

Carson Plaza

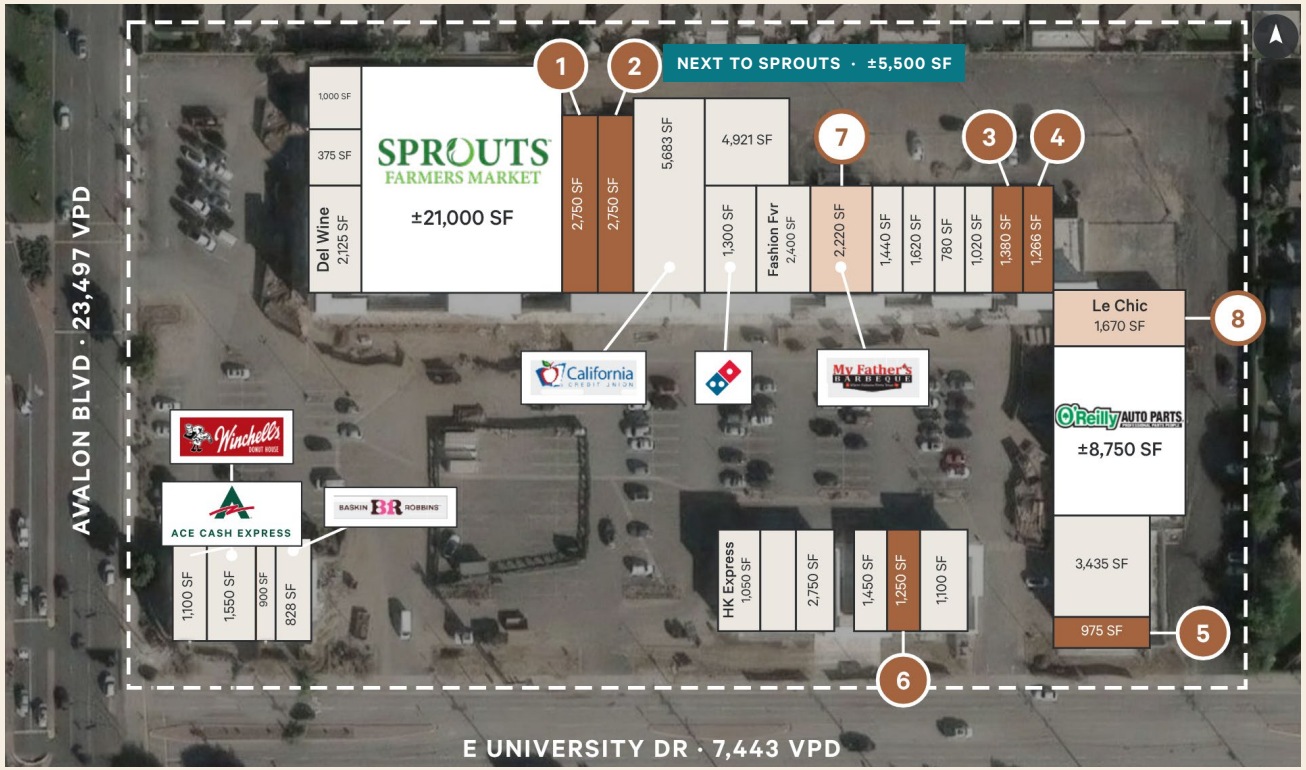
CARSON, CALIFORNIA

SPROUTS · O'REILLY · AVALON & UNIVERSITY

±5,500 SF next to Sprouts · 975–2,750 SF available

■ Available now (1–6) ☐ Coming available (7–8)

Eight opportunities, one corner.



1 2,750 SF

SUITE 629

NEXT TO SPROUTS

Pairs with 631 for ±5,500 SF

2 2,750 SF

SUITE 631

NEXT TO SPROUTS

Pairs with 629 for ±5,500 SF

3 1,380 SF

SUITE 649

Inline Shops

Breakfast or fast casual

4 1,266 SF

SUITE 651

Inline Shops

Fast casual or takeout

5 975 SF

SUITE 667

End Cap

End cap beside O'Reilly

6 1,250 SF

SUITE 675-A

Pad Building

Second-generation café

7 2,220 SF

SUITES 637-639

Available April 2027

8 1,670 SF

SUITE 655

Available May 2027

TENANT ROSTER

603-A	Baskin-Robbins
603-B	Metro PCS
603-C	ACE Cash Express
603-D	Winchell's Donut House
611	Del Wine & Spirits
619	Sprouts Farmers Market
629	Available · 2,750 SF (1)
631	Available · 2,750 SF (2)
633	California Credit Union
633-A	CDC Beauty Supply
633-C	Domino's Pizza
635	Fashion Forever
637-639	My Father's BBQ · 4/2027 (7)
641	Nat's Cleaners
643	Cheap Tobacco
645	Brown's Sport Barber Shop
647	J'Adore Nail Bar
649	Available · 1,380 SF (3)
651	Available · 1,266 SF (4)
655	Le Chic Fashions · 5/2027 (8)
657	O'Reilly Auto Parts
659-665	Planned Parenthood
667	Available · 975 SF (5)
671	Hong Kong Express
673	Orleans & York Deli
675-A	Available · 1,250 SF (6)
675-B	Carson Kebab
677	Louisiana Famous Fried Chicken
18902	Casa Mayoral
18906	Fit & Fabulous

Newly remodeled. Newly anchored by Sprouts.

Carson Plaza sits at the signalized corner of Avalon Boulevard and University Drive, less than half a mile from Dignity Health Sports Park and Cal State Dominguez Hills. A full 2026 remodel delivered new façades, storefronts, pylon, paving and landscaping, along with two national anchors: Sprouts Farmers Market (opened September 2026), the first Sprouts in Carson, and a new O'Reilly Auto Parts.

$140,331

Average (mean) household income within 1 mile

156,138

Population within 3 miles

23,497

Vehicles per day on Avalon Boulevard

6.7M

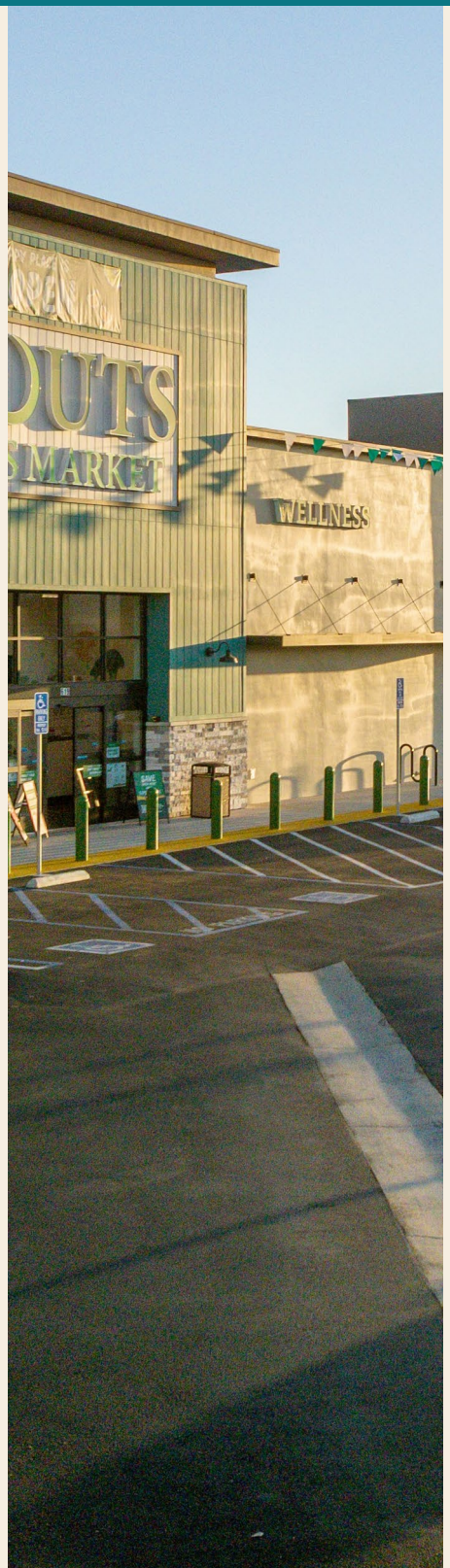
Annual visits to Dignity Health Sports Park and CSUDH

±80,838

Square feet of gross leasable area

±350

Parking stalls, about 4.3 per 1,000 SF



SITE DATA & USE GUIDELINES

Zoning & Use

Zoned CMX, with use guidelines from the Sprouts lease.

SITE DATA

Zoning	CMX, Corridor Mixed Use
GLA	±80,838 SF
Land	±7.46 acres
Parking	±350 stalls (±4.3 / 1,000 SF)
APN	7319-036-001, -002, -003
Remodel	Completed 2026; Sprouts opened Sept. 2026

ALLOWED BY RIGHT

Retail, restaurant, services, bank

NEEDS A CITY PERMIT

MUP	Fitness under 5,000 SF
CUP	Drive-thru, liquor, convenience

RESTRICTED NEAR SPROUTS

300 ft	No sit-down dining or bar; no nail, massage or dry cleaner
250 ft	No hair salon
200 ft	No gym, office or medical
Office	10% of GLA max, 3,500 SF each
Sprouts	Exclusive: grocery, natural foods, beer & wine

NOT PERMITTED

Dollar, thrift or laundromat; bar, nightclub, cinema or arcade; tobacco, vape or cannabis; church, school or urgent care; auto service, tire or car wash

EXISTING TENANT EXCLUSIVES

Donut, ice cream, coffee, sandwich

Existing nail and dry-cleaning tenants predate the Sprouts lease and are grandfathered. All uses subject to lease review.

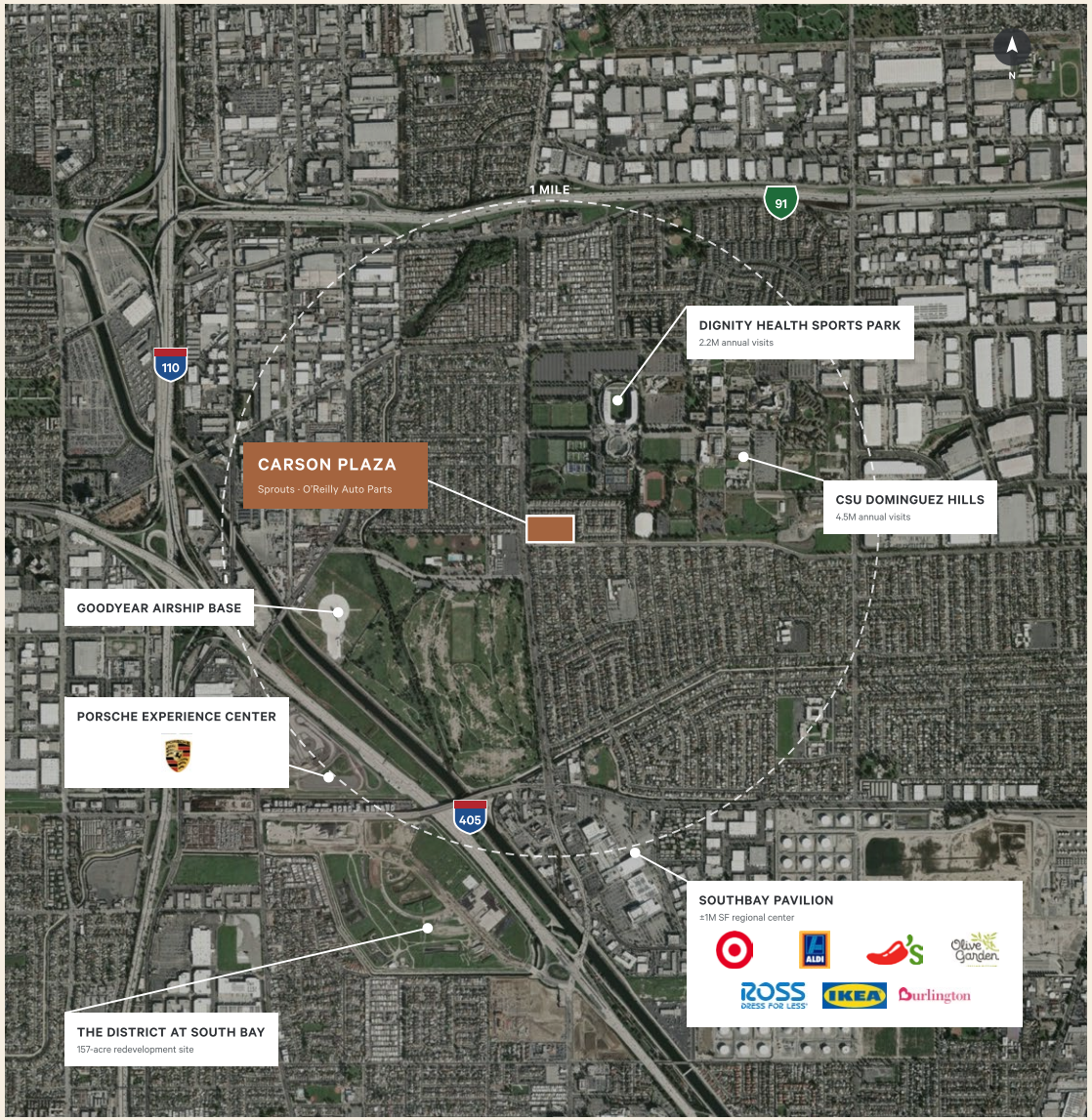


03 — THE NEIGHBORHOOD

Next door to 6.7 million visits a year.

2.2M	**DIGNITY HEALTH SPORTS PARK** annual visits, home of the LA Galaxy
4.5M	**CSU DOMINGUEZ HILLS** annual visits to the campus
14,462	**CSUDH STUDENTS** plus a new 288-bed residence hall
LA28	**OLYMPIC VENUE** tennis, rugby sevens, track cycling
157 AC	**THE DISTRICT AT SOUTH BAY** redevelopment site on the I-405
1,500+	**NEW HOMES** planned on the Avalon corridor
23,497	**AVALON BOULEVARD** vehicles per day
1 MI	**FREEWAY ACCESS** to the I-405 and SR-91

A dense, family market close to home.



$116,921

Median household income, 1 mile

49,298

Households, 3 miles

608,692

Population, 5 miles

3.17

Persons per household, 3 miles

KEY DISTANCES

Dignity Health Sports Park	**0.4 mile**
Cal State Dominguez Hills	**0.5 mile**
I-405 Freeway	**1 mile**
SR-91 Freeway	**1 mile**
SouthBay Pavilion	**1 mile**
Downtown Los Angeles	**14 miles**



Carson Plaza

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