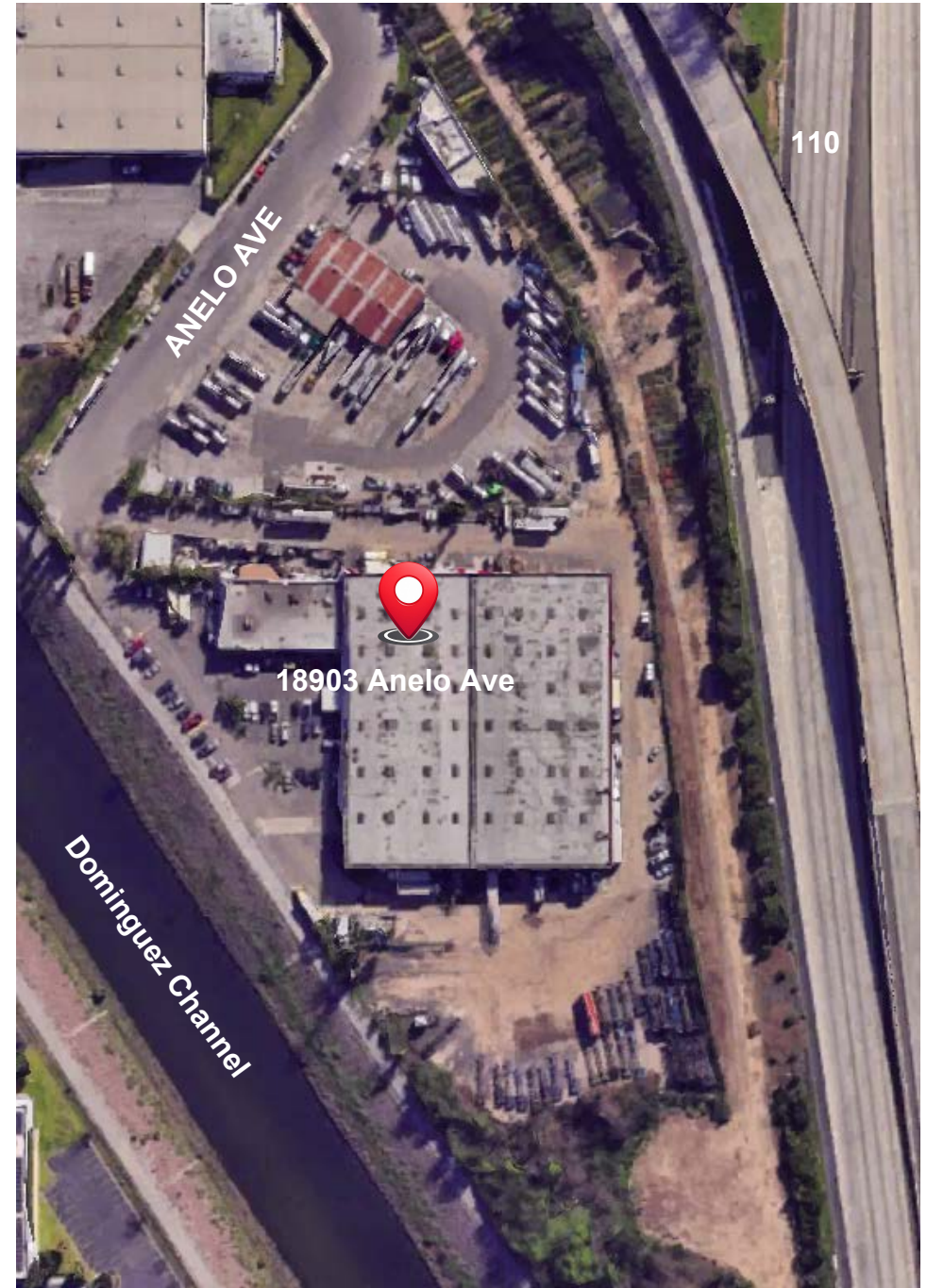
7339-009-013

Conveniently situated 35,623-square-foot industrial building advantageously positioned less than 1 mile from the Interstate 405 and 110 Freeway interchange in Carson, California, a part of the Los Angeles-Long Beach-Anaheim metropolitan area. Built in 1974, 18903 Anelo Avenue presents to the market an efficiently equipped warehouse suited with three dock-high doors, two grade-level doors, and ample surface parking accommodating 22 vehicles over a 3.66-acre lot. The fully sprinklered property features sought-after 21- to 24-foot ceiling heights, 3,430 square feet of office space. The industrial building is preferably sited over CAML&D; Light Industrial/Manufacturing zoned land heavy power at 2,000 amps/480 volts and 3-phase electricity.

Excellent established in Los Angeles County, 18903 Anelo Avenue benefits from its accessible positioning 11.5 miles south of Los Angeles International Airport (LAX), which has one of the top global cargo hubs transporting millions of freight tons annually. The warehouse is also located 15.5 miles from the city center of Downtown LA and is surrounded by a dense population of highly skilled workers, as Los Angeles is home to numerous renowned universities.

18903 Anelo Avenue is optimally encompassed by a plethora of nearby amenities, all within a quick 3-mile radius. Household-named retailers that provide the ultimate convenience for tenants and visitors within this area include Walmart Supercenter, Aldi, Target, Sam's Club, Dollar Tree, Ralphs, Albertsons, Ikea, AutoZone, and Midas. Nearby quick eats for lunch breaks or on-the-go dinner include McDonald's, Starbucks, Dunkin', Chick-fil-A, In-N-Out Burger, Wingstop, Jersey Mike's Subs, Taco Bell, and more.

This property has freeway visibility and accessibility. 18903 Anelo Avenue features seamless connectivity in the second-most populous city in the nation, providing a new owner with desirable business efficiency.



PROPERTY FEATURES

| | |
|-------------------|--------------------------|
| RENTABLE SF | 35,623 SF |
| BUILDING SF | 66,104 SF |
| LAND SF | 159,353 SF |
| LAND ACRES | 3.66 AC |
| YEAR BUILT | 1974 |
| ZONING TYPE | CAML&D |
| NUMBER OF PARKING | 22 |
| CEILING HEIGHT | 21' - 24' |
| DOCK HIGH DOORS | 3 |
| GRADE LEVEL DOORS | 2 |
| RESTROOMS | 4 |
| POWER | 2000a/277/480v/3p |
| SPRINKLERS | Yes |
| OFFICE SF | 3,430 SF |
| LEASE RATE | Upon Request |

POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--------------|----------------|----------------|
| 7,913 | 185,956 | 602,695 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|------------------|------------------|------------------|
| \$127,311 | \$121,909 | \$118,864 |

NUMBER OF HOUSEHOLDS

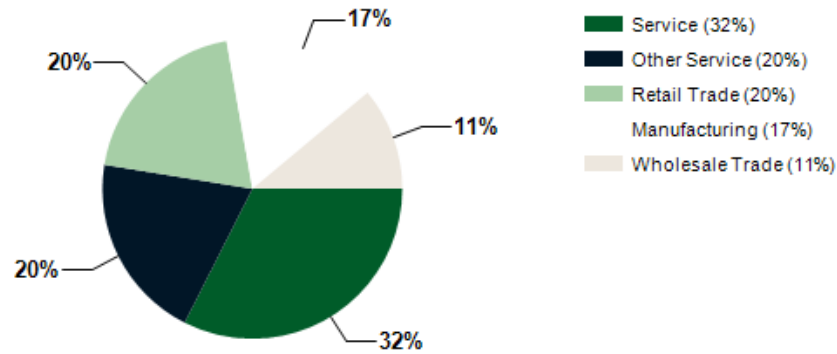
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--------------|---------------|----------------|
| 2,397 | 61,957 | 199,159 |

HIGHLIGHTS

- Prime Carson Location
- Clearance 21.5' to 24.5' in 2 main sections. (12' clear in 6,000' section)
- 3 DH & 2 GL loadings
- Minutes From 405, 110, 91 Freeways
- Freeway Frontage



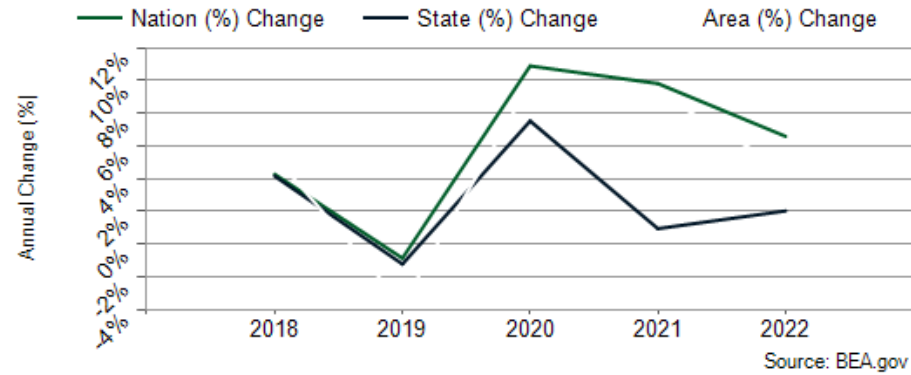
Major Industries by Employee Count

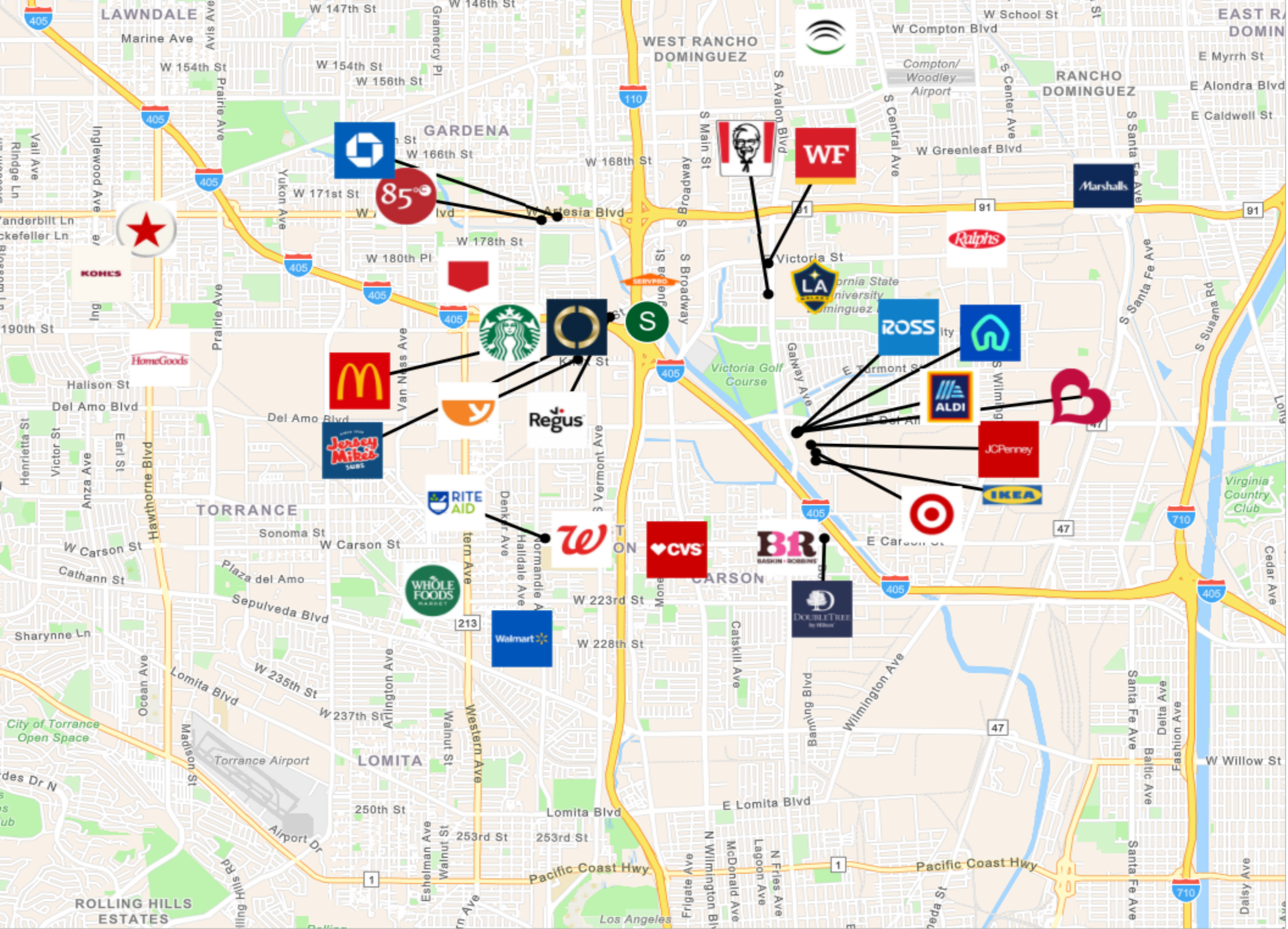


Largest Employers

| | |
|--|------------|
| California State University, Dominguez Hills | 10,015,000 |
| Dermalogica | 51,200 |
| La Galaxy | 51,200 |
| Triple B Forwarders | 51,200 |
| City of Carson | 705 |
| Legend Cargo Logistic | 210 |
| Energy Transport Logistics | 210 |
| Pacific Star Services Inc | 210 |

Los Angeles County GDP Trend





California State University, Dominguez Hills

Approx. 1,001-5,000 Employees
Approx. 1 mile

Marathon Petroleum

Approx. 500+ Employees
Approx. 2 miles

Dermalogica

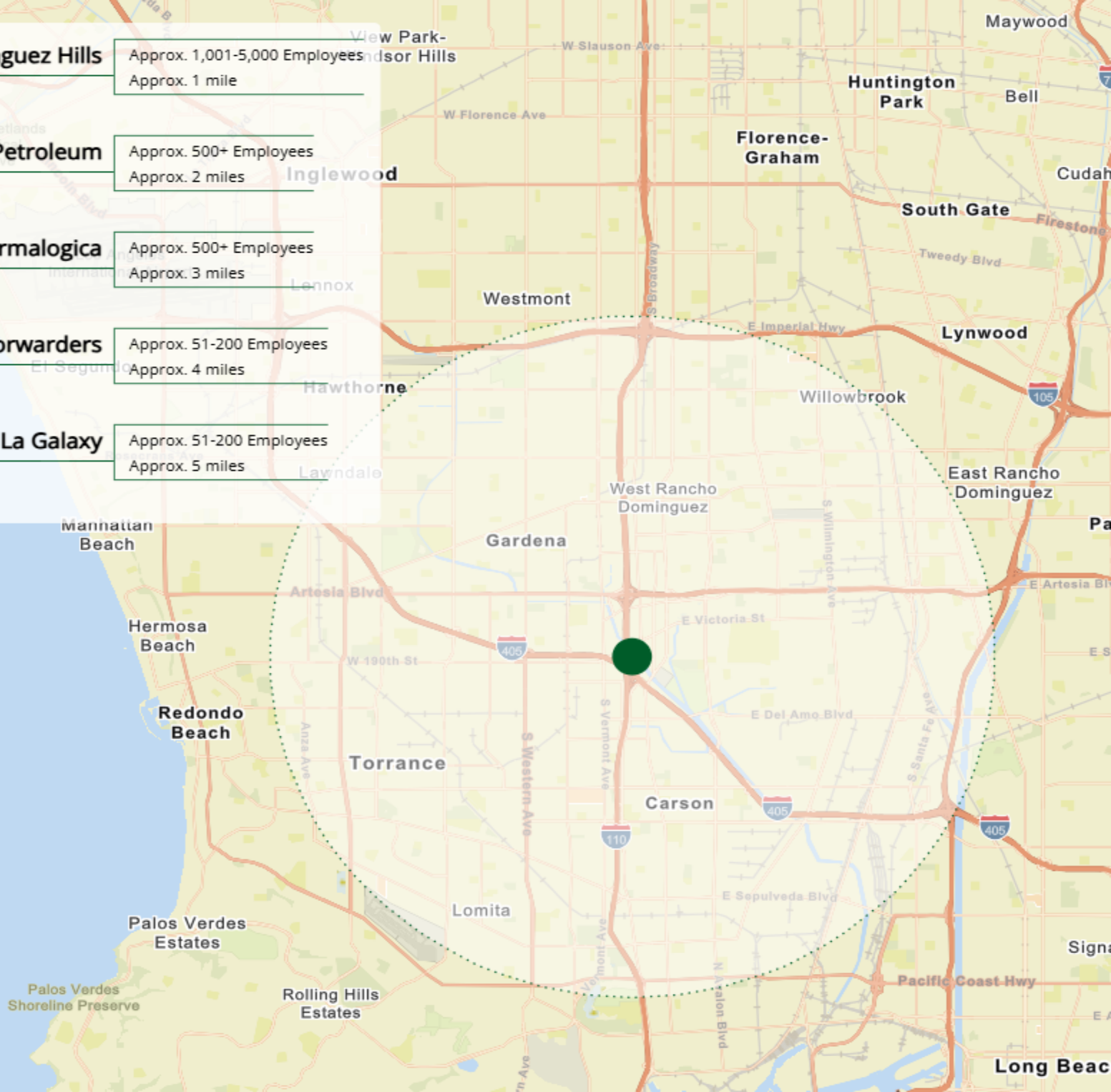
Approx. 500+ Employees
Approx. 3 miles

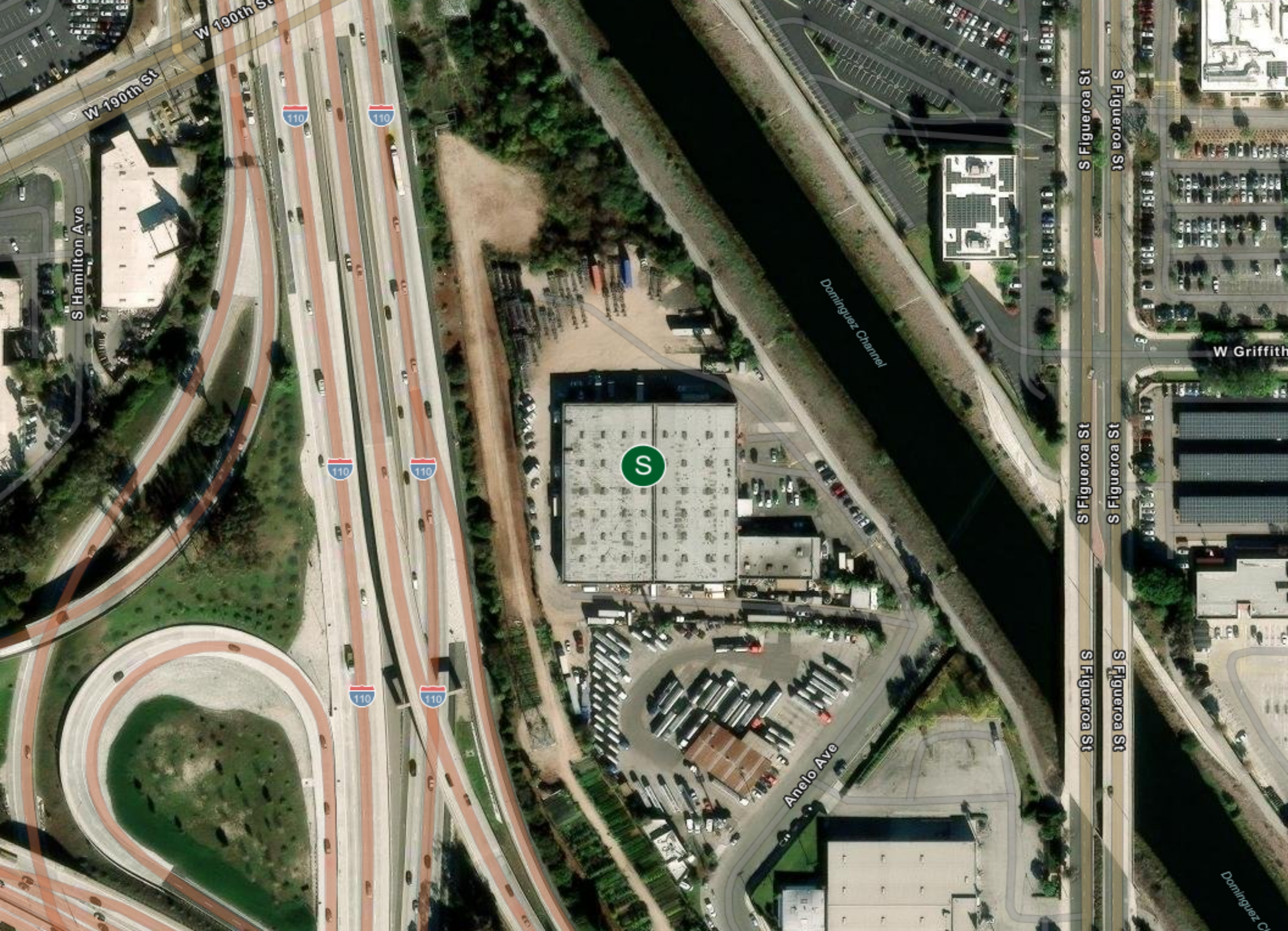
Triple B Forwarders

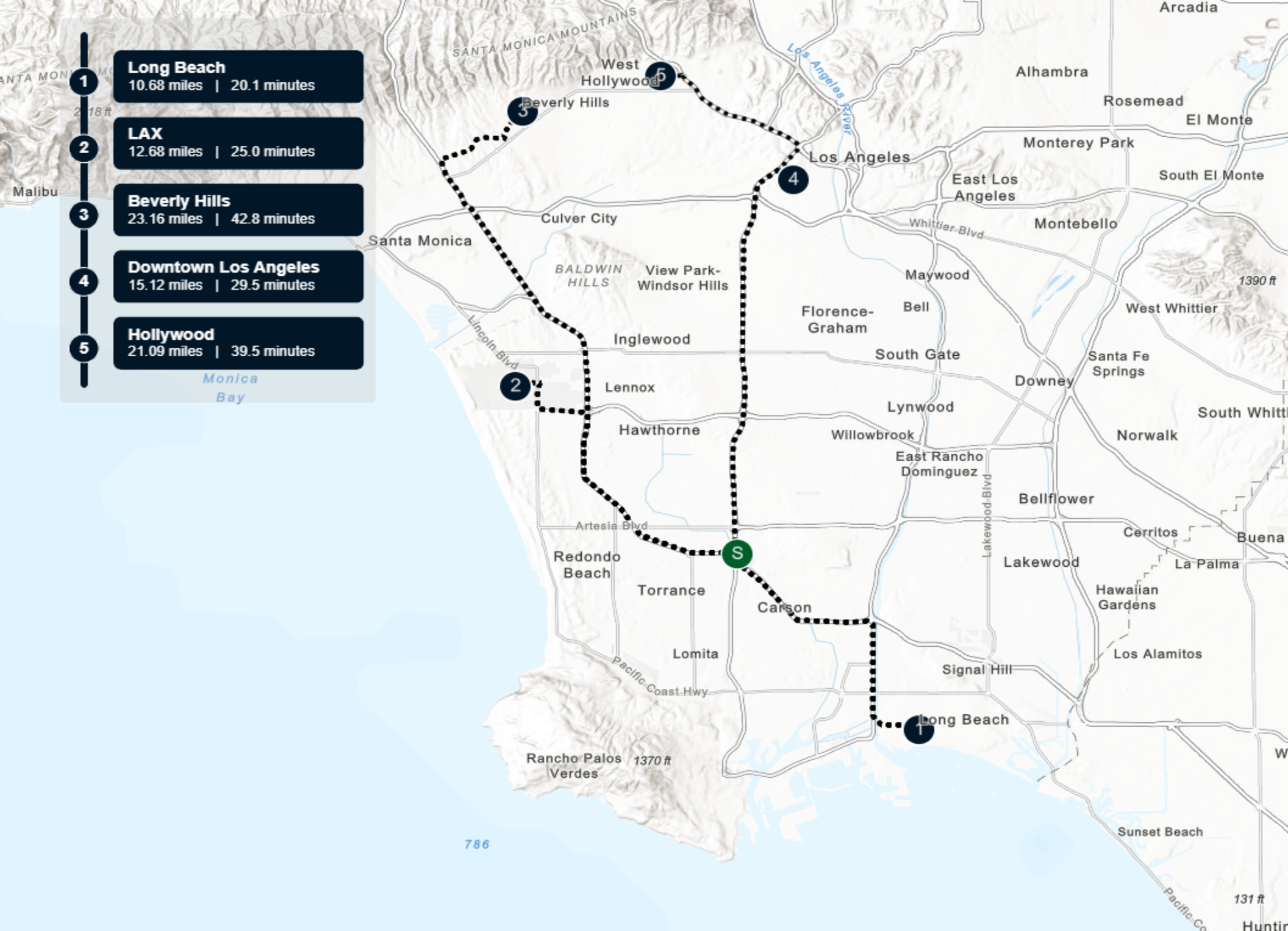
Approx. 51-200 Employees
Approx. 4 miles

La Galaxy

Approx. 51-200 Employees
Approx. 5 miles

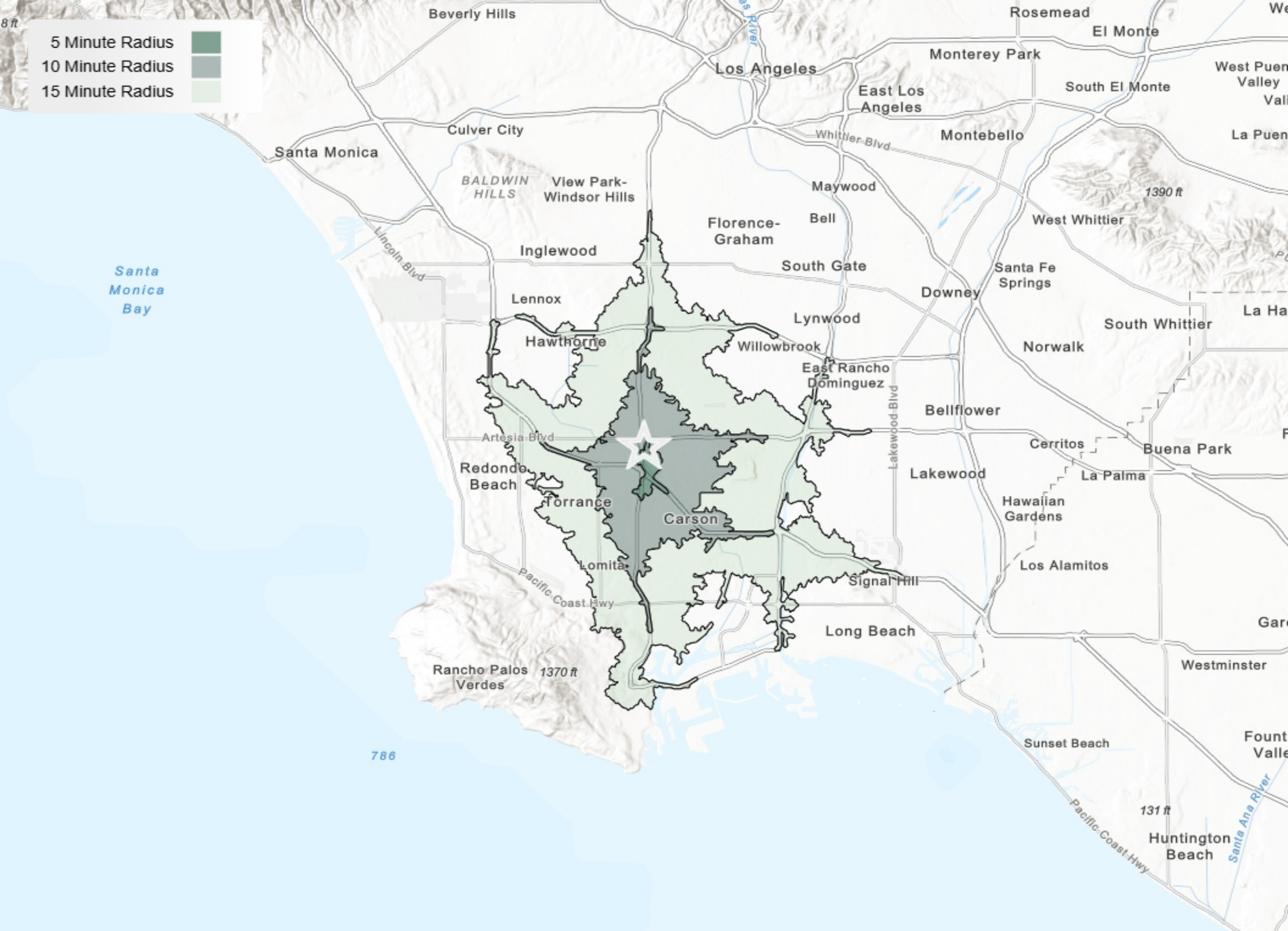






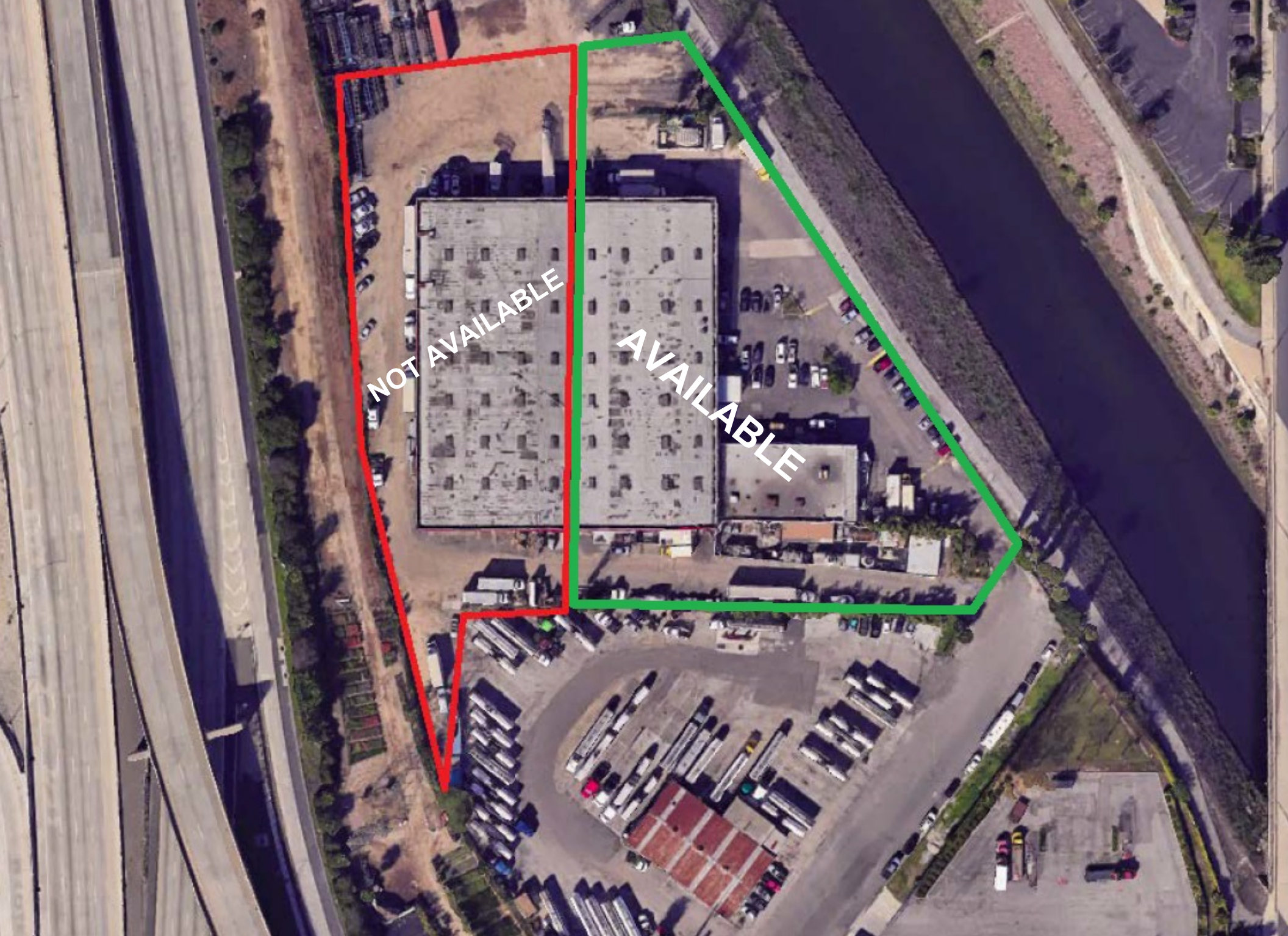
- 1** Long Beach
10.68 miles | 20.1 minutes
- 2** LAX
12.68 miles | 25.0 minutes
- 3** Beverly Hills
23.16 miles | 42.8 minutes
- 4** Downtown Los Angeles
15.12 miles | 29.5 minutes
- 5** Hollywood
21.09 miles | 39.5 minutes

Monica Bay



5 Minute Radius
 10 Minute Radius
 15 Minute Radius





NOT AVAILABLE

AVAILABLE



31,000 SF - Not Available

29,063 SF - AVAILABLE

**6,560 SF
AVAILABLE**















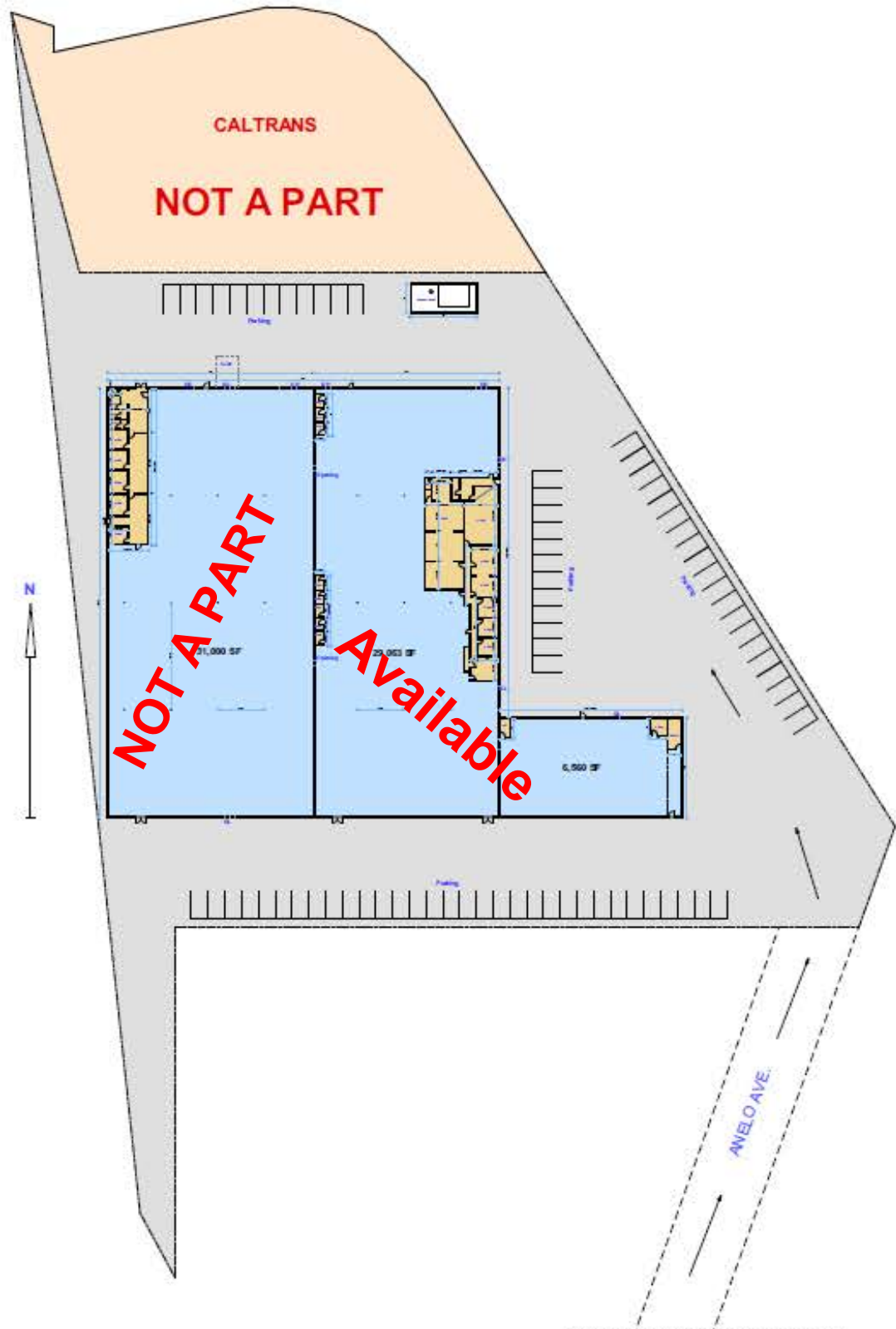






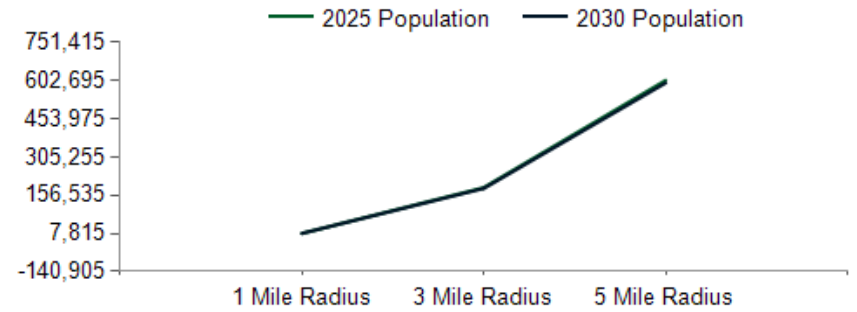




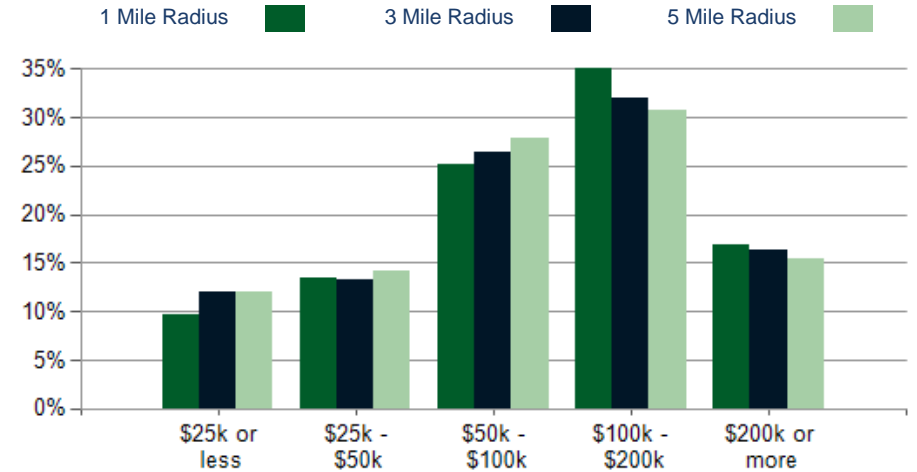


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 7,168 | 178,883 | 583,980 |
| 2010 Population | 7,221 | 181,796 | 600,864 |
| 2025 Population | 7,913 | 185,956 | 602,695 |
| 2030 Population | 7,815 | 182,760 | 592,978 |
| 2025 African American | 1,263 | 33,609 | 107,412 |
| 2025 American Indian | 122 | 2,097 | 8,698 |
| 2025 Asian | 2,033 | 53,263 | 118,450 |
| 2025 Hispanic | 3,746 | 73,588 | 285,299 |
| 2025 Other Race | 2,284 | 45,241 | 181,154 |
| 2025 White | 1,011 | 26,435 | 100,631 |
| 2025 Multiracial | 1,112 | 23,230 | 81,140 |
| 2025-2030: Population: Growth Rate | -1.25% | -1.75% | -1.60% |

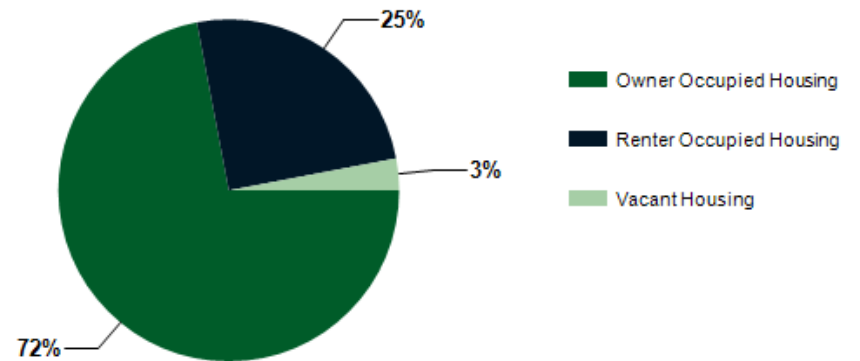
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 153 | 4,492 | 13,936 |
| \$15,000-\$24,999 | 80 | 2,970 | 9,888 |
| \$25,000-\$34,999 | 150 | 3,099 | 11,074 |
| \$35,000-\$49,999 | 170 | 5,136 | 17,195 |
| \$50,000-\$74,999 | 357 | 8,942 | 29,876 |
| \$75,000-\$99,999 | 245 | 7,377 | 25,400 |
| \$100,000-\$149,999 | 525 | 11,929 | 38,935 |
| \$150,000-\$199,999 | 313 | 7,904 | 22,273 |
| \$200,000 or greater | 404 | 10,107 | 30,578 |
| Median HH Income | \$103,400 | \$95,646 | \$90,852 |
| Average HH Income | \$127,311 | \$121,909 | \$118,864 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

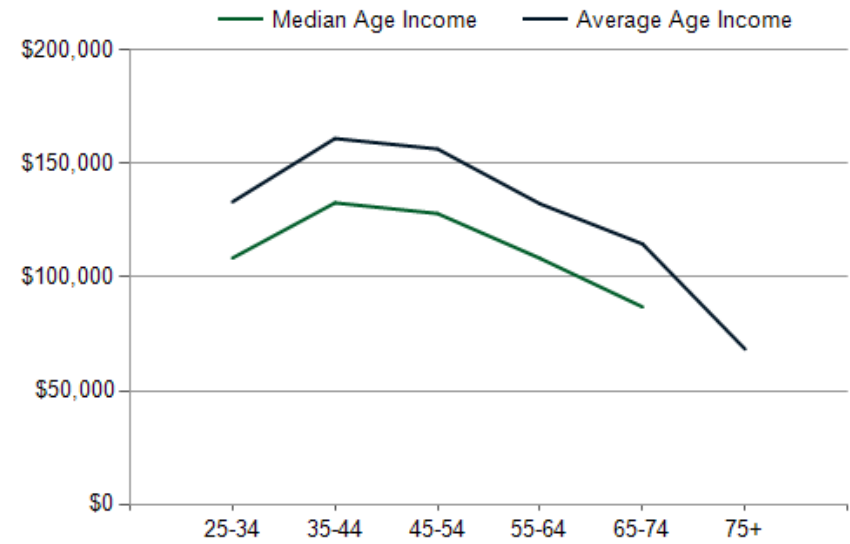
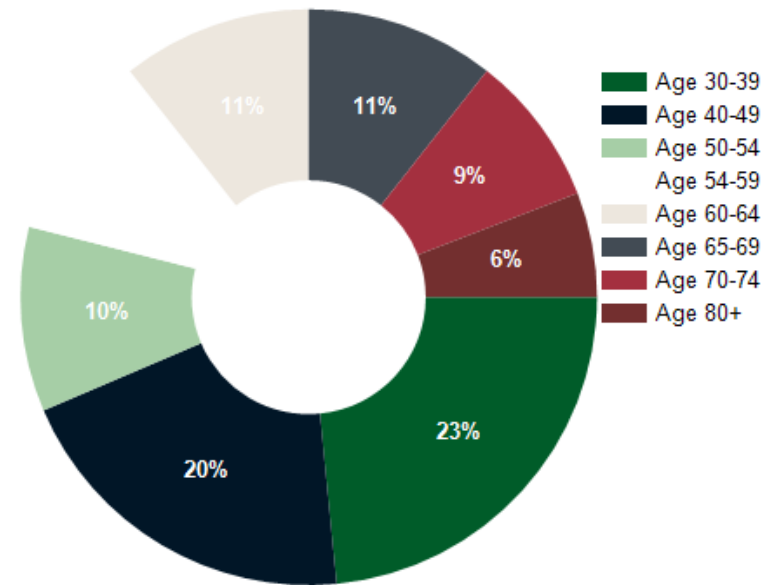


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 601 | 14,216 | 46,826 |
| 2025 Population Age 35-39 | 535 | 12,959 | 42,978 |
| 2025 Population Age 40-44 | 500 | 12,241 | 40,774 |
| 2025 Population Age 45-49 | 474 | 11,355 | 37,665 |
| 2025 Population Age 50-54 | 502 | 12,128 | 38,041 |
| 2025 Population Age 55-59 | 505 | 12,224 | 37,411 |
| 2025 Population Age 60-64 | 515 | 12,128 | 36,302 |
| 2025 Population Age 65-69 | 514 | 11,243 | 32,631 |
| 2025 Population Age 70-74 | 412 | 9,196 | 25,705 |
| 2025 Population Age 75-79 | 285 | 7,120 | 18,676 |
| 2025 Population Age 80-84 | 195 | 4,646 | 11,988 |
| 2025 Population Age 85+ | 233 | 4,831 | 11,598 |
| 2025 Population Age 18+ | 6,474 | 152,280 | 477,996 |
| 2025 Median Age | 42 | 42 | 39 |
| 2030 Median Age | 43 | 43 | 40 |

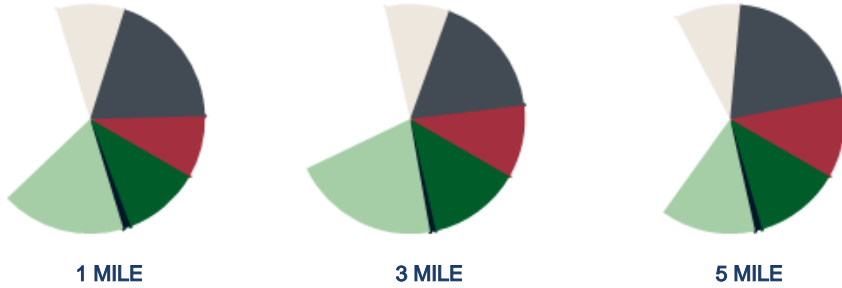
| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$108,411 | \$97,448 | \$91,452 |
| Average Household Income 25-34 | \$133,186 | \$121,067 | \$115,069 |
| Median Household Income 35-44 | \$132,746 | \$117,342 | \$106,478 |
| Average Household Income 35-44 | \$161,073 | \$144,524 | \$136,076 |
| Median Household Income 45-54 | \$128,003 | \$118,643 | \$109,988 |
| Average Household Income 45-54 | \$156,452 | \$146,860 | \$139,812 |
| Median Household Income 55-64 | \$108,279 | \$107,422 | \$101,778 |
| Average Household Income 55-64 | \$132,279 | \$132,066 | \$128,741 |
| Median Household Income 65-74 | \$86,910 | \$81,769 | \$78,390 |
| Average Household Income 65-74 | \$114,636 | \$108,364 | \$104,722 |
| Average Household Income 75+ | \$68,328 | \$74,819 | \$76,046 |

Population By Age



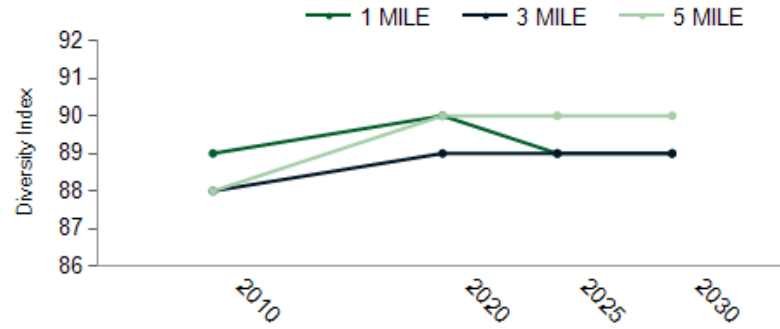
| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 89 | 89 | 90 |
| Diversity Index (current year) | 89 | 89 | 90 |
| Diversity Index (2020) | 90 | 89 | 90 |
| Diversity Index (2010) | 89 | 88 | 88 |

POPULATION BY RACE



| 2025 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 11% | 13% | 12% |
| American Indian | 1% | 1% | 1% |
| Asian | 18% | 21% | 13% |
| Hispanic | 32% | 29% | 32% |
| Multiracial | 10% | 9% | 9% |
| Other Race | 20% | 18% | 21% |
| White | 9% | 10% | 11% |

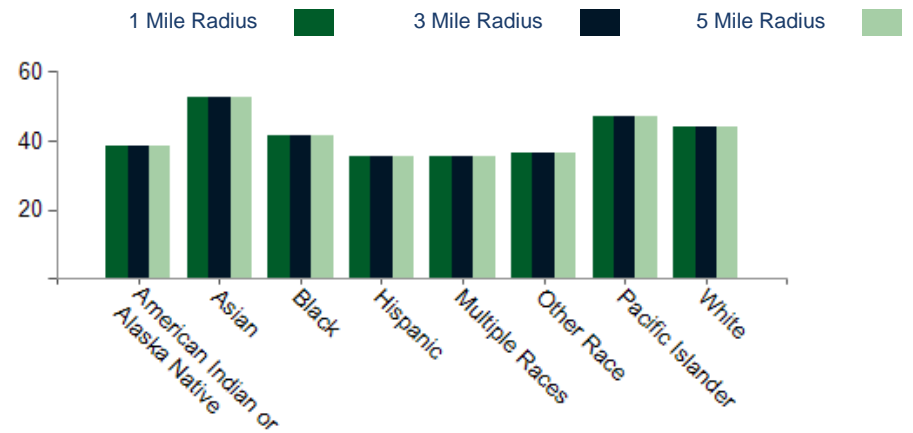
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 39 | 42 | 38 |
| Median Asian Age | 53 | 48 | 46 |
| Median Black Age | 42 | 44 | 42 |
| Median Hispanic Age | 36 | 34 | 33 |
| Median Multiple Races Age | 35 | 35 | 34 |
| Median Other Race Age | 36 | 35 | 33 |
| Median Pacific Islander Age | 47 | 39 | 37 |
| Median White Age | 44 | 48 | 45 |

2025 MEDIAN AGE BY RACE



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Exclusively Marketed by:

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