

FOR LEASE | ±1,000 - 5,680 SF

GRACE PLAZA RETAIL SHOP SPACE AVAILABLE

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

beta.



**AVAILABLE
2,230 SF**

**AVAILABLE
5,680 SF
(DEMISABLE)**

For leasing, please contact:

MATT SAKER | LIC. 02016706
T 424 282 5236 E Matt.Saker@BetaAgency.com

BetaAgency.com
137 Eucalyptus Blvd
El Segundo, CA 90245

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PROPERTY OVERVIEW

±2,230 SF 2nd Generation Restaurant and 1,000 - 5,680 SF retail/office space available in 25,142 SF Neighborhood/Strip center located along heavily trafficked Carson Street, a primary arterial serving the area. Prime location within the Carson Street corridor. Center is one block from Carson City Hall, Carson Center, Veo Mixed-Use development, Ralphs grocery store and The Renaissance at City Center (Carson's 1st luxury mixed-use project).

PROPERTY HIGHLIGHTS

- Ventilation hood, Grease Interceptor, and Walk In Fridge/Freezer included with restaurant space
- Located along heavily trafficked Carson Street
- Prime location within the Carson Street corridor
- Ample parking
- Easy access to 405 and 110 Freeways

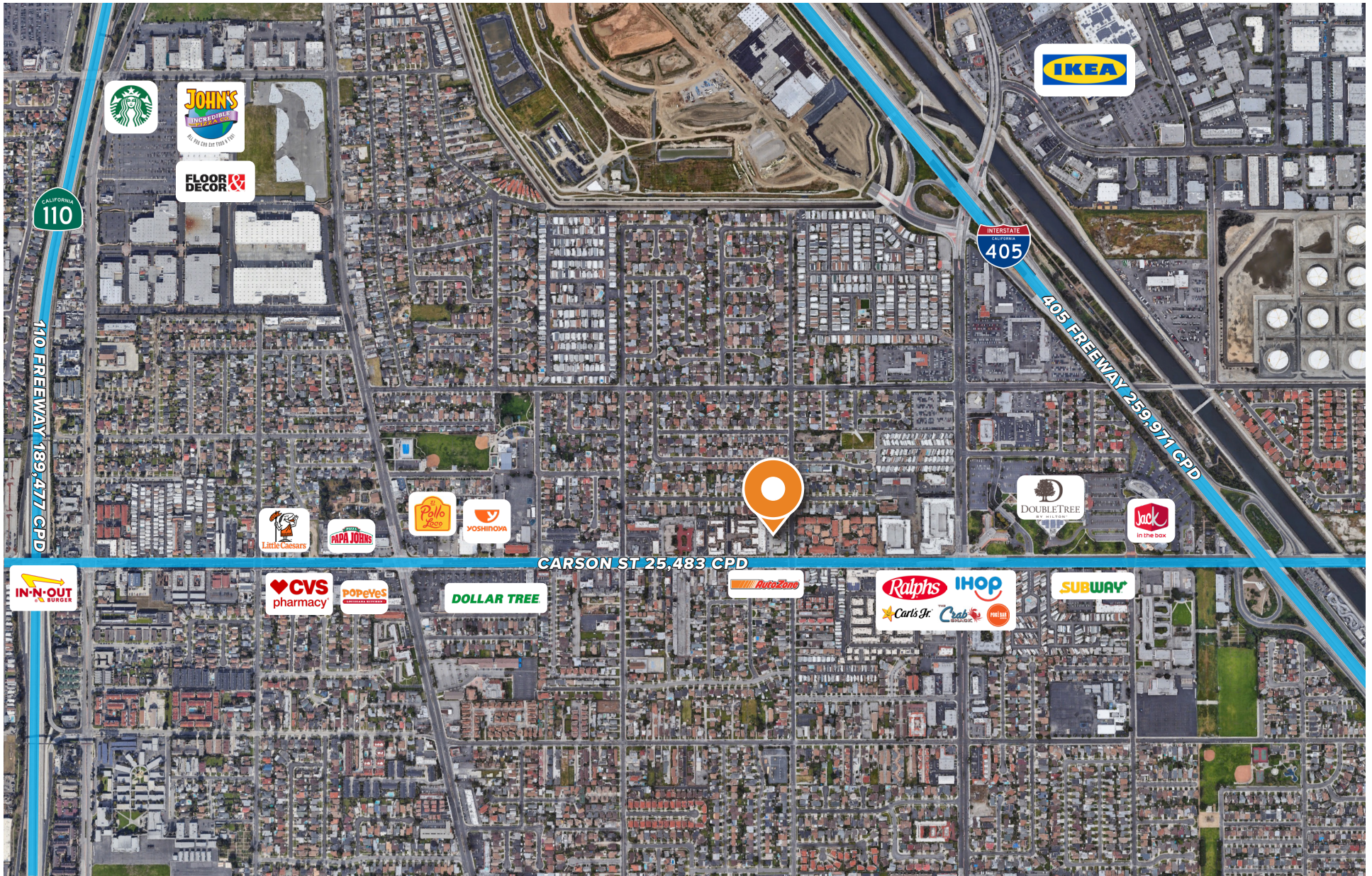
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	8,390	53,018	160,687
Total Population	30,987	175,178	503,752
Avg. Household Income	\$87,788	\$83,535	\$77,052



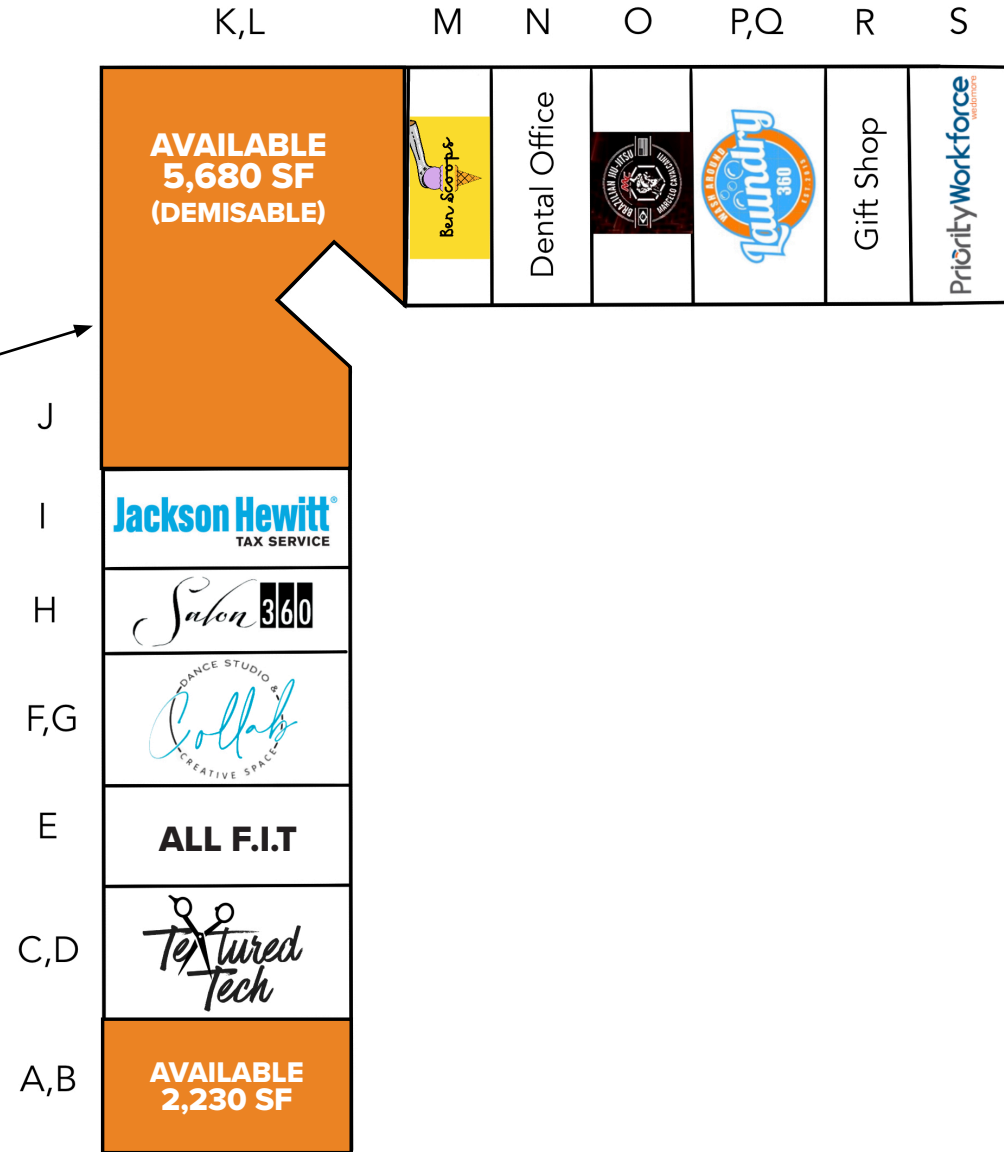
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AREA OVERVIEW



SITE PLAN

SUITE	TENANT	SF
A,B	AVAILABLE	2,230
C,D	Textured Tech Beauty Supply	2,400
E	All F.I.T	1,200
F,G	Collab Dance Studio	2,400
H	Salon 360	1,200
I	Jackson Hewitt Tax Service	1,230
J	AVAILABLE SOON	1,230
K	AVAILABLE SOON	1,000
L	AVAILABLE SOON	3,450
M	Ice Cream	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	30,987	175,178	503,752
Average age	38.9	37.1	36.2
Average age (Male)	38.5	36.1	35.2
Average age (Female)	39.5	38.0	37.2
Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,390	53,018	160,687
# of persons per HH	3.4	3.2	3.1
Average HH income	\$97,726	\$101,912	\$96,273
Average house value	\$495,580	\$526,319	\$556,537
Race (%)	1 Mile	3 Mile	5 Mile
White	14.0%	18.2%	21.3%
Hispanic	42.8%	45.2%	47.2%
Black	8.1%	14.6%	13.2%
Asian	36.8%	25.1%	21.7%
Hawaiian	2.3%	1.4%	1.1%
American Indian	1.1%	1.2%	1.3%
Other	16.0%	21.5%	22.7%

