



union
south bay

21601

union
south bay

UNION SOUTH BAY

± 1,000 - 14,500 SF PREMIUM RETAIL/ RESTAURANT SPACE AVAILABLE

21601 AVALON BOULEVARD, CARSON, CALIFORNIA

WATCH THE VIDEO 

JOIN SOUTH BAY'S LIVELIEST CORNER

Pegasus is pleased to present retail and restaurant space for immediate lease at Union South Bay. This premier mixed-use development, recently completed in 2020, stands prominently along heavily trafficked Avalon Blvd, directly in the daily needs path of the most desirable area of Carson, CA. This rapidly growing market is ready and waiting for your brand's arrival.

When it comes to the South Bay of Los Angeles County, Union South Bay is truly one-of-a-kind. There are virtually no other high-end, mixed-use developments currently on offer in the expanded trade area. Union boasts 357 new apartment units above 28,000+ square feet of retail, with easy access along with a full-size parking structure directly behind the retail space.

Carson, California is uniquely situated due to its proximity both to the 405 and 110 freeways, enabling easy access from all directions. The Silicon Beach and South Bay's tech explosion has brought in higher-end residents in recent years, driving rapid business development in nearby Torrance, Hawthorne, San Pedro and Long Beach. With the appeal of the beach enclaves to the west, Union South Bay affords its residents a convenient and central home base for work and play. In addition, less than one mile to the north is the massive SouthBay pavilion, a regional shopping center with over 1 million SF of retail. The center is anchored by Target, Ikea, Walmart, and Ross along with dozens of additional retail destinations.

Local demographics are strong, with a population of ±170,000 living within 3 miles and another 70,000 working within 3 miles of Union, along with the discretionary spending that comes with an average household income of \$95,000/year within 1 mile.

Take advantage of the rare opportunity to lease space at this highly desirable site in the burgeoning Carson market.





BRAND-NEW MIXED-USE DEVELOPMENT WITH ±350 APARTMENT UNITS

SUBJECT PROPERTY

SOUTHBAY PAVILION

1 MIL SF SHOPPING CENTER 0.8 MILES FROM SUBJECT



CARSON CITY HALL AND CIVIC CENTER

E CARSON ST - ±25,000 VPD

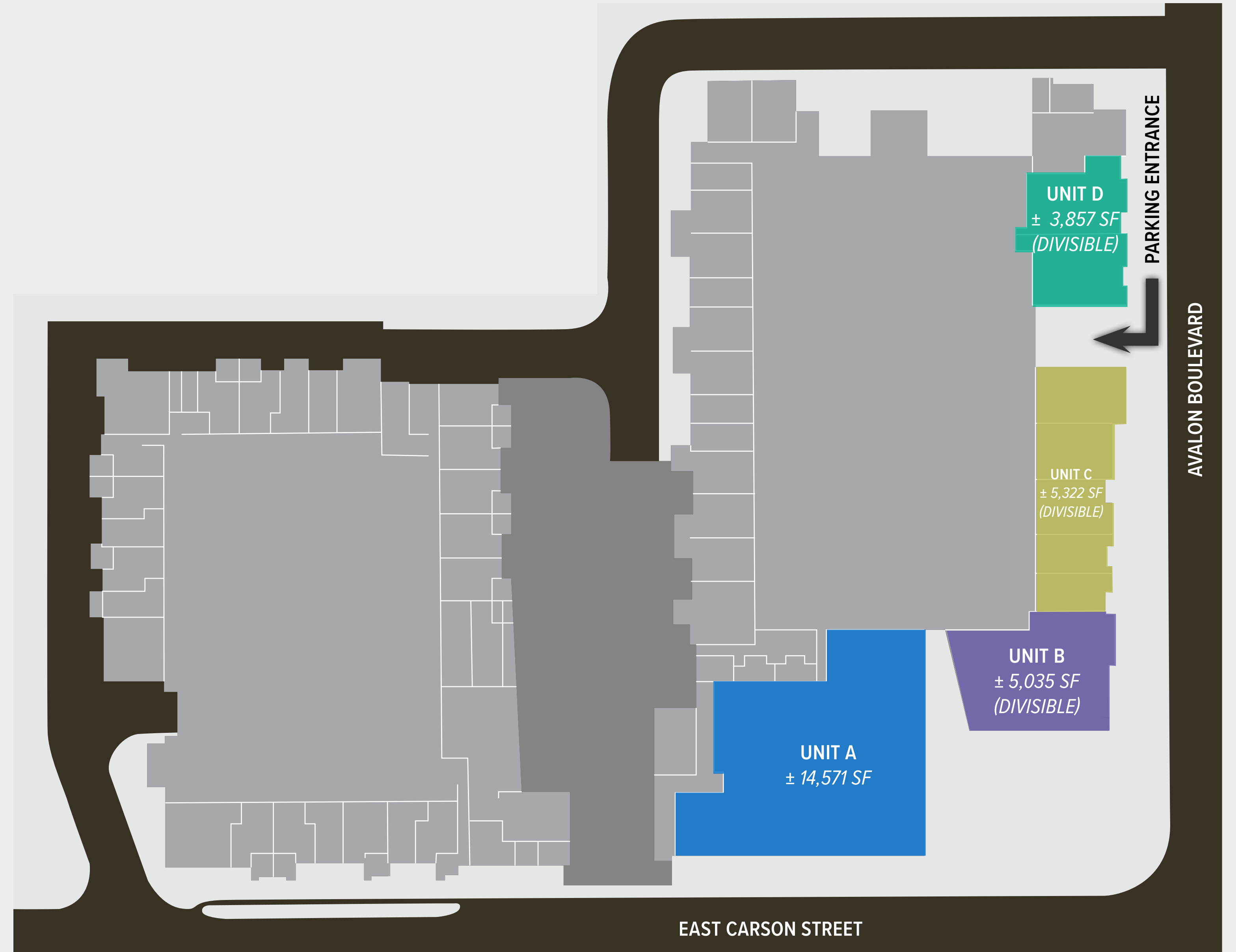


S AVALON BLVD

RENAISSANCE AT CITY CENTER MIXED-USE DEVELOPMENT WITH ±150 APARTMENT UNITS ABOVE ± 3,600 SF OF RETAIL

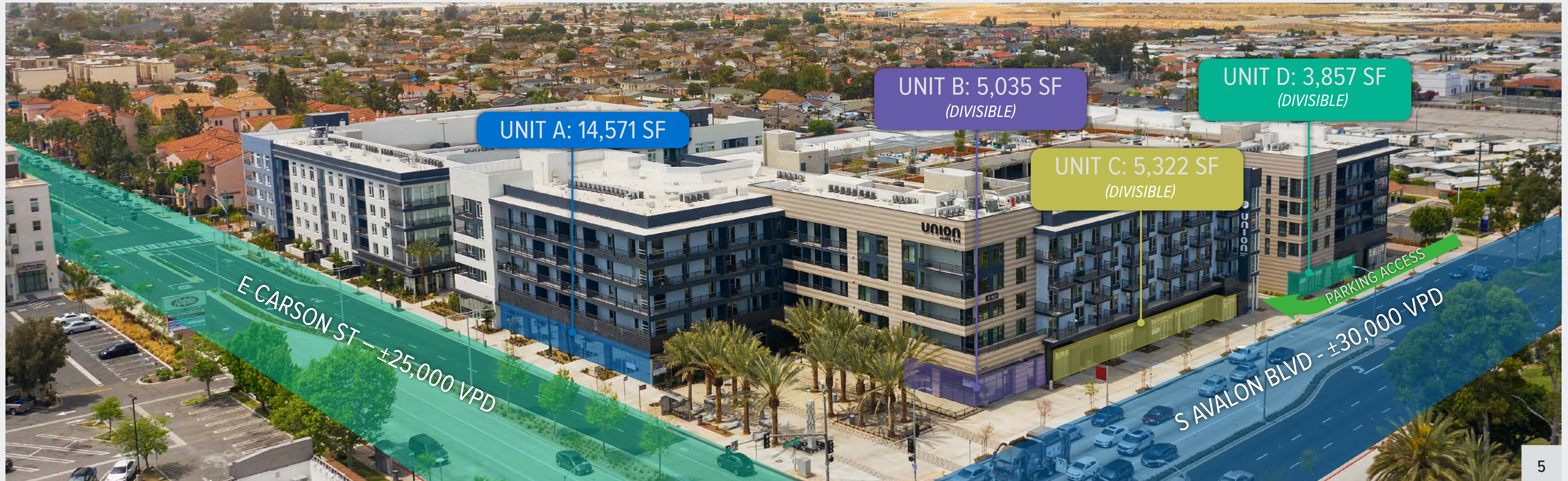
SITE PLAN

ADDRESS	21601 AVALON BLVD CARSON, CA
APN	7337-011-032
ZONING	CACR&D
GLA	28,785 SF
LOT SIZE	3.44 AC
YEAR BUILT	2020
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
PARKING SPACES (STRUCTURE)	135 SPACES
PARKING RATIO	4.69: 1,000 SF



SPACE DETAILS

UNIT	GLA (SF)	SPACE TYPE	DELIVERY	AVAILABILITY	LEASE TERM	LEASE RATE	LEASE TYPE
Unit A	14,571	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit B (Divisible)	5,035	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit C (Divisible)	5,322	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN
Unit D (Divisible)	3,857	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN



PROXIMATE TO MAJOR LOS ANGELES
FREEWAYS AND SHOPPING DESTINATIONS

PROPERTY HIGHLIGHTS



- High-profile mixed-use development with ±357 luxury apartment units above ±28,000 SF of retail with frontage at the corner of S Avalon Blvd and E Carson St
- ± 170,000 population (3-mile) & \$95,000 average household income (1-mile)
- Location is ideal for daily needs, including grocery anchor, food use and personal services-oriented tenants
- Excellent access via I-405 about ± 1/2 mile away – ± 400,000 VPD traffic
- Features sizable parking structure directly behind retail
- High visibility to ±30,000 vehicles per day traffic counts on S Avalon Blvd
- Proximate to SouthBay Pavilion: Regional 1M+ SF mall and shopping center – home to Target, IKEA, Burlington and much more



TORRANCE

REDONDO BEACH

MANHATTAN BEACH

SANTA MONICA

LOS ANGELES INTERNATIONAL AIRPORT

PORSCHE EXPERIENCE CENTER



AutoZone

The UPS Store

POKÉ BAR

Urgent Care

Carl's Jr.

Ralphs

E CARSON ST - ±25,000 VPD

S AVALON BLVD - ±30,000 VPD

CARSON CITY HALL AND CIVIC CENTER







MARKET & LOCATION

CARSON, CALIFORNIA



DEMOGRAPHICS

2020 POPULATION

1-MILE	3-MILE	5-MILE
24,669	170,170	505,523

AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$95,282	\$90,655	\$86,634

DAYTIME EMPLOYMENT

1-MILE	3-MILE	5-MILE
8,539	84,443	261,185

AVERAGE AGE

1-MILE	3-MILE	5-MILE
39	38	37

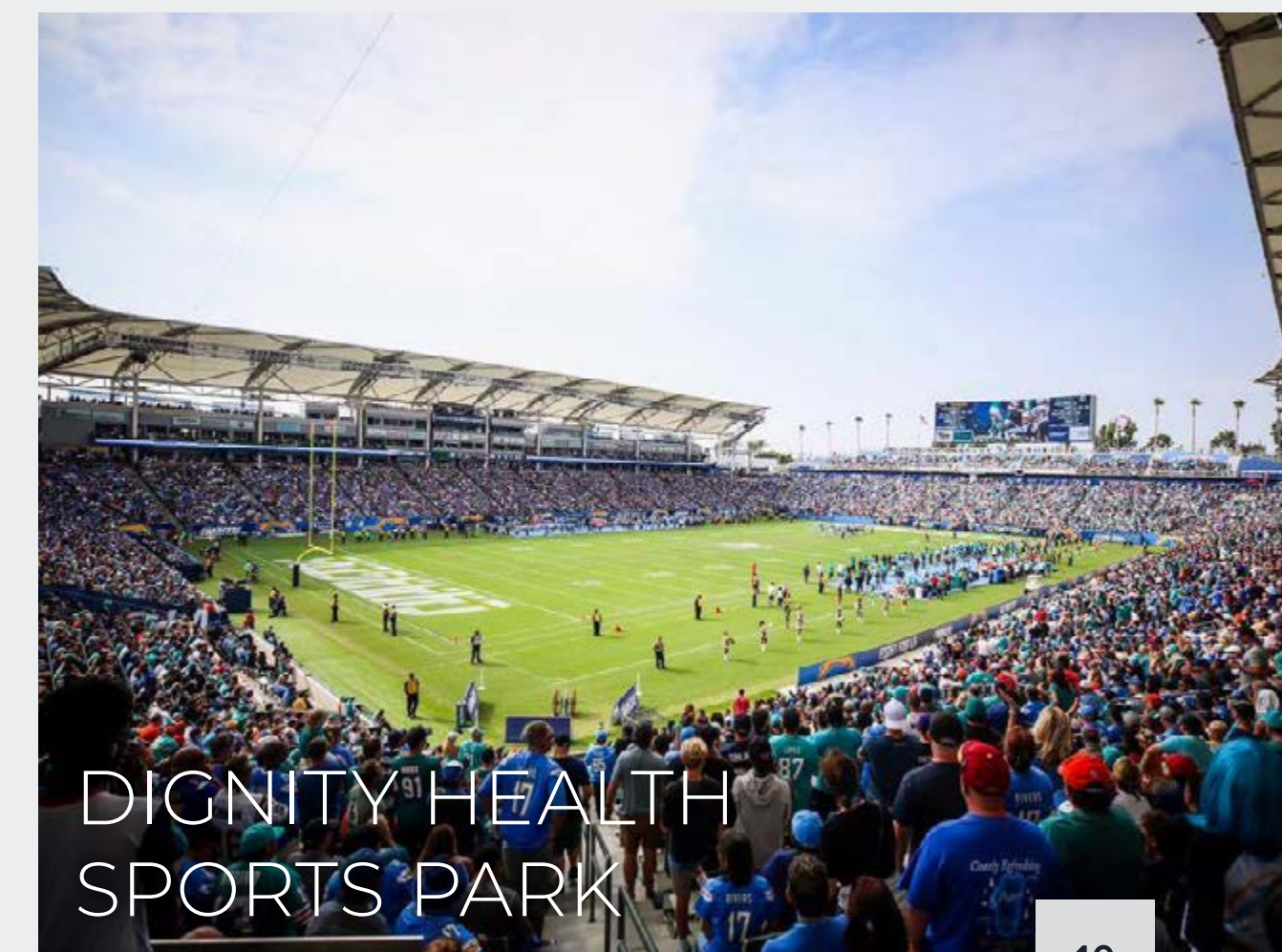
Located in the South Bay section of Los Angeles County, Carson is a major industrial center that has grown from a population of 61,000 in 1968 to 90,930 in 2020. Over the years, three annexations have increased the city's size to 19.2 square miles. Steady and continued growth has enabled Carson to become a significant presence in the Los Angeles South Bay, with exceptionally strong recent growth due in large part to the influx of tech companies in nearby cities, which has attracted a growing, educated and affluent population.

While Carson is well-known as an commerce center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community and an attractive place to live and work. Hundreds of companies call the city home, including Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Shell Oil, and Hyundai, to name a few.

The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs.



PORSCHE
EXPERIENCE CENTER



DIGNITY HEALTH
SPORTS PARK

LEASING TEAM

ANDREW COHEN
VICE PRESIDENT - LEASING

O 310.402.0211
ACOHEN@PEGASUSAM.COM
LIC #01996379 (CA)

EMMET PIERSON
ASSOCIATE - LEASING

O 310.691.1350 X 132
EPIERSON@PEGASUSAM.COM
LIC #02048600 (CA)

DYLAN COHEN
ASSOCIATE - LEASING

O 310.402.0211
DCOHEN@PEGASUSAM.COM
LIC #02082314 (CA)



PEGASUS ASSET MANAGEMENT INC.

1901 AVENUE OF THE STARS, SUITE 630
LOS ANGELES, CA 90067
310.691.1350
WWW.PEGASUSAM.COM
CA DRE LIC # 02119442

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