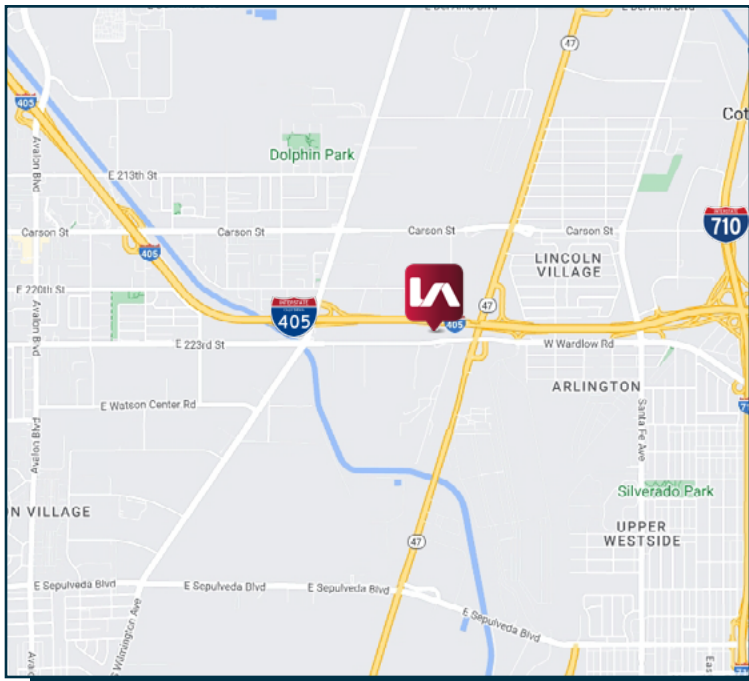
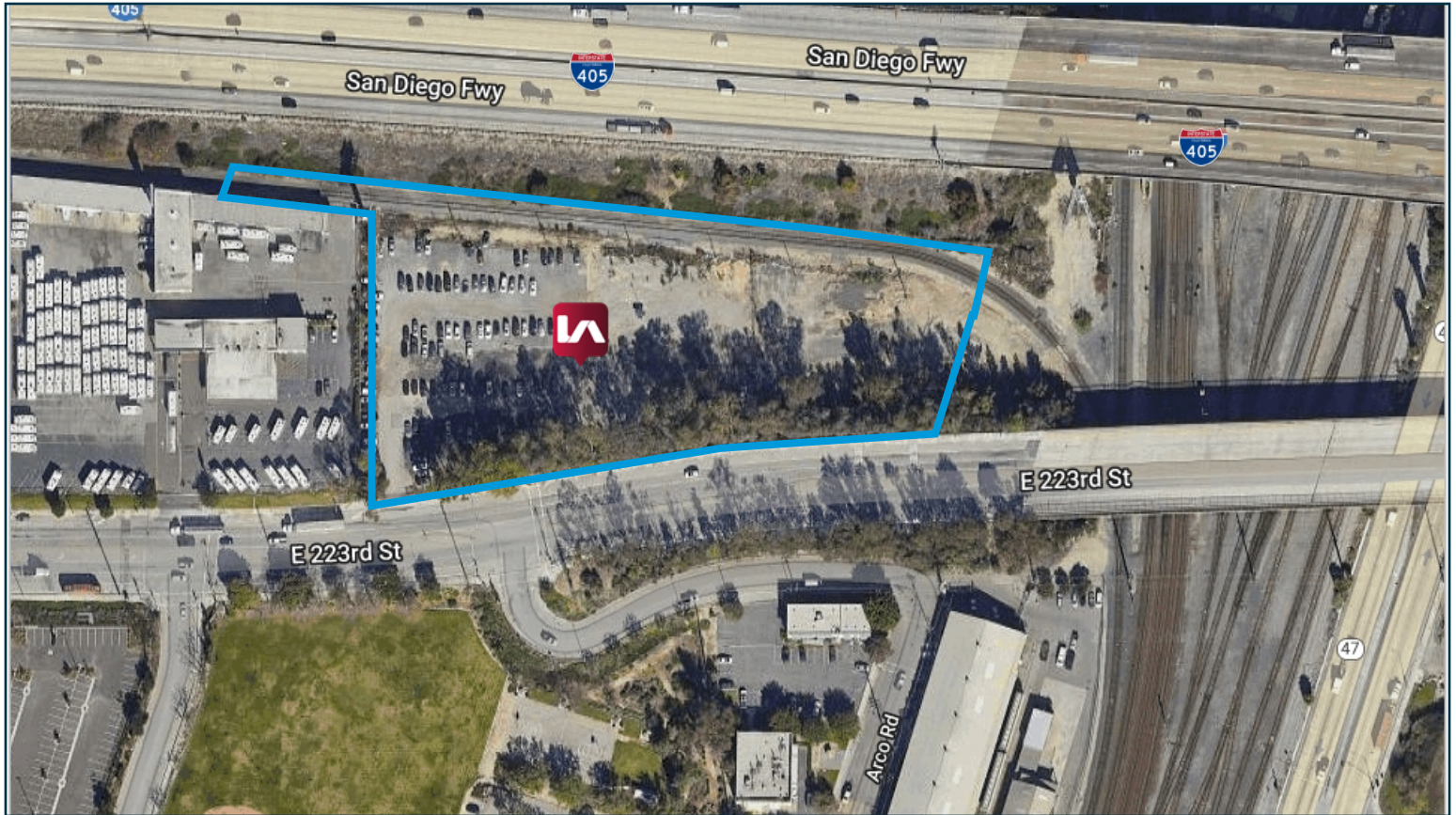


# FREEWAY VISIBLE LAND FOR LEASE/ SALE

2403 E. 223RD, CARSON, CA 90810



## PROPERTY DETAILS

**Available:** ±182,746 SF / ±4.2 acres of Land

**Sale Price:** \$9,685,538.00/ \$53.00 PSF

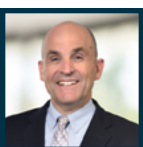
**Lease Rate:** \$70,000.00 Net per month

**Zoning:** Commercial Automotive

**APN:** 7315-012-002, & 7315-012-804

- Carson Auto Row
- Close to SCE Hinson Substation
- Potential EV Charging Station
- Low Business License Fees & Utility Taxes
- Freeway Visibility: ±310,000 Average Daily Volume
- For Permitted Uses, [Click Here](#)

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**Ron Mgrublian**

Principal | DRE# 01902882

P: +1(562)354-2537

E: [rmgrublian@leelalb.com](mailto:rmgrublian@leelalb.com)

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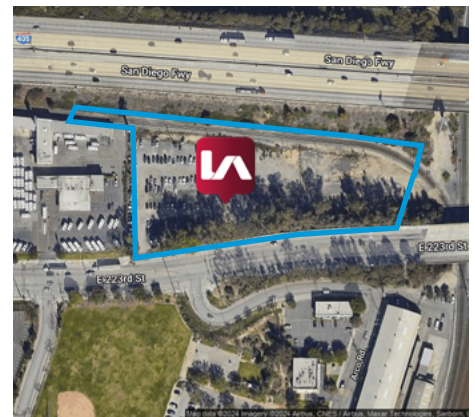
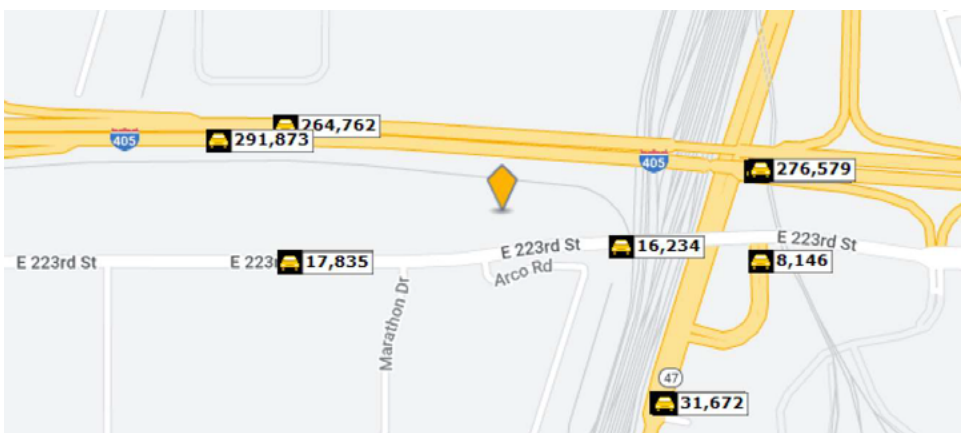
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# FREEWAY VISIBLE LAND FOR LEASE/ SALE

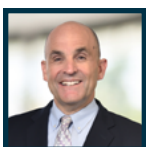
2403 E. 223RD, CARSON, CA 90810

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	12,742	172,087	592,843
Households	3,545	50,904	187,278
Average Household Size	3.59	3.27	3.10
<b>2023 Summary</b>			
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
<b>2028 Summary</b>			
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
<b>Trends: 2023-2028 Annual Rate</b>			
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



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Principal | DRE# 01902882

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