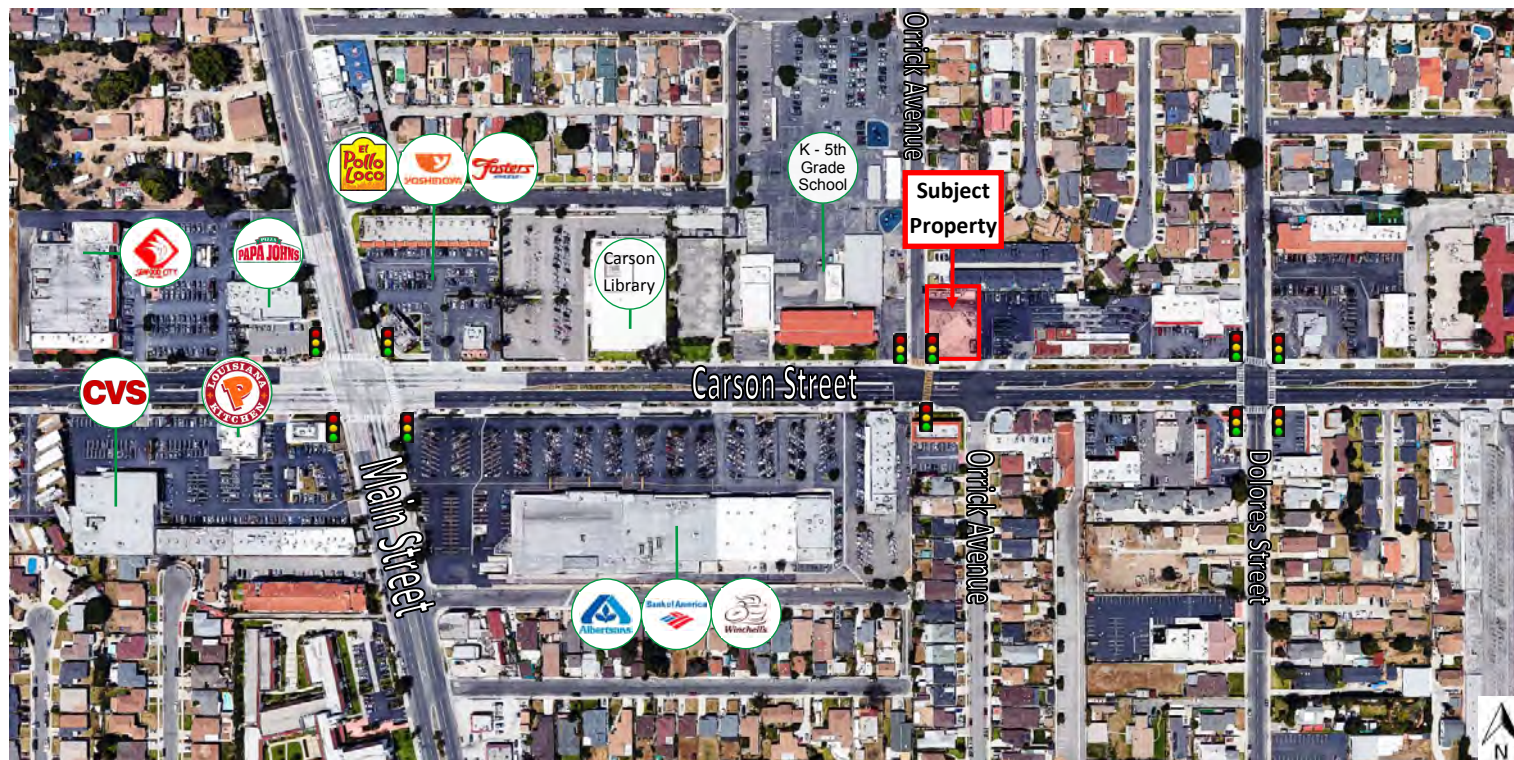


Signalized Corner Lot For Sale

205 E. Carson Street, Carson, CA 90745



Price: \$800,000
Terms: All Cash/Cash to New Loan
Lot Size: 12,950 +/- Sq. Ft.
APN: 7334-020-070
Zoning: CMU-CS, Carson
Dimensions: 100' W x 130' D

Property Highlights:

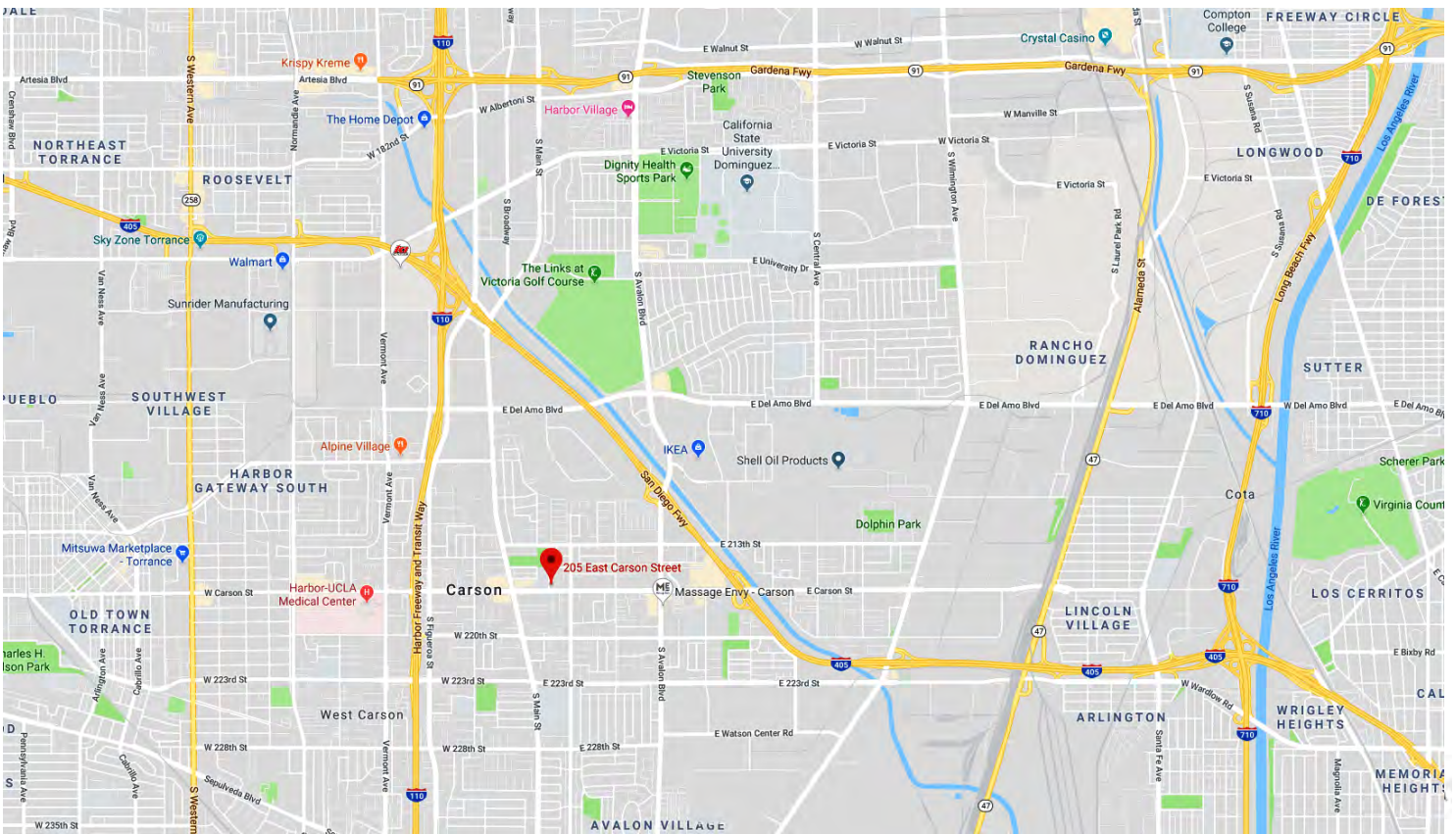
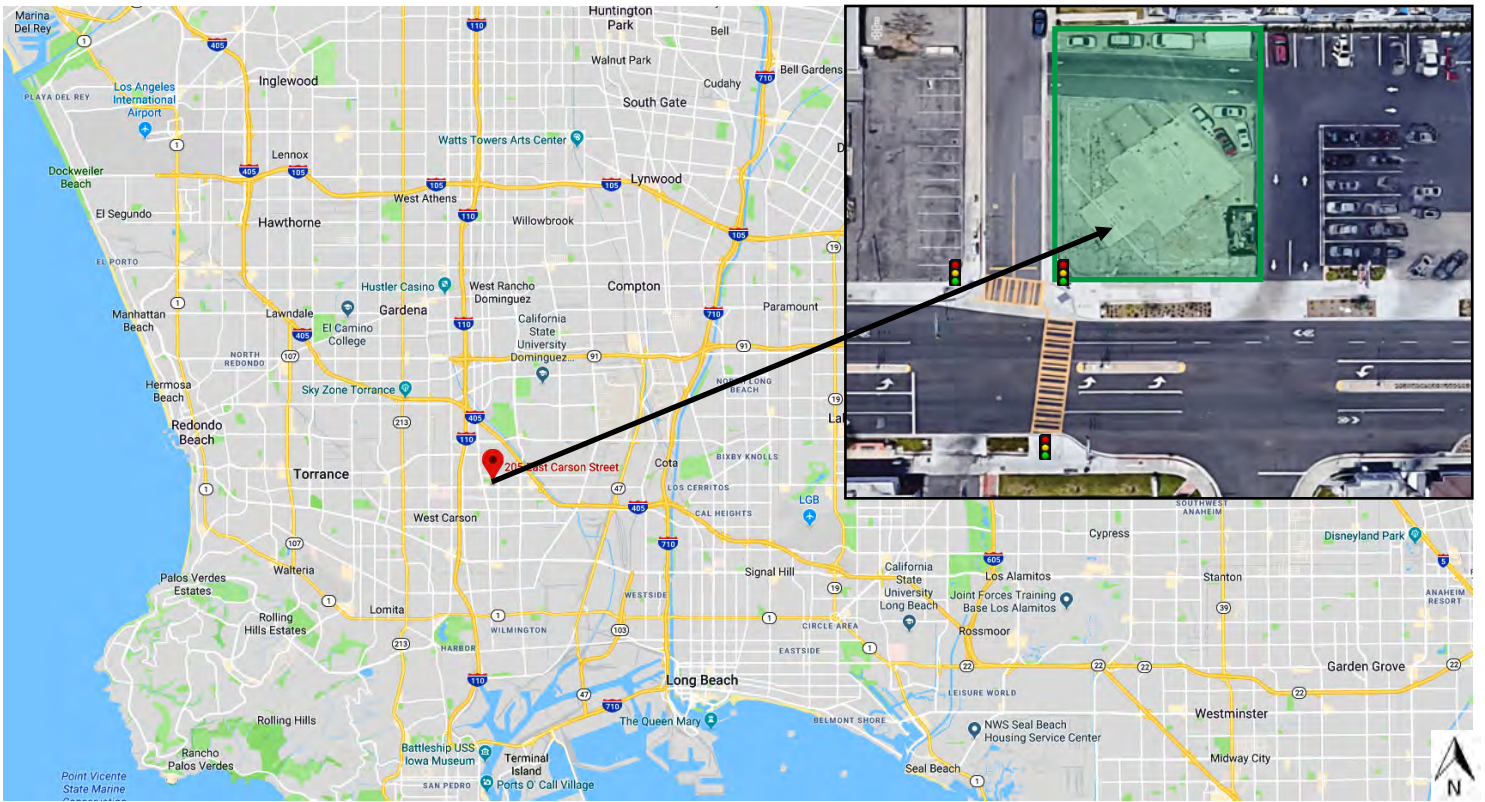
- Development Opportunity;
- Signalized intersection, Northeast Corner of Carson Street and Orrick Avenue;
- South of the 405 San Diego Freeway, East of the 110 Harbor Freeway Carson Street exits;
- Ingress and Egress on both Carson Street and Orrick Avenue.



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DEMOGRAPHICS Source : CoStar (2019)	1-MILE	3-MILE	5-MILE
Population	30,786	173,877	498,387
Average HH Income	\$88,483	\$88,732	\$85,257

The information has been obtained from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and is Buyer's responsibility to independently perform its own evaluations and analyses. 05/2019

Demographic Detail Report

205 E Carson St, Carson, CA 90745

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	31,083	174,396	502,821
2019 Estimate	30,786	173,877	498,387
2010 Census	30,184	176,655	490,536
Growth 2019 - 2024	0.96%	0.30%	0.89%
Growth 2010 - 2019	1.99%	-1.57%	1.60%
2019 Population by Age			
	30,786	173,877	498,387
Age 0 - 4	1,701 5.53%	10,001 5.75%	29,276 5.87%
Age 5 - 9	1,662 5.40%	9,977 5.74%	29,892 6.00%
Age 10 - 14	1,723 5.60%	10,194 5.86%	30,816 6.18%
Age 15 - 19	1,917 6.23%	10,961 6.30%	32,669 6.55%
Age 20 - 24	2,179 7.08%	12,315 7.08%	35,712 7.17%
Age 25 - 29	2,475 8.04%	14,124 8.12%	40,325 8.09%
Age 30 - 34	2,109 6.85%	12,138 6.98%	34,787 6.98%
Age 35 - 39	1,888 6.13%	11,089 6.38%	32,154 6.45%
Age 40 - 44	1,816 5.90%	10,728 6.17%	31,175 6.26%
Age 45 - 49	2,008 6.52%	11,621 6.68%	33,679 6.76%
Age 50 - 54	2,052 6.67%	11,606 6.67%	33,412 6.70%
Age 55 - 59	2,090 6.79%	11,539 6.64%	32,809 6.58%
Age 60 - 64	1,933 6.28%	10,355 5.96%	28,765 5.77%
Age 65 - 69	1,615 5.25%	8,528 4.90%	22,991 4.61%
Age 70 - 74	1,258 4.09%	6,650 3.82%	17,417 3.49%
Age 75 - 79	921 2.99%	4,866 2.80%	12,627 2.53%
Age 80 - 84	677 2.20%	3,493 2.01%	9,277 1.86%
Age 85+	762 2.48%	3,691 2.12%	10,603 2.13%
Age 65+	5,233 17.00%	27,228 15.66%	72,915 14.63%
Median Age	39.30	38.30	37.40
Average Age	40.00	39.10	38.40



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5/8/2019

Demographic Detail Report

205 E Carson St, Carson, CA 90745

Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	30,786	173,877	498,387
White	13,139 42.68%	87,938 50.57%	274,237 55.02%
Black	1,969 6.40%	26,863 15.45%	68,181 13.68%
Am. Indian & Alaskan	365 1.19%	2,292 1.32%	6,598 1.32%
Asian	13,329 43.30%	47,616 27.38%	125,136 25.11%
Hawaiian & Pacific Island	965 3.13%	3,322 1.91%	7,002 1.40%
Other	1,020 3.31%	5,845 3.36%	17,233 3.46%
Population by Hispanic Origin	30,786	173,877	498,387
Non-Hispanic Origin	18,573 60.33%	98,820 56.83%	278,135 55.81%
Hispanic Origin	12,213 39.67%	75,057 43.17%	220,252 44.19%
2019 Median Age, Male	37.40	36.60	35.90
2019 Average Age, Male	38.50	37.80	37.10
2019 Median Age, Female	41.20	39.90	39.00
2019 Average Age, Female	41.30	40.30	39.60
2019 Population by Occupation Classification	25,318	141,511	401,859
Civilian Employed	15,243 60.21%	87,565 61.88%	245,016 60.97%
Civilian Unemployed	788 3.11%	4,375 3.09%	12,522 3.12%
Civilian Non-Labor Force	9,278 36.65%	49,491 34.97%	144,196 35.88%
Armed Forces	9 0.04%	80 0.06%	125 0.03%
Households by Marital Status			
Married	4,674	27,303	77,357
Married No Children	2,563	15,112	40,270
Married w/Children	2,111	12,192	37,087
2019 Population by Education	22,748	127,857	363,021
Some High School, No Diploma	4,605 20.24%	23,546 18.42%	70,418 19.40%
High School Grad (Incl Equivalency)	4,691 20.62%	27,118 21.21%	78,523 21.63%
Some College, No Degree	6,850 30.11%	37,678 29.47%	102,623 28.27%
Associate Degree	1,145 5.03%	7,427 5.81%	23,000 6.34%
Bachelor Degree	4,408 19.38%	23,600 18.46%	63,553 17.51%
Advanced Degree	1,049 4.61%	8,488 6.64%	24,904 6.86%



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5/8/2019

Demographic Detail Report

205 E Carson St, Carson, CA 90745

Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	29,226		166,669		464,761	
Real Estate & Finance	609	2.08%	4,878	2.93%	12,986	2.79%
Professional & Management	5,889	20.15%	38,019	22.81%	105,492	22.70%
Public Administration	417	1.43%	2,868	1.72%	7,679	1.65%
Education & Health	4,274	14.62%	20,717	12.43%	53,392	11.49%
Services	3,121	10.68%	16,466	9.88%	46,619	10.03%
Information	327	1.12%	2,099	1.26%	5,649	1.22%
Sales	4,106	14.05%	22,911	13.75%	62,795	13.51%
Transportation	500	1.71%	2,946	1.77%	9,912	2.13%
Retail	1,547	5.29%	9,616	5.77%	26,184	5.63%
Wholesale	660	2.26%	2,855	1.71%	8,915	1.92%
Manufacturing	2,130	7.29%	10,509	6.31%	31,428	6.76%
Production	2,484	8.50%	13,008	7.80%	37,876	8.15%
Construction	892	3.05%	6,529	3.92%	18,580	4.00%
Utilities	1,356	4.64%	7,255	4.35%	20,572	4.43%
Agriculture & Mining	68	0.23%	405	0.24%	1,048	0.23%
Farming, Fishing, Forestry	13	0.04%	212	0.13%	672	0.14%
Other Services	833	2.85%	5,376	3.23%	14,962	3.22%
2019 Worker Travel Time to Job	14,891		85,462		237,494	
<30 Minutes	9,675	64.97%	51,692	60.49%	143,071	60.24%
30-60 Minutes	4,131	27.74%	26,117	30.56%	72,844	30.67%
60+ Minutes	1,085	7.29%	7,653	8.95%	21,579	9.09%
2010 Households by HH Size	8,386		53,283		155,445	
1-Person Households	1,420	16.93%	9,808	18.41%	33,047	21.26%
2-Person Households	1,731	20.64%	13,022	24.44%	39,069	25.13%
3-Person Households	1,513	18.04%	9,711	18.23%	27,158	17.47%
4-Person Households	1,385	16.52%	8,658	16.25%	24,639	15.85%
5-Person Households	970	11.57%	5,599	10.51%	14,953	9.62%
6-Person Households	646	7.70%	3,155	5.92%	7,967	5.13%
7 or more Person Households	721	8.60%	3,330	6.25%	8,612	5.54%
2019 Average Household Size	3.50		3.20		3.10	
Households						
2024 Projection	8,569		52,293		158,608	
2019 Estimate	8,497		52,179		157,298	
2010 Census	8,387		53,283		155,446	
Growth 2019 - 2024	0.85%		0.22%		0.83%	
Growth 2010 - 2019	1.31%		-2.07%		1.19%	



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5/8/2019

Demographic Detail Report

205 E Carson St, Carson, CA 90745

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	8,496	52,178	157,298
<\$25,000	1,401 16.49%	8,464 16.22%	29,659 18.86%
\$25,000 - \$50,000	1,262 14.85%	9,244 17.72%	31,316 19.91%
\$50,000 - \$75,000	1,625 19.13%	8,903 17.06%	26,523 16.86%
\$75,000 - \$100,000	1,527 17.97%	8,336 15.98%	22,062 14.03%
\$100,000 - \$125,000	1,030 12.12%	5,900 11.31%	16,229 10.32%
\$125,000 - \$150,000	513 6.04%	4,433 8.50%	10,810 6.87%
\$150,000 - \$200,000	698 8.22%	3,972 7.61%	11,124 7.07%
\$200,000+	440 5.18%	2,926 5.61%	9,575 6.09%
2019 Avg Household Income	\$88,483	\$88,732	\$85,257
2019 Med Household Income	\$74,493	\$73,486	\$66,239
2019 Occupied Housing	8,496	52,179	157,297
Owner Occupied	5,588 65.77%	34,118 65.39%	87,037 55.33%
Renter Occupied	2,908 34.23%	18,061 34.61%	70,260 44.67%
2010 Housing Units	7,584	50,782	158,033
1 Unit	5,568 73.42%	37,209 73.27%	103,294 65.36%
2 - 4 Units	351 4.63%	3,032 5.97%	12,762 8.08%
5 - 19 Units	593 7.82%	5,641 11.11%	19,554 12.37%
20+ Units	1,072 14.14%	4,900 9.65%	22,423 14.19%
2019 Housing Value	5,589	34,118	87,036
<\$100,000	501 8.96%	1,583 4.64%	3,889 4.47%
\$100,000 - \$200,000	114 2.04%	599 1.76%	1,540 1.77%
\$200,000 - \$300,000	392 7.01%	1,735 5.09%	5,810 6.68%
\$300,000 - \$400,000	1,386 24.80%	6,916 20.27%	16,859 19.37%
\$400,000 - \$500,000	1,467 26.25%	9,769 28.63%	20,143 23.14%
\$500,000 - \$1,000,000	1,504 26.91%	12,602 36.94%	35,270 40.52%
\$1,000,000+	225 4.03%	914 2.68%	3,525 4.05%
2019 Median Home Value	\$427,369	\$463,732	\$476,552
2019 Housing Units by Yr Built	8,737	54,718	166,214
Built 2010+	642 7.35%	2,656 4.85%	12,134 7.30%
Built 2000 - 2010	322 3.69%	3,063 5.60%	6,918 4.16%
Built 1990 - 1999	581 6.65%	3,522 6.44%	7,963 4.79%
Built 1980 - 1989	1,169 13.38%	5,109 9.34%	15,941 9.59%
Built 1970 - 1979	1,312 15.02%	9,150 16.72%	25,217 15.17%
Built 1960 - 1969	1,788 20.46%	14,079 25.73%	35,686 21.47%
Built 1950 - 1959	2,197 25.15%	10,544 19.27%	36,483 21.95%
Built <1949	726 8.31%	6,595 12.05%	25,872 15.57%
2019 Median Year Built	1967	1966	1965



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