



# VICTORIA PARK PLAZA

NEWLY RENOVATED NEIGHBORHOOD CENTER | ±31,084 SF

Avalon Blvd & 184th St, SWC | Carson, CA

**beta.**

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137 Eucalyptus Dr, El Segundo, CA 90245



# PROPERTY HIGHLIGHTS

- ± 861 – 1,722 SF retail shop space available in newly Renovated ± 31,084 SF Neighborhood Center located on busy Avalon Blvd, located across the street from LA Galaxy’s Dignity Health Sports Park.
- Eclectic mix of restaurant and retail tenants including KFC & Dollar Tree
- Convenient access to I-405, I-91, and I-110 freeways
- Signalized intersection & good ingress/egress
- Ample surface parking available (± 8.5 Spaces/1,000 SF)



## POPULATION

1 mile	3 mile	5 mile
<b>16,355</b>	<b>163,261</b>	<b>614,929</b>



## AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
<b>\$137,150</b>	<b>\$121,630</b>	<b>\$115,845</b>

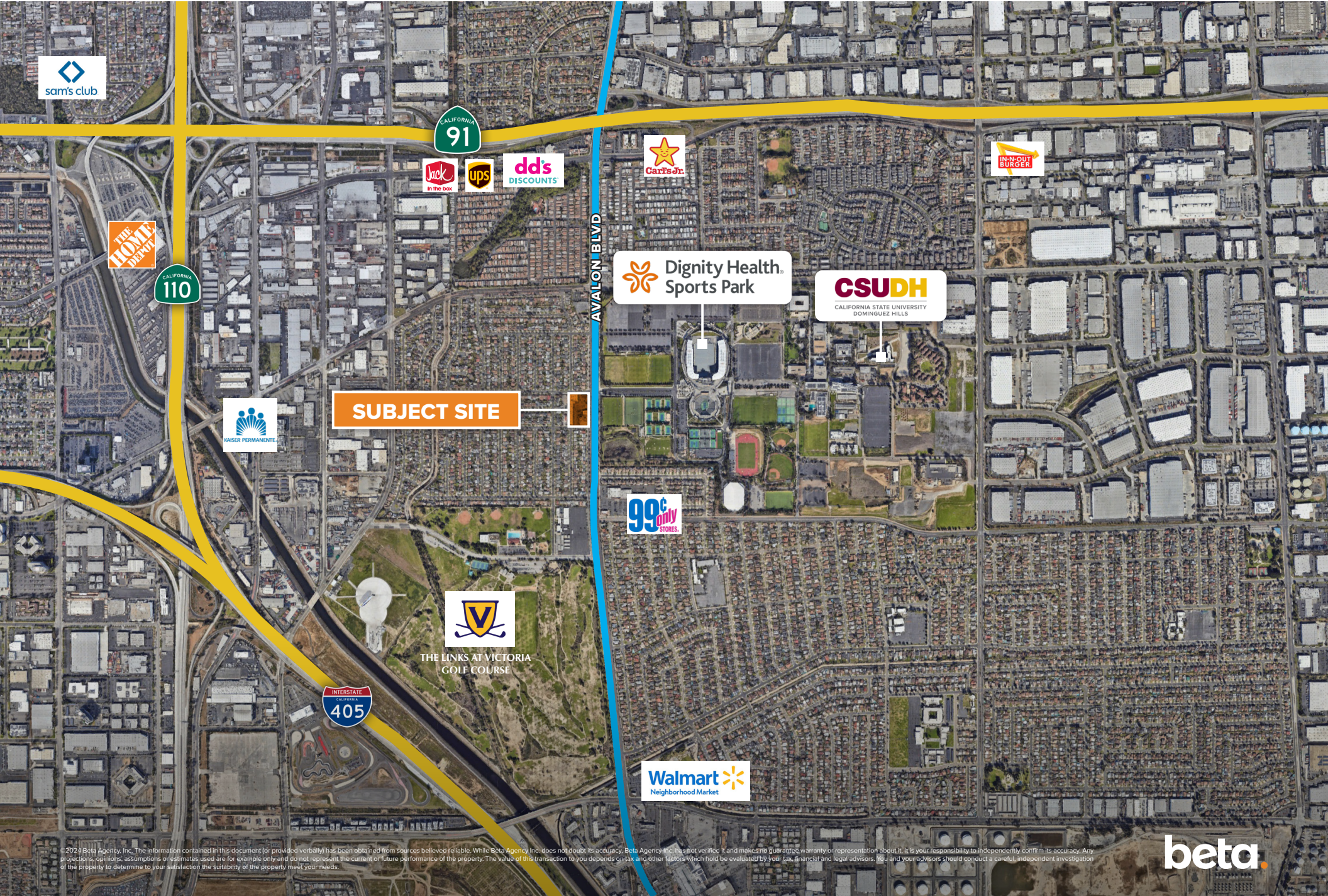


## DAYTIME POPULATION

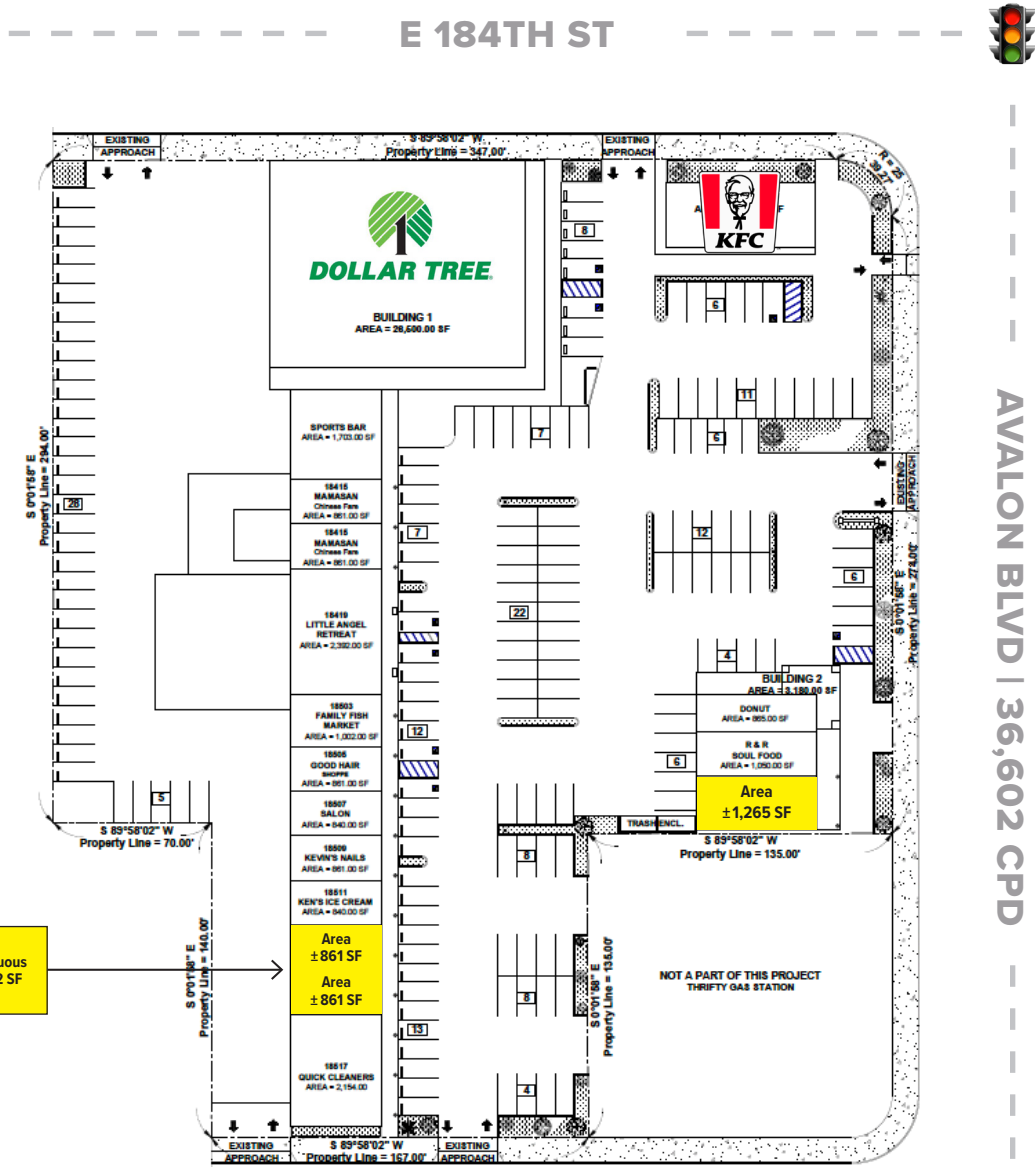
1 mile	3 mile	5 mile
<b>13,435</b>	<b>174,021</b>	<b>446,228</b>











Available Units

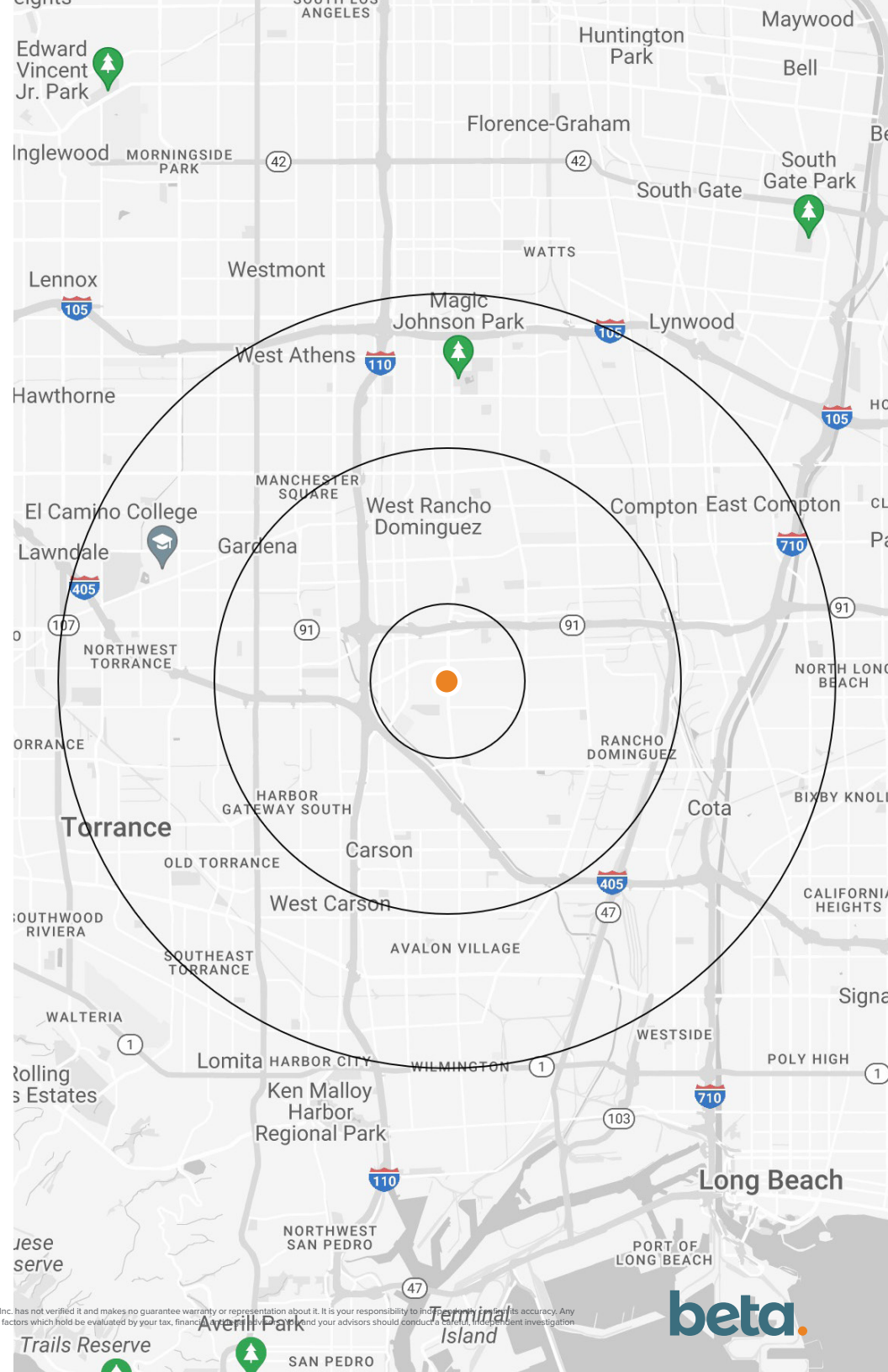
Contiguous  
± 1,722 SF

# I Demographics

Population	1 Mile	3 Mile	5 Mile
Total population	16,355	163,261	614,929
Average age	41.9	39.9	37.1
Average age (Male)	40.3	38.3	36.0
Average age (Female)	43.2	41.5	38.3

Households & Income	1 Mile	3 Mile	5 Mile
Total households	4,965	49,574	185,796
# of persons per HH	3.1	3.2	3.3
Average HH income	\$137,150	\$121,630	\$115,845
Average house value	\$620,387	\$598,100	\$608,026

Race (%)	1 Mile	3 Mile	5 Mile
White	14.0%	16.3%	19.5%
Hispanic	30.0%	42.2%	49.9%
Black	42.8%	23.6%	19.7%
American Indian	1.0%	1.3%	1.5%
Asian	15.2%	22.1%	16.9%
Hawaiian	0.7%	0.7%	0.6%
Other	17.2%	25.2%	29.8%



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*For leasing, please contact:*

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