



125 ACRE MULTI SPORT &
ENTERTAINMENT VENUE



18,000 STUDENTS

PLANNED CAMPUS
APARTMENT HOUSING

CAMPUS
BUSINESS PARK

4.97 ACRES

E. UNIVERSITY DR.

S. CENTRAL AVE.



UNIVERSITY
VILLAGE

1281 E. UNIVERSITY DRIVE
CARSON, CALIFORNIA

NEWMARK

F O R L E A S E

±17,000 SF Neighborhood Center



UNIVERSITY
VILLAGE

C A R S O N , C A L I F O R N I A

For Lease

±17,000 SF Neighborhood Center

PROPERTY FEATURES

- Proposed new retail development centrally located in the heart of the City of Carson, the project is positioned at the main intersection of S. Central Avenue and E. University Drive.
- Future development opportunity from 1 - 2 acres.
- Retail and restaurant shops available from 900-3,500 square feet.
- Freestanding pads available from 2,700 - 2,756 square feet.
- There are limited fast casual and restaurant options in the area.

TRAFFIC COUNTS

±16,821 Average Daily Traffic on S. Central Avenue.

±7,443 Average Daily Traffic on E. University Drive.

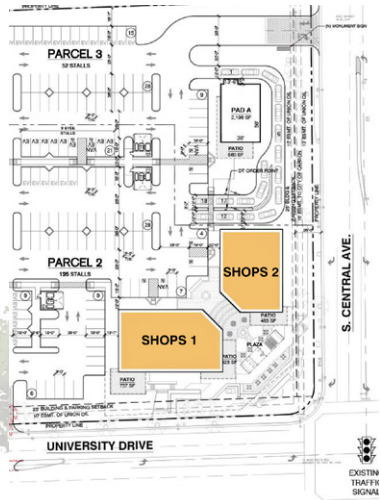
±24,200 Average Daily Traffic at the main intersection of S. Central Avenue and E. University Drive.

PARKING

200 Stalls - 6.7/1,000 SF

Renderings

±17,000 SF Neighborhood Center





Dignity Health Sports Park

HOME OF LA GALAXY SOCCER, 2028 SUMMER OLYMPICS VENUE, 5 DIFFERENT STADIUMS AND FACILITIES ON 125 ACRES TO HOST SOCCER GAMES, CONCERTS, FOOTBALL GAMES, TENNIS TOURNAMENTS, TRACK AND FIELD EVENTS, AND BIKE RACING



KAISER PERMANENTE

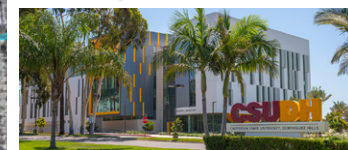


E UNIVERSITY DRIVE (± 12,000 VPD)



CSUDH (18,000 STUDENTS)

S CENTRAL AVENUE (± 14,500 VPD)



CSUDH

FUTURE DEVELOPMENT FOR CAMPUS TO ACCOMMODATE AN ENROLLMENT CAPACITY OF 20,000 FULL-TIME-STUDENTS. WITHIN WALKING DISTANCE TO SITE.



RANCHO PACIFICA INDUSTRIAL PARK

E DEL AMO BOULEVARD (± 17,000 VPD)



PROPOSED THE DISTRICT @ SOUTH BAY
INDUSTRIAL, 400,000 SF OUTLET CENTER & RESIDENTIAL DEVELOPMENT





Carson Features

- Located in the South Bay section of Los Angeles County, the City of Carson has a population of 96,901.
- Carson is home to Cal State University Dominguez Hills, Dignity Health Sports Park and the LA Galaxy professional soccer club.
- Major employers within the City of Carson include Pioneer, Volvo, Nissan, Mercedes Benz, TRW, Honeywell, Canon, Sony, Hewlett Packard, Sansui, Goodyear, ARCO, Yoplait, Kenwood, Huck Manufacturing, Shell Oil, Hyundai, United Airlines, B.F. Goodrich, Cafe Au Lait, Mikasa, K-Mart Apparel, Pitney Bowes, IKEA, Pepsi Cola, MCI, Phillips, AHF-Ducommon, Boise Cascade and more than 3,000 other businesses that value their Carson addresses.

Dignity Health Sports Park

- Home of LA Galaxy and world-class athletic facilities
- Features an 8,000-seat tennis stadium, 27,000-seat stadium for various sports and concerts, 2,000-seat track & field facility and 2,450-seat indoor Velodrome.
- The site is also has a USTA High-Performance Training Center and the USSF national team training headquarters.
- Amenities include tennis courts, soccer fields, jogging trail, fitness stations.
- Over \$5 million pledged to local organizations in the last decade.
- The Xtreme Football League has played at this park.
- The Olympics will be using for events.

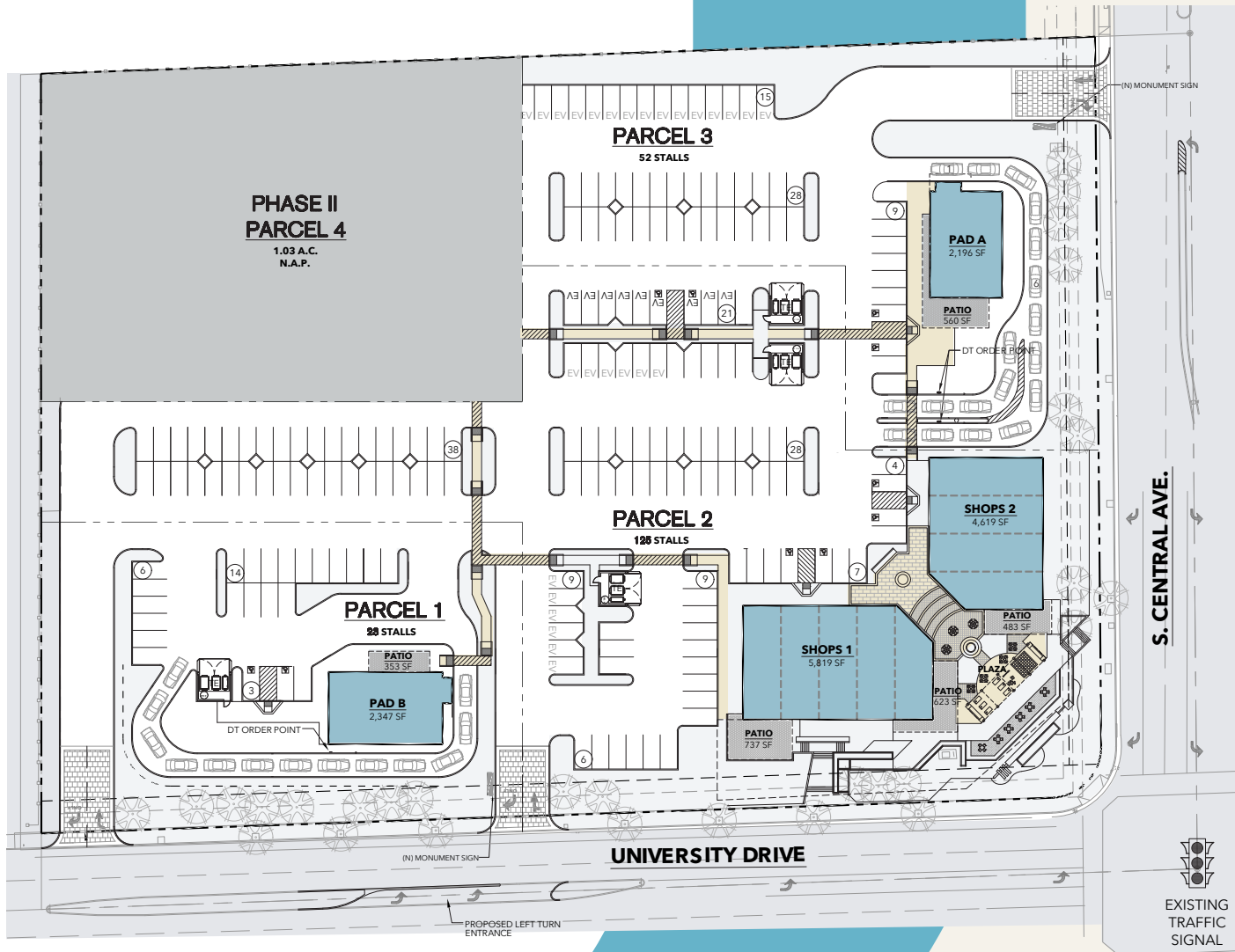


UNIVERSITY
VILLAGE

C A R S O N , C A L I F O R N I A

SITE PLAN

UNIVERSITY VILLAGE



Conceptual Site Plan

SITE SUMMARY

Restaurant/Retail	±17,000 SF
200 Parking Stalls	6.7:1,000

BUILDING SUMMARY

Pad A	±2,756 SF
Pad B	±2,700 SF
Shops 1	±7,179 SF
Shops 2	±5,102 SF

AREA DEMOGRAPHICS

1281 E. UNIVERSITY DRIVE
CARSON, CALIFORNIA



144,785

2024 Population
(3 Mile Radius)



141,119

2029 Estimated Population
(3 Mile Radius)



109,002

Total Employees
(3 Mile Radius)



\$116,707

Average Household Income
(3 Mile Radius)



UNIVERSITY VILLAGE

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.