

Restaurant & Retail Spaces | $\pm 1,200$ SF

GRACE PLAZA | FOR LEASE

NWC, E Carson St & Grace Ave | Carson, CA



CAN BE CONJOINED TO
CREATE A $\pm 2,400$ SF
CONTIGUOUS UNIT

AVAILABLE
 $\pm 1,200$ SF

AVAILABLE
 $\pm 1,200$ SF

AVAILABLE
 $\pm 1,200$ SF

For leasing, please contact:

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PROPERTY OVERVIEW

Available spaces include a ±1,200 SF former ice cream shop and a ±1,200 SF retail suite adjacent to a ±1,200 SF former beauty salon. The two adjacent suites can be combined to create a contiguous ±2,400 SF space. Located within a 25,142 SF neighborhood retail center along heavily trafficked Carson Street, the property benefits from excellent visibility and access within one of Carson’s primary commercial corridors. The center is just one block from Carson City Hall, Carson Center, the Veo mixed-use development, Ralphs, and The Renaissance at City Center, Carson’s premier luxury mixed-use community.

PROPERTY HIGHLIGHTS

- Located along heavily trafficked Carson Street
- Prime location within the Carson Street corridor
- Ample parking
- Easy access to 405 and 110 Freeways

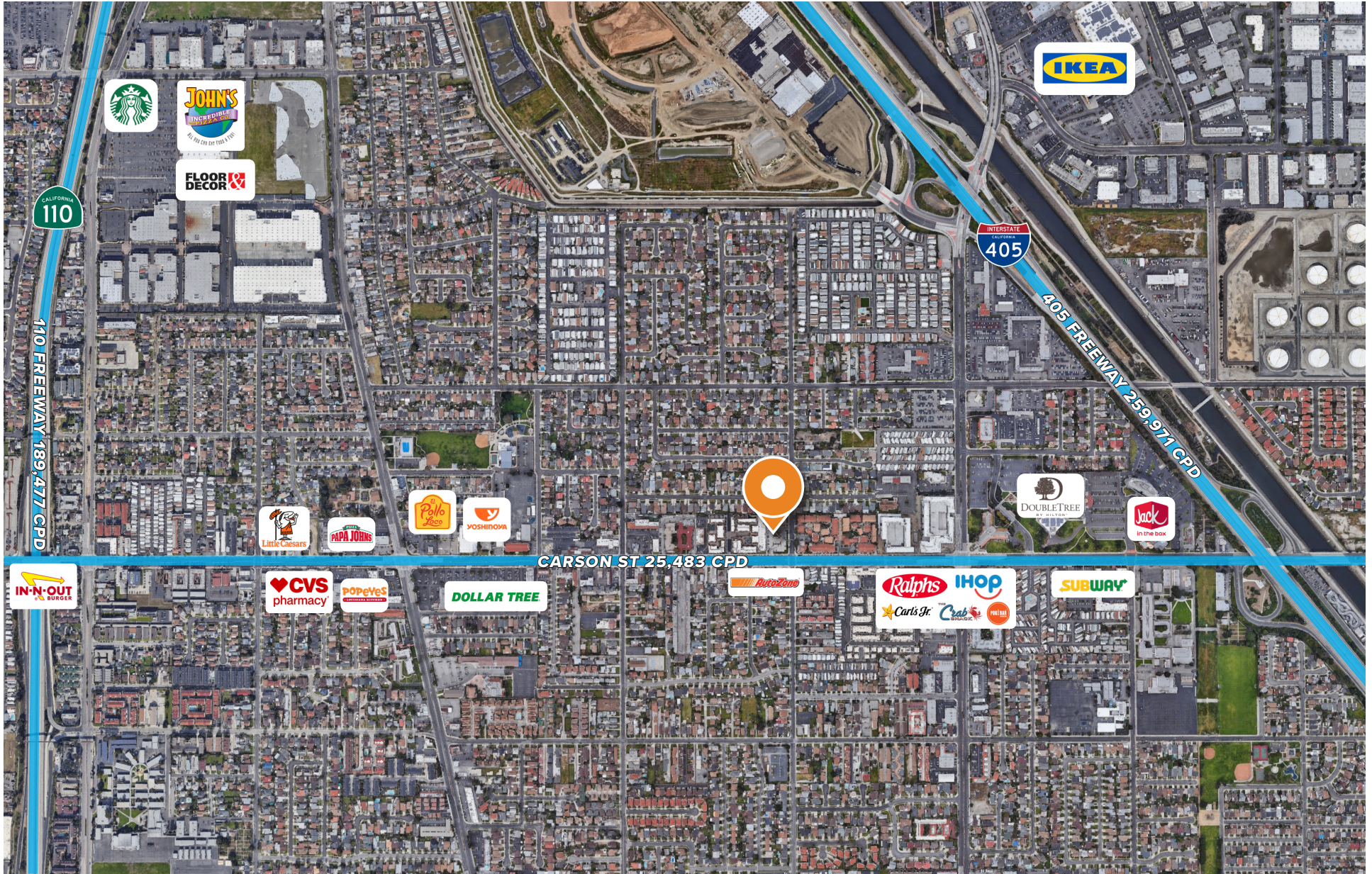
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	8,575	53,606	163,066
Total Population	30,104	170,350	494,525
Avg. Household Income	\$140,661	\$131,433	\$123,611



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AREA OVERVIEW



SITE PLAN

SUITE	TENANT	SF
A,B	Thai Original BBQ	2,230
C	AVAILABLE	1,200
D	AVAILABLE	1,200
E	All F.I.T	1,200
F	AVAILABLE	1,200
G	Mathnasium	1,200
H	Salon 360	1,200
I	Jackson Hewitt Tax Service	1,230
J,K,L	LA County Aging and Disabilities Department (Coming Soon)	5,680
M	D Baker's Lab	1,000
N	Dental Office	1,200
O	Brazilian Jiu-Jitsu	1,200
P,Q	Laundry 360	2,400
R	Gift Shop	1,200
S	Priority Workforce	1,802



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	30,104	170,350	494,525
Average age	43.0	40.8	39.3
Average age (Male)	42.2	39.4	38.2
Average age (Female)	43.6	42.1	40.4
Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,575	53,606	163,066
# of persons per HH	3.3	3.1	3.0
Average HH income	\$140,661	\$131,433	\$123,611
Average house value	\$657,394	\$687,596	\$733,806
Race (%)	1 Mile	3 Mile	5 Mile
White	17.9%	19.9%	22.6%
Hispanic	37.0%	43.2%	45.4%
Black	10.3%	15.9%	14.6%
Asian	36.8%	25.2%	22.2%
Hawaiian	1.9%	1.3%	1.0%
American Indian	0.9%	1.1%	1.2%
Other	20.2%	23.5%	24.9%

