

21107

CHICO ST, CARSON

**±9.19-ACRE COMMERCIAL AUTOMOTIVE SITE
WITH 405 FREEWAY FRONTAGE**

FOR SALE OR LEASE



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EXECUTIVE SUMMARY

A Rare 9.1949-Acre South Bay Land Play with Existing Automotive Infrastructure

21107 Chico Street presents a rare opportunity to acquire or lease a premier ±9.1949-acre commercial automotive site in the heart of Carson, California. Positioned adjacent to SouthBay Pavilion and offering more than 1,200 linear feet of 405 Freeway frontage, the property combines high-visibility regional exposure, substantial existing automotive infrastructure, and long-term redevelopment potential.

The site is currently improved with a ±34,528 SF commercial automotive facility designed for truck dealer, service, parking, sales, and preparation operations. Existing improvements include ±5,000 SF of office space, 20 heavy truck service bays with drive-through access, 28 ground-level doors, a wash rack with a 3-stage clarifier and pump, a 5-ton bridge crane, and heavy power.

Beyond its current operational value, the property offers a compelling covered land play for future multi-family or mixed-use redevelopment. The site's Downtown Mixed Use zoning with Commercial Automotive Overlay supports a wide range of potential future uses, with reported residential density of 40-65 units per acre, 1.75 FAR, and a potential 40% bonus, subject to buyer verification and applicable approvals.

Available for occupancy March 1, 2027, 21107 Chico Street offers immediate strategic value for commercial automotive users, fleet operators, truck service groups, investors, and developers seeking one of the most visible large-format sites in the South Bay.

Property is landfill with an active methane mitigation system. Buyer/tenant to verify all environmental, zoning, entitlement, building, site, and operational matters.



KEY FEATURES



±9.1949 ACRES SITE
±400,530 SF Site Large-scale land opportunity



MARCH 1, 2027
Available for occupancy



±34,528 SF BUILDING
Existing automotive/service facility



1,200+ LF FREEWAY FRONTAGE
Direct 405 visibility



FOR SALE OR LEASE
Sale: Submit best offer
*Lease: \$0.50 / Land SF NNN



ADJACENT TO SOUTHBAY PAVILION
Regional amenity base

**OPEX info: ±\$33,643 Taxes per Year + Tenant pays Property Insurance*

SITE & LOCATION

- ±9.1949-acre site in Carson's South Bay market
- 1,200+ linear feet of 405 Freeway frontage Adjacent to SouthBay Pavilion and surrounding retail amenities
- Located near Avalon Blvd, Dominguez St, and major regional freeways

EXISTING AUTOMOTIVE INFRASTRUCTURE

- ±34,528 SF automotive truck dealer, service, prep, and sales facility
- 20 heavy truck service bays with drive-through access
- 28 ground-level doors
- Wash rack with 3-stage clarifier and pump
- 5-ton bridge crane and heavy power

REDEVELOPMENT POTENTIAL

- Downtown Mixed Use zoning with Commercial Automotive Overlay
- Reported 40-65 units per acre residential density
- 1.75 FAR with potential 40% bonus
- Strong long-term covered land play for multi-family or mixed-use development
- Buyer/tenant to verify zoning, density, environmental, and development feasibility

AERIAL OVERVIEW

21107 CHICO ST | PG 4

1,200+ LINEAR FEET OF 405 FREEWAY FRONTAGE



PROPERTY PHOTOS

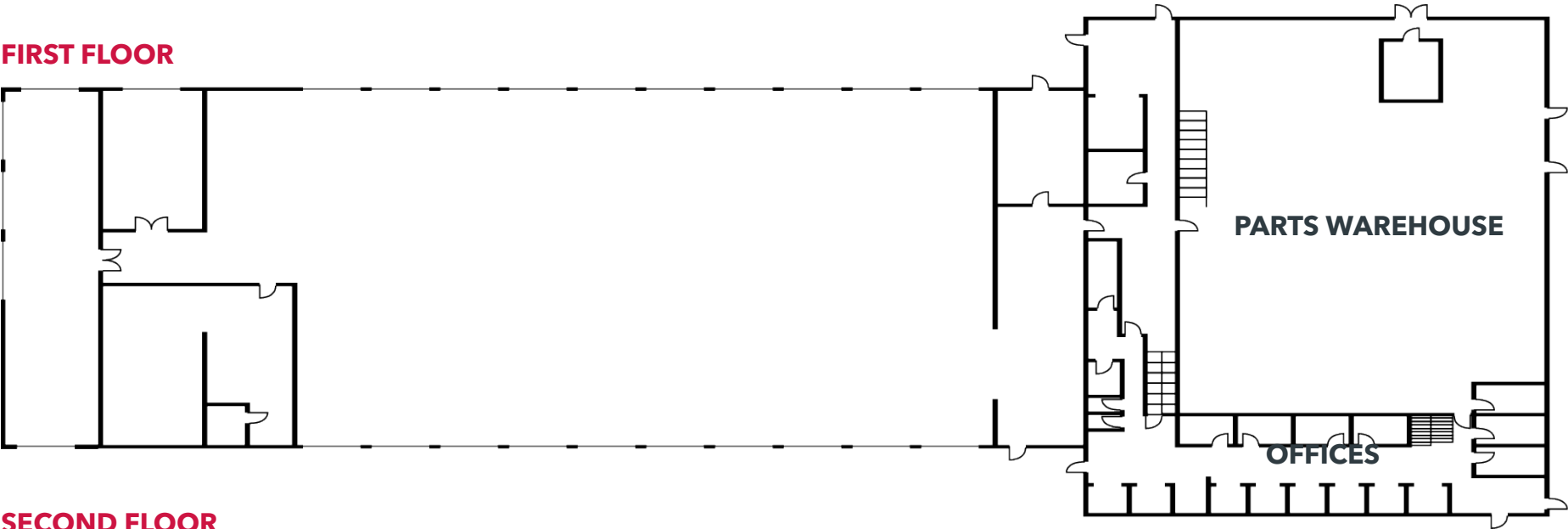
INTERIOR, EXTERIOR, YARD & SITE CIRCULATION



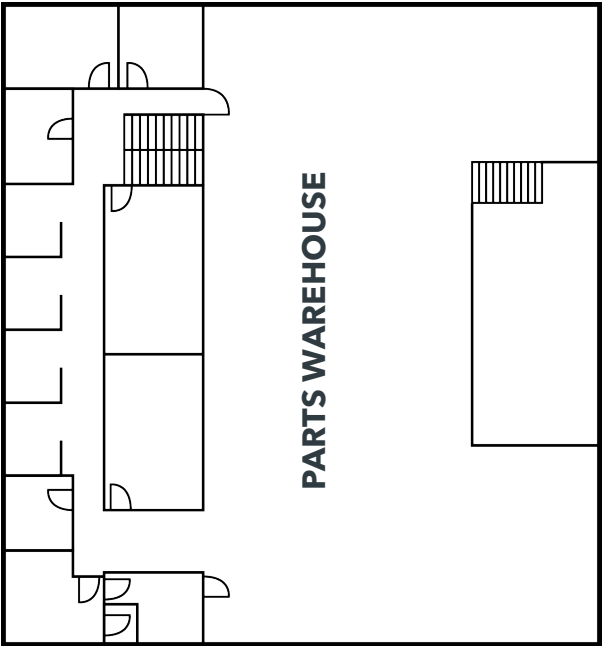
FLOOR PLAN

FIRST AND SECOND FLOOR

FIRST FLOOR



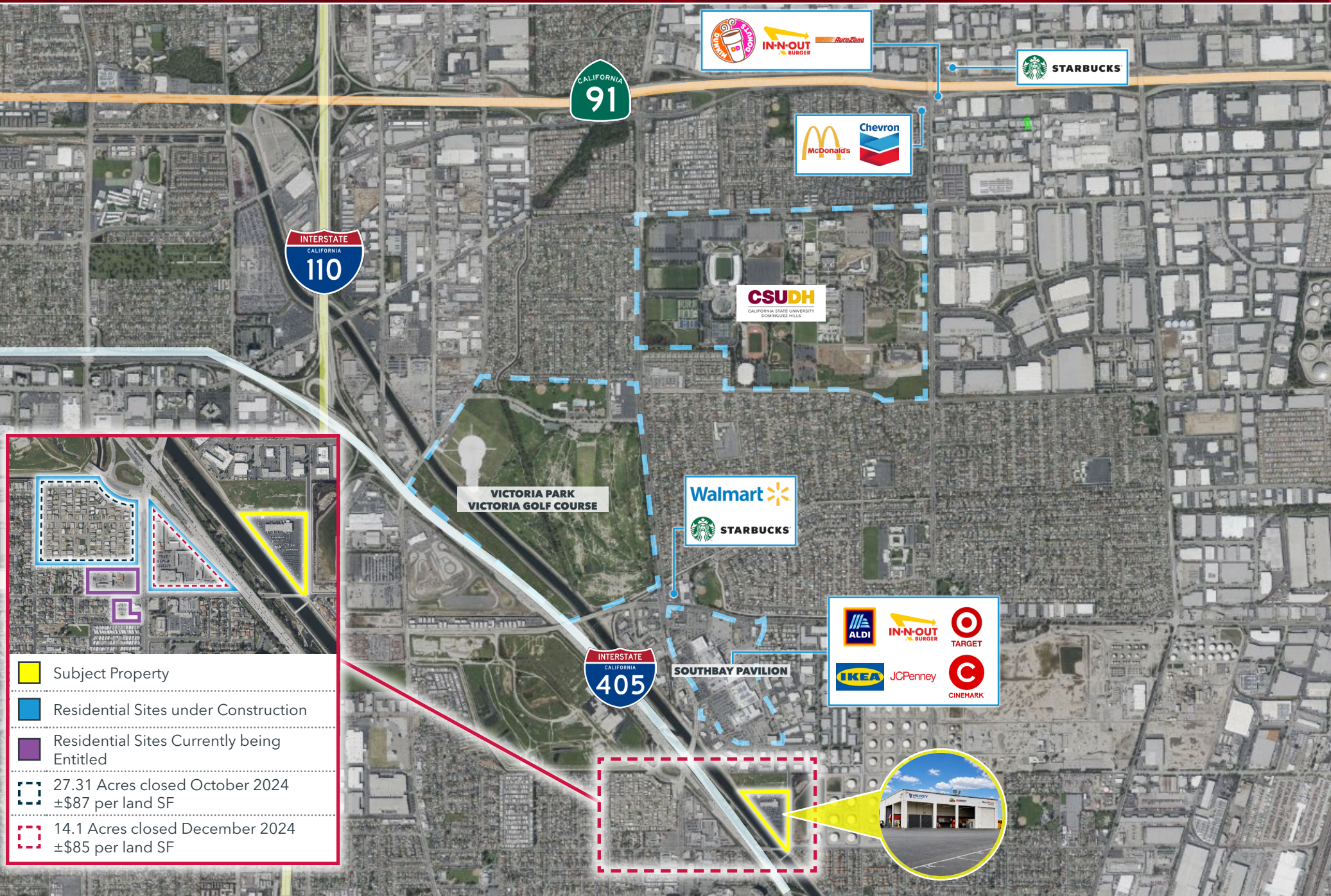
SECOND FLOOR



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

LOCATION OVERVIEW

ADJACENT TO SOUTHBAY PAVILION AND CARSON'S RETAIL CORRIDOR



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