

STARBUCKS ANCHORED RETAIL SPACE FOR LEASE

335 E Albertoni Street, Carson, CA 90746



Austin Harrell, (818) 514-0547

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DRE #02051633

Asher Pergament, (818) 697-9371

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DRE #01922775

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DRE #00923779

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - DRE #01834124

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AREA AMENITIES

- Impressive demographics and high traffic center
- Visible from 91 freeway
- Strong daytime population and high traffic counts
- Neighboring tenants include: Jack in the Box, Arco Gas Station, Extended Stay Suites, Panda Express, Ono Hawaiian BBQ, Fatburger, and more
- Walking distance to CSU—Dominguez Hills
- Just blocks from LA Galaxy and Dignity Health Sports Park

DEMOS	1 mile	3 mile	5 mile
Population	11,418	161,229	596,462
Avg. HH Income	\$92,205	\$82,168	\$78,311
Daytime Pop.	10,360	143,795	524,228
Traffic Count	±219,643 CPD on the 91 Freeway		



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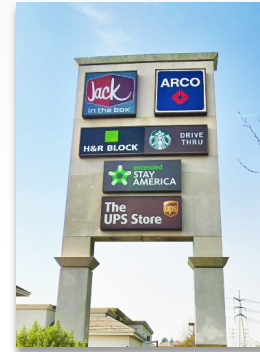
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PROPERTY HIGHLIGHTS

- ±1,665 SF retail space adjacent to Starbucks
- Former Credit Union space with on-site ATM
- Surrounded by great mix of retailers in a freeway visible center



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