SOUTHBAY PAVILION



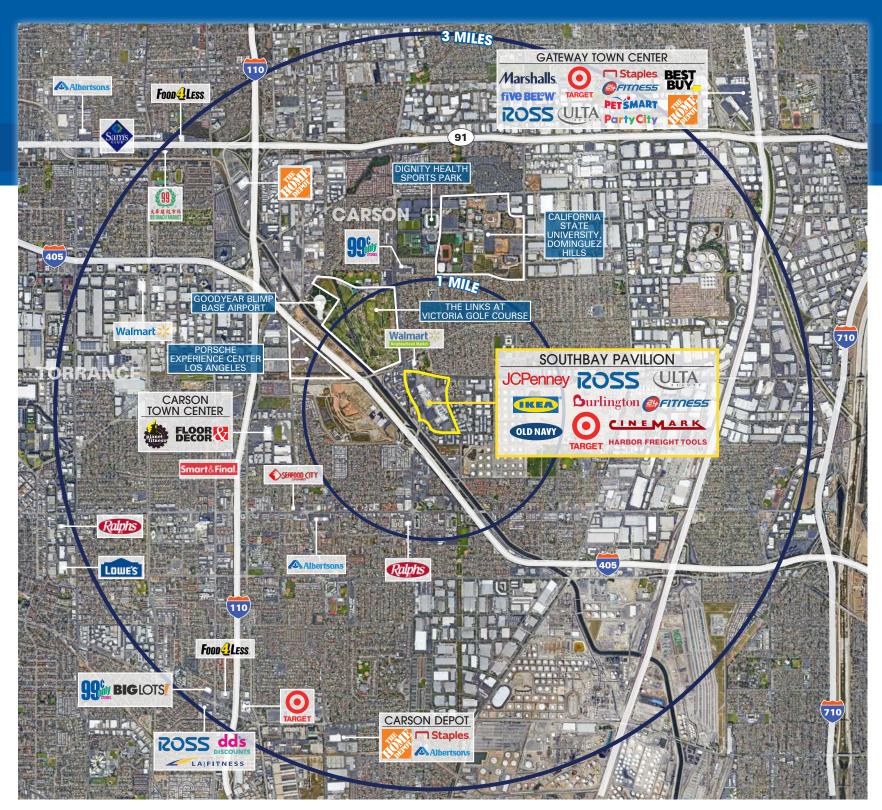


MARKET AERIAL

CARSON, CA

- Community Engagement: Southbay Pavilion fosters community engagement by providing a central gathering place for residents and visitors alike. Its prominent central location within the Southbay market acts as a hub for social interaction and events, creating a vibrant atmosphere that benefits businesses through increased community connection and loyalty. The adjacent accessibility to the I-405 freeway, along with the proximity of the I-110, creates an ideal location for retailers looking to establish a presence within the submarket.
- Proximity to Dignity Health Sports Park: Southbay Pavilion benefits from its close proximity to the Dignity Health Sports Park, a major sports and entertainment venue. This strategic location draws a diverse and dynamic crowd, providing a constant flow of potential customers to the mall.
- Cal State University, Dominguez Hills (CSUDH): With CSUDH nearby, Southbay Pavilion taps into a large student population, creating a dynamic market for a variety of retail offerings, spanning from fashion to technology.
- **High Visibility Location**: Positioned at the highest visibility location in Southbay, Southbay Pavilion stands out as a central focal point. This prime visibility ensures businesses within the mall are easily accessible, maximizing foot traffic and attracting both local residents and visitors.
- Luxury Appeal with Porsche Experience Center: The Porsche Experience Center brings a touch of luxury to Southbay Pavilion, attracting high-end clientele interested in exploring premium shopping and dining options within the mall.

DEMOGRAPHICS		1 MILE	3 MILE	DEMOGRAPHICS	1 MILE	3 MILE
	TOTAL BUSINESSES	866	7,601	HS GRADUATE	24.9%	24.6%
;	TOTAL EMPLOYEES	9,572	104,197	SOME COLLEGE / ASSOCIATE'S DEGREE	30.7%	27.3%
	AVERAGE HOUSEHOLD INCOME	\$128,545	\$116,421	BACHELOR'S/ GRAD/ PROF DEGREE	31.3%	30.9%
Ö©	MEDIAN NET WORTH	\$265,998	\$198,279	AVERAGE HOUSEHOLD SIZE	3.1	3.3





SUPER REGIONAL SHOPPING CENTER

CATEGORY RANKING

REGION		RANK BY VISITS VISITS RANKED BY %		ANNUAL VISITS & POPULATION	
	NATIONWIDE	55 /858	6.4%	8.6M VISITS	
-	CALIFORNIA	19 /116	16%	1.9M VISITORS	
	LOCAL: 30 MILES	8 /24	33%	POP: 10,785,838	
	LOCAL: 10 MILES	2 /7	28%	POP: 2,522,178	
	LOCAL: 5 MILES	1 /3	33%	POP: 594,474	
MOST VISITED RETAILERS AT CENTER		CA	TEGORY	ANNUAL VISITS	
0	TARGET	SUPERSTORE		1.7M	
(KEA)	IKEA	FURNITURE & HOME FURNISHINGS		1.6M	
EL4 HTTHESS	24 HOUR FITNESS	FITNESS		565.9K	
	ISITED RETAILERS OSE PROXIMITY	CA	IEGORY	ANNUAL VISITS	
Walmart %	WALMART NEIGHBORHOOD MARKET	GROCERIES		671.1K	
(fines	RAISING CANE'S	DINING		371.9K	
Chick-fil-X	CHICK-FIL-A	DINING		317.5K	





SITE PLAN

SOUTHBAY PAVILION



REGIONAL POWER CENTER



1,000,000 SF

RETAIL SPACE



70 UNITS

MAJOR ANCHORS



605,000 SF

AMPLE PARKING

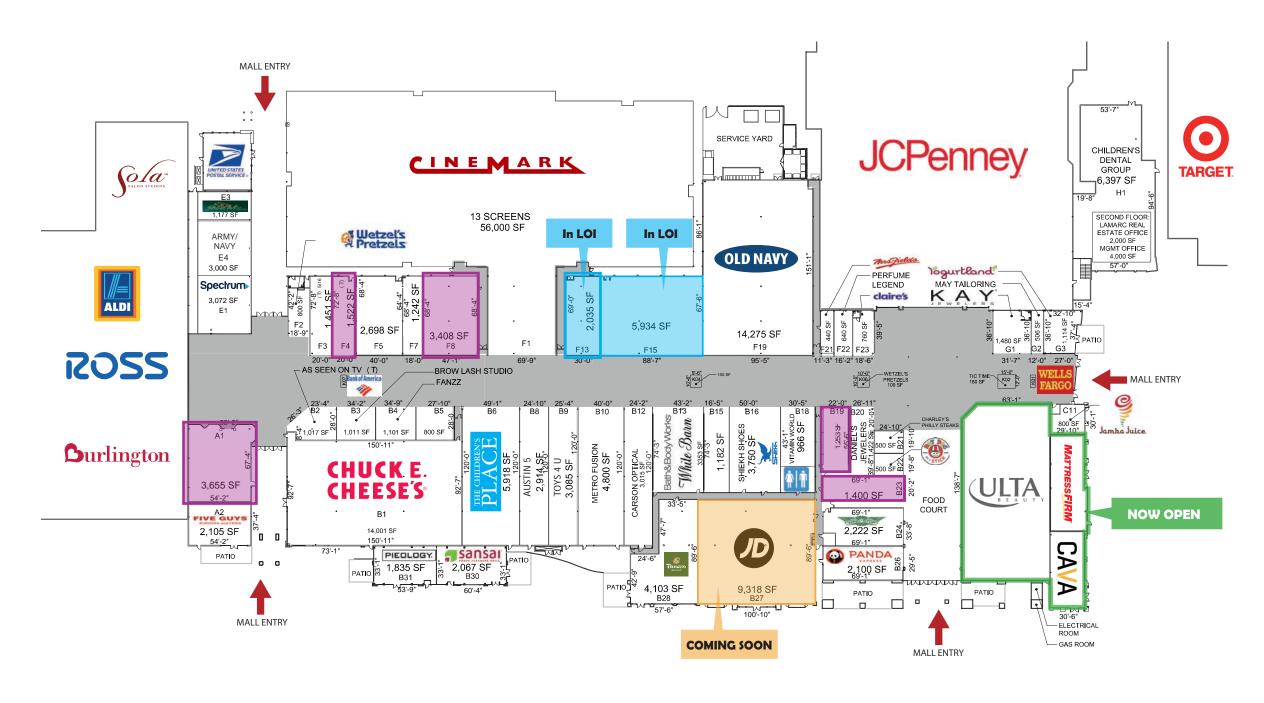


13 LOTS



MERCHANDISING PLAN

SOUTHBAY PAVILION



VACANT

UNIT NUMBER	SIZE - SF					
FOOD SERVICE						
B19	1,253 SF					
B23	1,400 SF					
SHOP SPACE						
A1	3,655 SF					
F4	1,522 SF					
F8	3,408 SF					
F13	2,035 SF					
F15	5,934 SF					



TENANTS

RETAILERS, RESTAURANTS & MORE











Indulge your senses at the vibrant Farmers Market hosted at Southbay Pavilion in Carson, CA. Every week, local farmers and artisans converge to create a lively marketplace, offering a bountiful array of fresh, locally sourced produce, artisanal goods, and culinary delights. Stroll through the market's lively aisles, where the air is filled with the enticing aroma of freshly baked goods and the vibrant colors of seasonal fruits and vegetables. Engage with passionate local vendors who bring the community together through their unique offerings. The Farmers Market at Southbay Pavilion is not just a market; it's a celebration of community, sustainability, and the rich tapestry of flavors that make Carson a culinary haven. Join us and savor the farm-to-table experience in the heart of Southbay Pavilion.



1,000,000 SF | SOUTHBAY PAVILION

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