

- Strong Anchors: IKEA, Target, Cinemark Theaters and JCPenney, with Ross Dress for Less and Burlington coming soon
- Space available: 20K ±
- Total SF can be subdivided



ANCHOR SPACE OPPORTUNITY

# AT SOUTHBAY PAVILION

20700 S AVALON BLVD., SUITE 100 | CARSON, CA

For Lease | 98,000 SF



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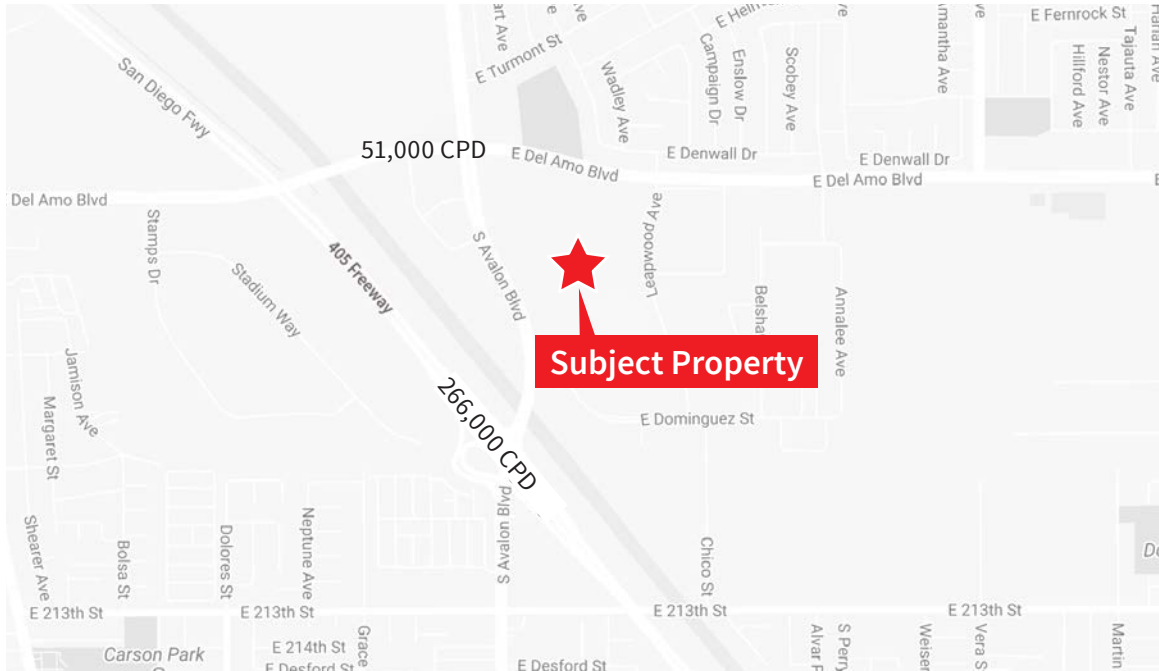
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## Project Facts

- + Visible from adjacent I-405 with easy accessibility to mall
- + Freeway visible pylon signage for single tenant
- + Anchor space between 20,000 sf & 60,000 sf available.
- + Strong Anchors: IKEA, Target, Cinemark Theaters and JCPenney with Ross Dress for Less and Burlington coming soon.
- + Divisible space up to 20,000 SF.

## Traffic Counts

±51,000 CPD  
(Avalon Blvd. & E. Del Amo Blvd.)

±266,000 CPD Freeway Count  
(I-405 at Avalon)

(Per ESRI Traffic Count Profile)

### Demographic 2018

  
TOTAL POPULATION

3 Mile: 157,081

5 Miles: 594,158

10 Miles: 2,568,831

  
AVG. HOUSEHOLD SIZE

3 Mile: 3.43

5 Miles: 3.31

10 Miles: 3.21

  
MEDIAN HOME VALUE

3 Mile: \$442,970

5 Miles: \$458,125

10 Miles: \$513,587

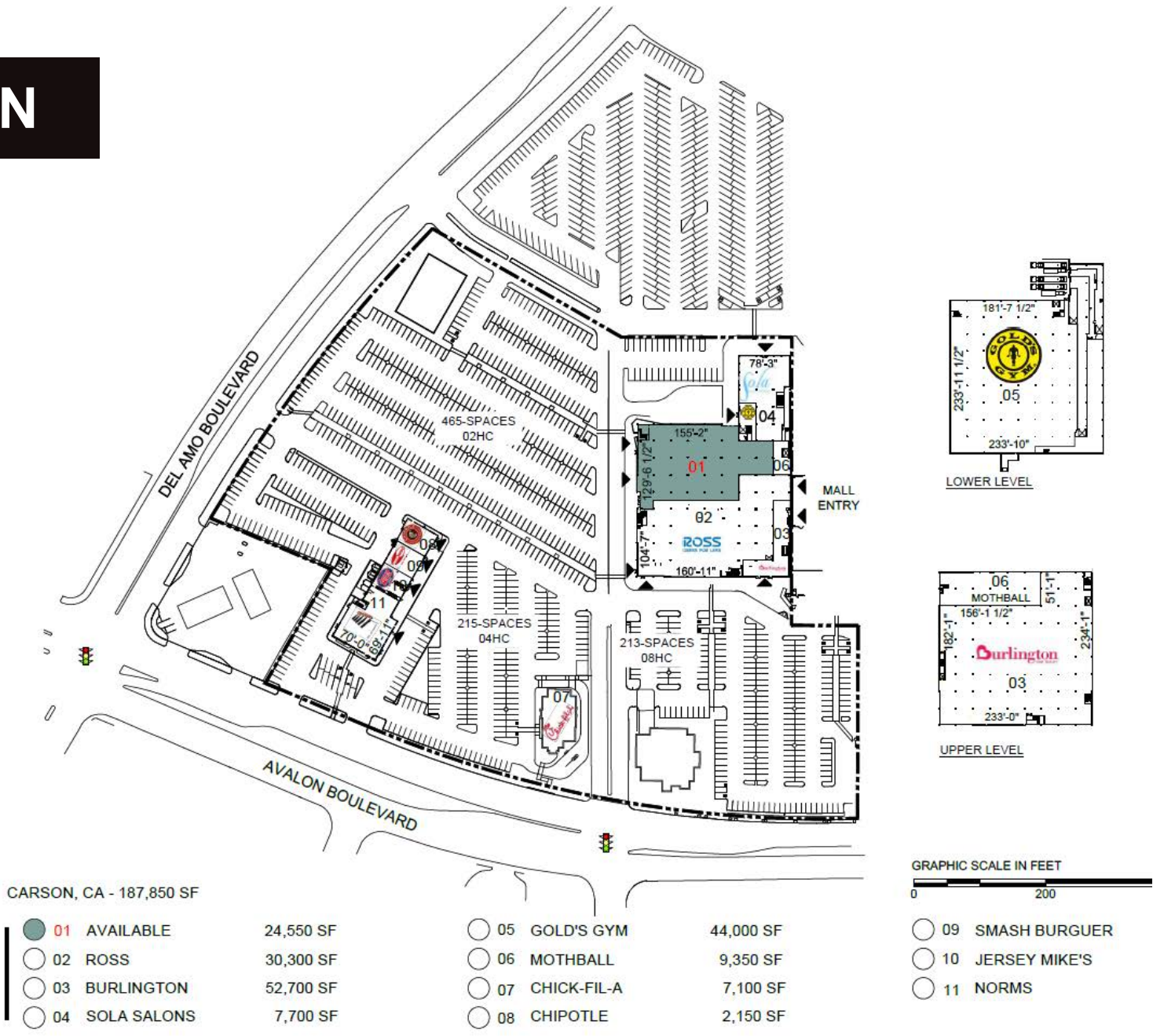
  
AVG. HH INCOME

3 Mile: \$88,008

5 Miles: \$80,348

10 Miles: \$85,599

# SITE PLAN





Rendering (West Facing)

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## CONTACT

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