

FOR LEASE

BUILD TO SUIT

20320 AVALON BLVD

CARSON, CA



Del Amo Blvd

Avalon Blvd

VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
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All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

EXCELLENT RETAIL DEVELOPMENT OPPORTUNITY!!! This site is comprised of a large 39,640 square retail pad situated on the hard corner, lighted intersection of Del Amo and Avalon Boulevards in the Southbay Pavilion. This intersection is the main artery into the Southbay Pavilion as demonstrated by the hefty average daily traffic counts of 51,765. Avalon Boulevard serves as a main transportation corridor through the Southbay Pavilion and is heavily populated with numerous national retailers. This site is zoned for Regional Commercial and will support a wide variety of uses including but not limited to general retail/department stores, restaurants/bars, banking and financial services, recreational services, parking facilities, multimedia/recording studios, and much more! The Southbay Pavilion contains an array major anchor tenants such as Target, Ikea, JC Penney, Old Navy, McDonalds, 24 Hour Fitness, Sears and many more. Convenient access to Interstate 405 and Interstate 110 makes this property ideal for an array of national retailers. Opportunities like this rarely come available in Carson City!

PROPERTY SPECIFICS

Lot Size:	39,640
Hard Corner Lot:	Yes
APN:	7381-024-018
Property Type:	Retail Pad
Zoning:	CACR&D
Traffic Count:	51,765 Cars Per Day

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	15,984	203,956	590,776
HOUSE HOLD INCOME	\$100,831	\$83,696	\$72,940

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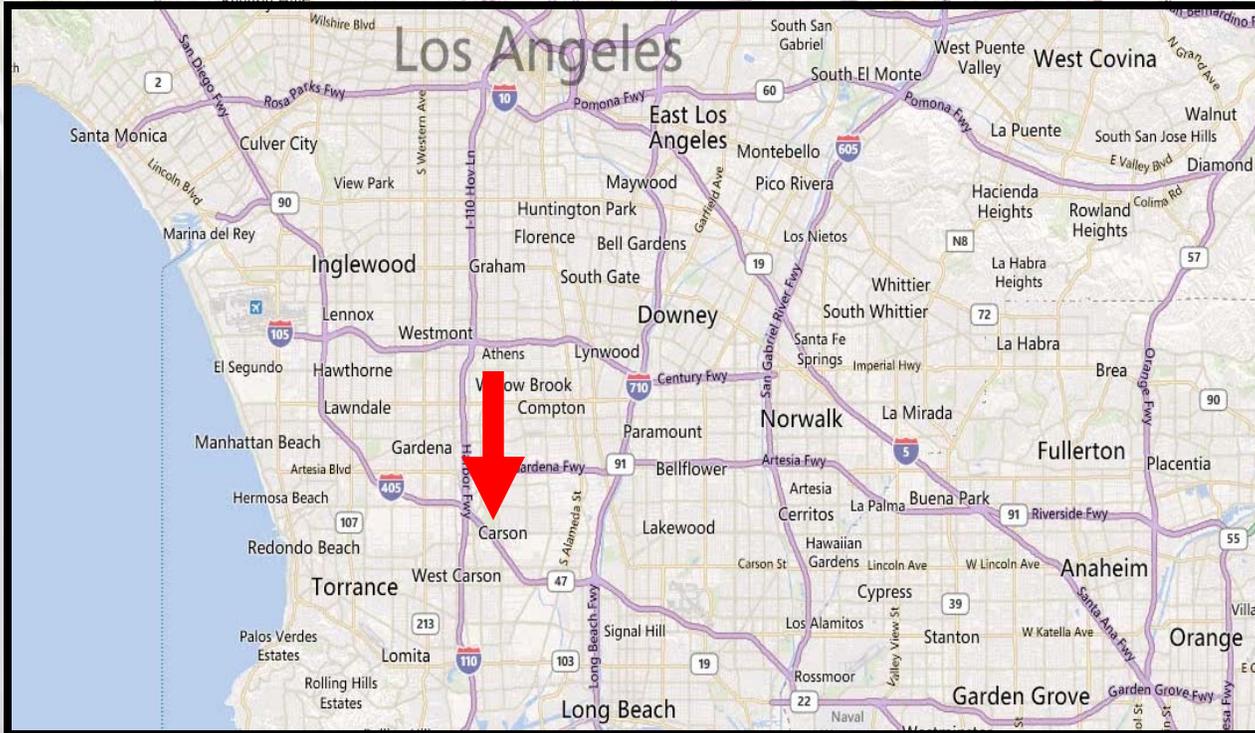
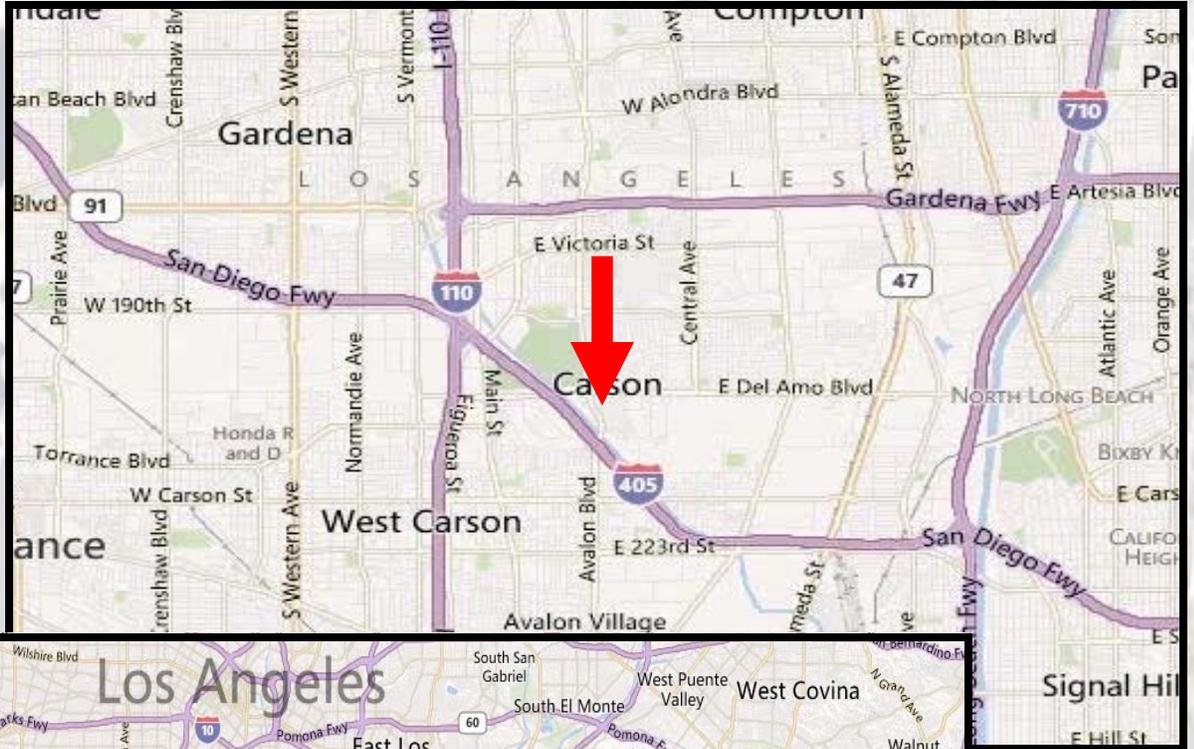
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MAP
VIEW



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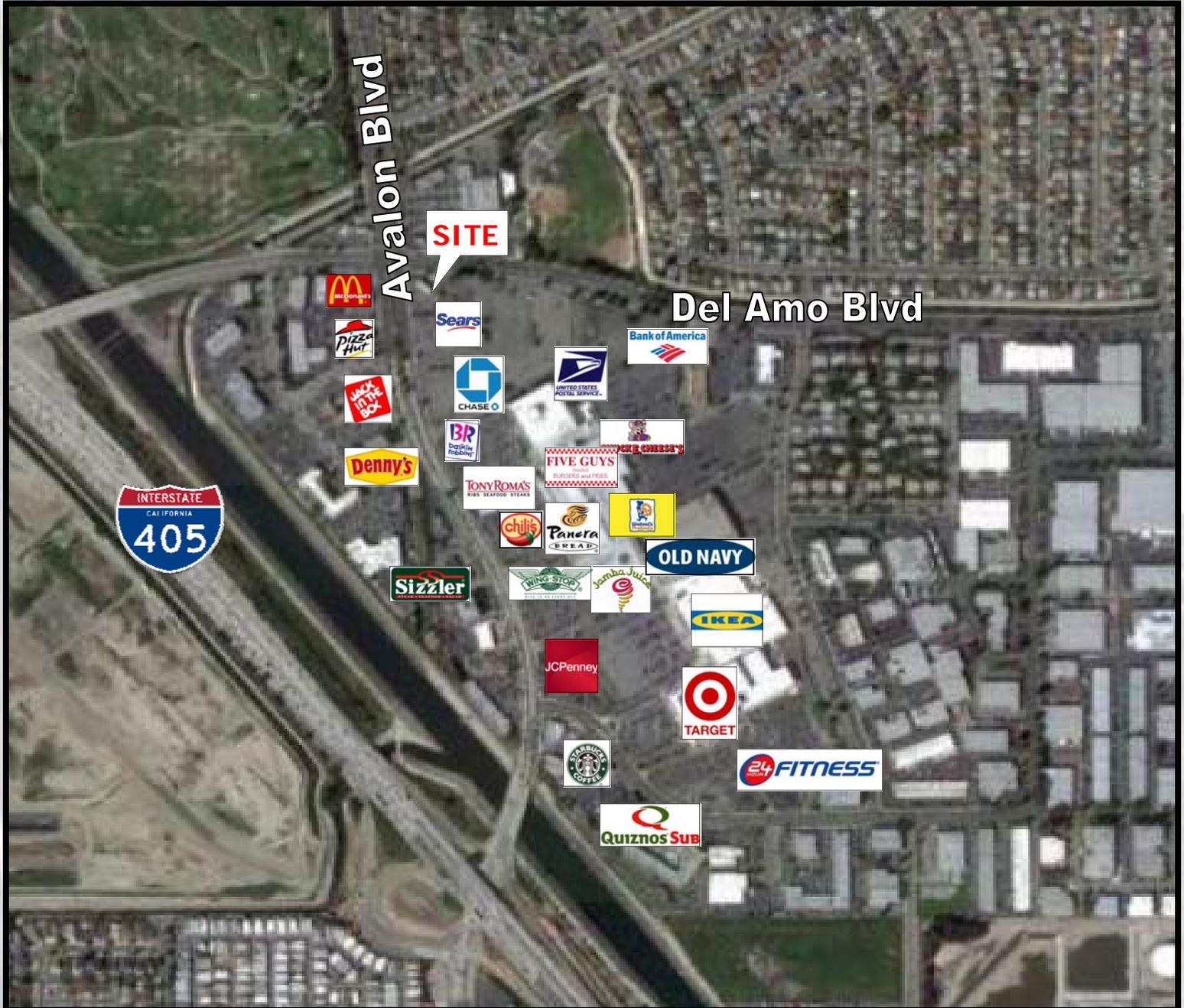
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PLOTTED RETAILERS



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