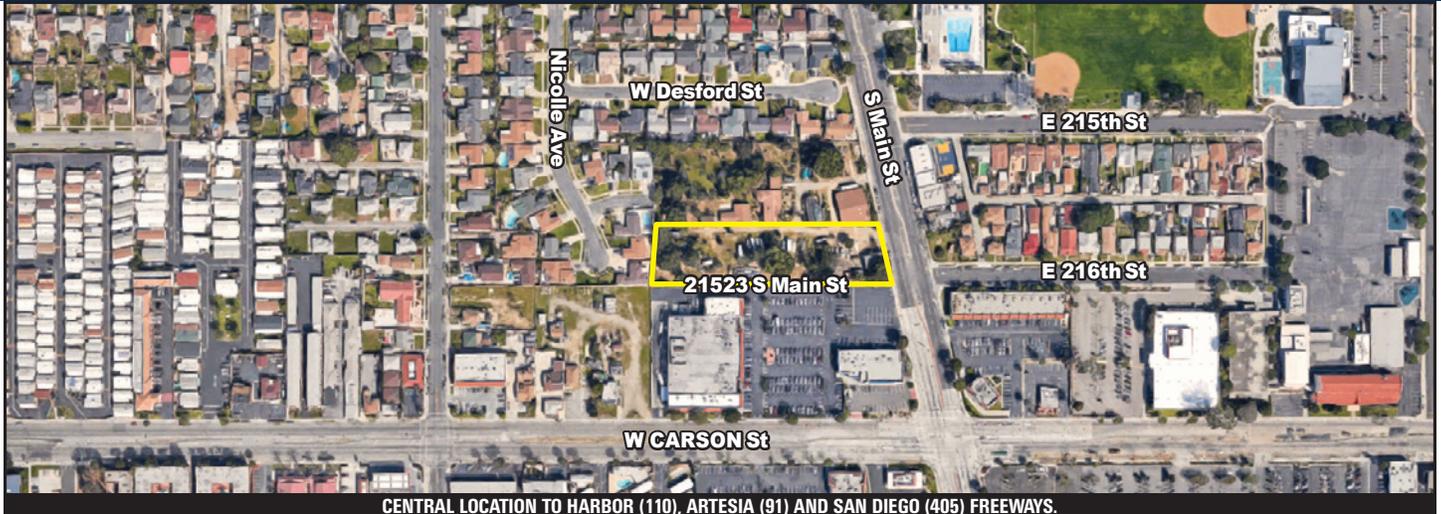


EXCLUSIVE LISTING : 1.46 ACRES OF LAND FOR LEASE

63,763 Square Feet Commercial/Mixed Use Land

21523 Main Street | Carson, Ca. 90745



UNIQUE FEATURES

- › 128 feet frontage on Main Street
- › Near busy intersection of Carson and Main Street
- › Rare undeveloped parcel
- › APN: 7343-011-011
- › Gas, electricity, drains on site
- › First time on market since 1982
- › Rectangular shaped parcel
- › Zoned: CA/MU-CS, wide variety of accepted uses

Welcome to 21523 Main Street, a rare undeveloped 1.46 acre parcel of commercial and mixed use land ready for a developer or user to experience the benefits of a prime infill location for commercial development. Starting with a blank canvas of high quality land in a central location immediately adjacent to Carson Street, the main artery, this location has great potential for residential or commercial development.

The City of Carson is approximately 20 square miles located in the South Bay Region of Los Angeles county and is bordered on the West by Torrance and the East by Long Beach. The strategically located City is accessible from the Harbor (110) freeway, San Diego (405) freeway, and Artesia (91) freeway as well. The City of Carson is known for being business friendly with 59% of the land zoned for industrial uses. The residential population makes up 34% of the available land with the remaining 7% for commercial uses along major arteries within the City.

For businesses, Carson has a low utility tax, savings up to 10% in the region, no local property tax, quality affordable housing, business friendly government and is home to many Fortune 500 firms such as **Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Canon, Sony, Hewlett Packard, Yoplait, Hyundai** and more. Carson's South Bay Pavilion is a 1.1 million square feet indoor mall with major retailers like Ikea, Target, and Ross.

Carson is the home of the 53 acre **Porsche Experience Driving Center**, a one of kind driving course designed to provide a world class driving experience for all enthusiasts and guests interested in driving, speed, and fine sports cars.

In 2018, the City of Carson celebrates its' 50th anniversary as a city as it was first incorporated in 1968. In 2015, Carson was named the recipient of the 2015 All American City Award given by the National Civic League.

To receive more information and schedule a tour of the property, please contact Arnold Ng, MBA, CCIM at 310-714-9500.

APEX Commercial Real Estate Inc.

21250 Hawthorne Blvd. Suite 500 • Torrance, CA. 90503

Office: 310-377-3456

Mobile: 310-714-9500

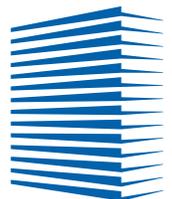
Fax: 310-541-9126

BRE: 01057946

www.apexcir.com

e-mail: ang@apexcir.com

APEX
Commercial Real Estate



63,763 Square Feet Commercial/Mixed Use Land

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WITHIN 1 MILE



Population: 33,022

Median Age: 40

Median Household Income: \$70,853

Average Household Income: \$88,268

6% of households have incomes above \$200,000

40% of population between ages 25-54

Source: Demographic and Income Comparison Profile 0-1 mile prepared by Esri



RESTAURANTS, RETAIL, NEWER HOUSING DEVELOPMENTS IN THE AREA SHOW A CITY THAT IS CONSTANTLY GROWING AND IMPROVING.

LOCATION MAP

