

SOUTHBAY PAVILION



CINEMARK

JCPenney



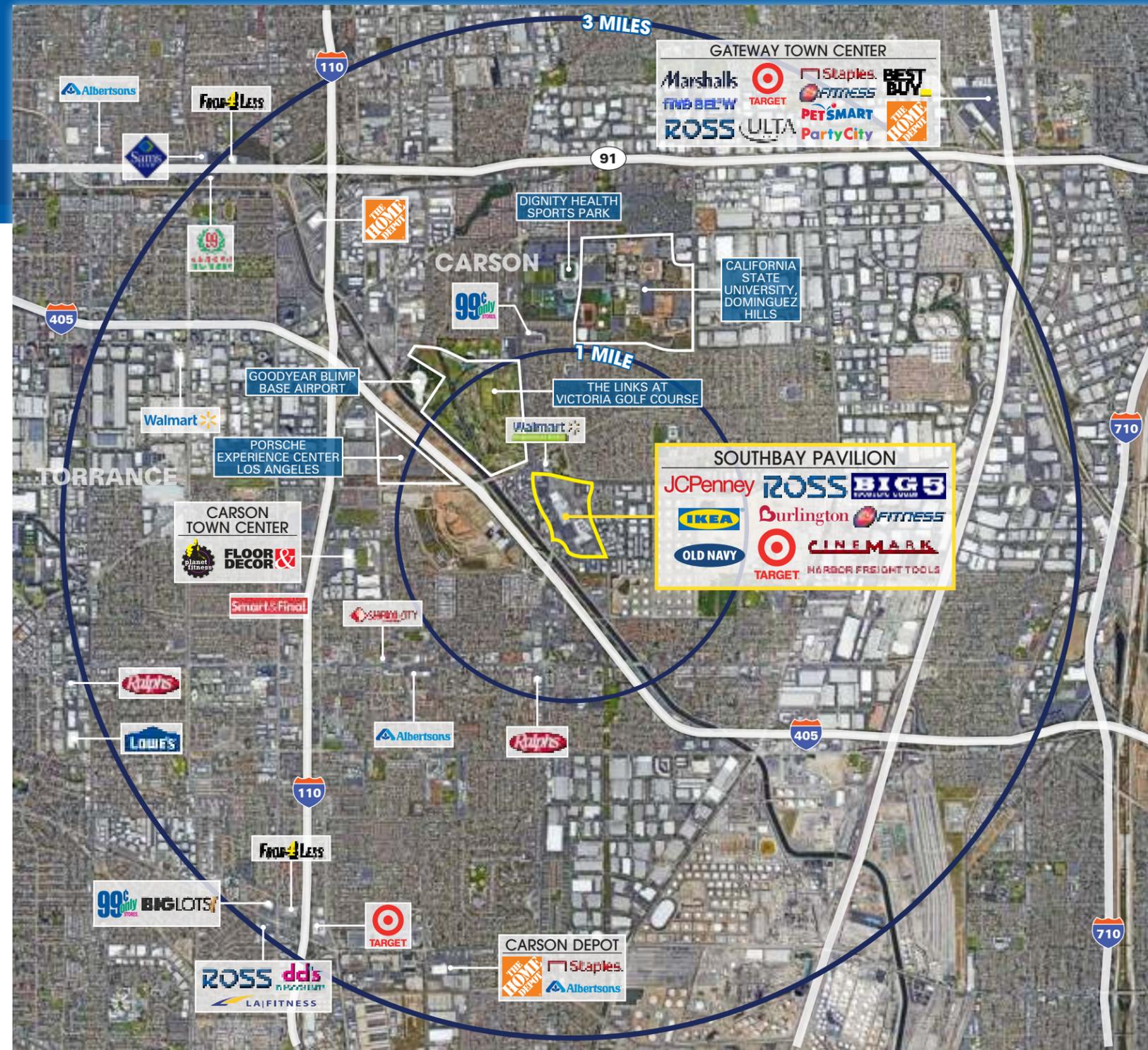
20700 AVALON BLVD, CARSON, CA

1,000,000 SF | SUPER REGIONAL SHOPPING CENTER

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%
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	CATEGORY	ANNUAL VISITS
 TARGET	SUPERSTORE	1.7M
 IKEA	FURNITURE & HOME FURNISHINGS	1.6M
 24 HOUR FITNESS	FITNESS	565.9K

MOST VISITED RETAILERS IN CLOSE PROXIMITY	CATEGORY	ANNUAL VISITS
 WALMART NEIGHBORHOOD MARKET	GROCERIES	671.1K
 RAISING CANE'S	DINING	371.9K
 CHICK-FIL-A	DINING	317.5K



SITE PLAN

SOUTHBAY PAVILION



REGIONAL POWER CENTER



1,000,000 SF

RETAIL SPACE



605,000 SF

MAJOR ANCHORS



70 UNITS

AMPLE PARKING



13 LOTS

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.

CARSON, CALIFORNIA

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