

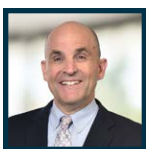
PROPERTY DETAILS

Available: ±182,746 SF / ±4.2 acres of Land
Price: \$9.8M
Zoning: Commercial Automotive
APN: 7315-012-002, & 7315-012-804

- Carson Auto Row
- **Permitted Uses Include Sales, Service, Rental & Leasing of*:** Automobiles, Recreation Vehicles, Trucks, Motorcycles
[Permitted Uses Click Here](#)
- Low Business License Fees & Utility Taxes
- Freeway Visibility: ±310,000 Average Daily Volume

*Provided special limitations

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian
Principal | DRE# 01902882
P: +1(562)354-2537
E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

www.lee-associates.com
 @leeassociateslalb
 @leeassociateslalb
 @LeeAssociatesLA

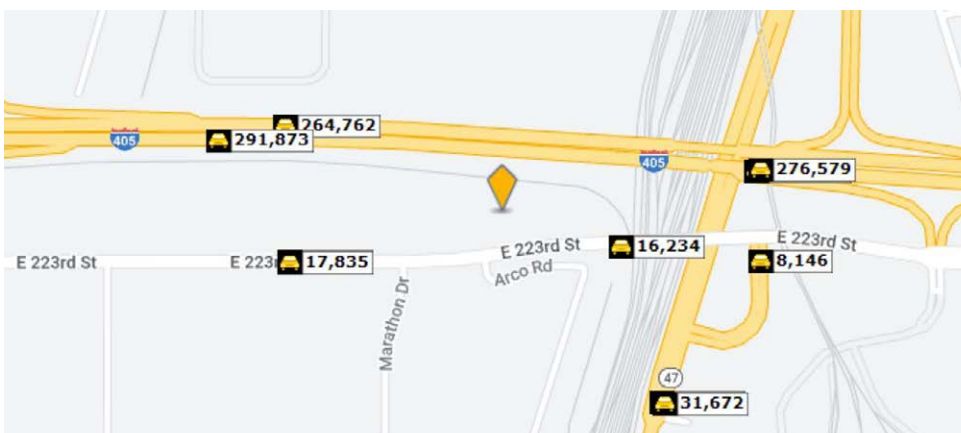
Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

FREEWAY VISIBLE LAND FOR SALE

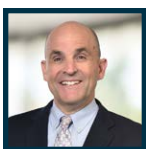
2403 E. 223RD, CARSON, CA 90810

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	12,742	172,087	592,843
Households	3,545	50,904	187,278
Average Household Size	3.59	3.27	3.10
2023 Summary			
Population	12,501	171,434	589,835
Households	3,494	50,988	187,721
Families	2,842	38,976	134,556
Average Household Size	3.57	3.25	3.07
Owner Occupied Housing Units	2,540	29,770	85,302
Renter Occupied Housing Units	954	21,218	102,419
Median Age	35.7	37.1	34.3
Median Household Income	\$84,019	\$82,613	\$70,361
Average Household Income	\$109,335	\$110,971	\$97,102
2028 Summary			
Population	12,211	169,665	584,737
Households	3,445	50,909	188,214
Families	2,807	39,007	134,790
Average Household Size	3.54	3.22	3.04
Owner Occupied Housing Units	2,531	30,269	86,714
Renter Occupied Housing Units	914	20,640	101,500
Median Age	37.7	38.5	35.8
Median Household Income	\$93,745	\$93,978	\$81,327
Average Household Income	\$127,128	\$128,834	\$113,124
Trends: 2023-2028 Annual Rate			
Population	-0.47%	-0.21%	-0.17%
Households	-0.28%	-0.03%	0.05%
Families	-0.25%	0.02%	0.03%
Owner Households	-0.07%	0.33%	0.33%
Median Household Income	2.21%	2.61%	2.94%

TRAFFIC COUNT



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian
Principal | DRE# 01902882
P: +1(562)354-2537
E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

www.lee-associates.com @leeassociateslalb

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.