

Restaurant & Retail Space | $\pm 1,000$ -2,400 SF

GRACE PLAZA | FOR LEASE

NWC, E Carson St & Grace Ave | Carson, CA

beta.



For leasing, please contact:

MATT SAKER | LIC. 02016706

T 424 282 5236 E Matt.Saker@BetaAgency.com

[BetaAgency.com](https://betaagency.com)

137 Eucalyptus Blvd
El Segundo, CA 90245

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

PROPERTY OVERVIEW

± 1,000 SF former Ice Cream shop and ± 1,200 - 2,400 SF retail shop space available in 25,142 SF Neighborhood/Strip center located along heavily trafficked Carson Street, a primary arterial serving the area. Prime location within the Carson Street corridor. Center is one block from Carson City Hall, Carson Center, Veo Mixed-Use development, Ralphs grocery store and The Renaissance at City Center (Carson's 1st luxury mixed-use project).

PROPERTY HIGHLIGHTS

- Located along heavily trafficked Carson Street
- Prime location within the Carson Street corridor
- Ample parking
- Easy access to 405 and 110 Freeways

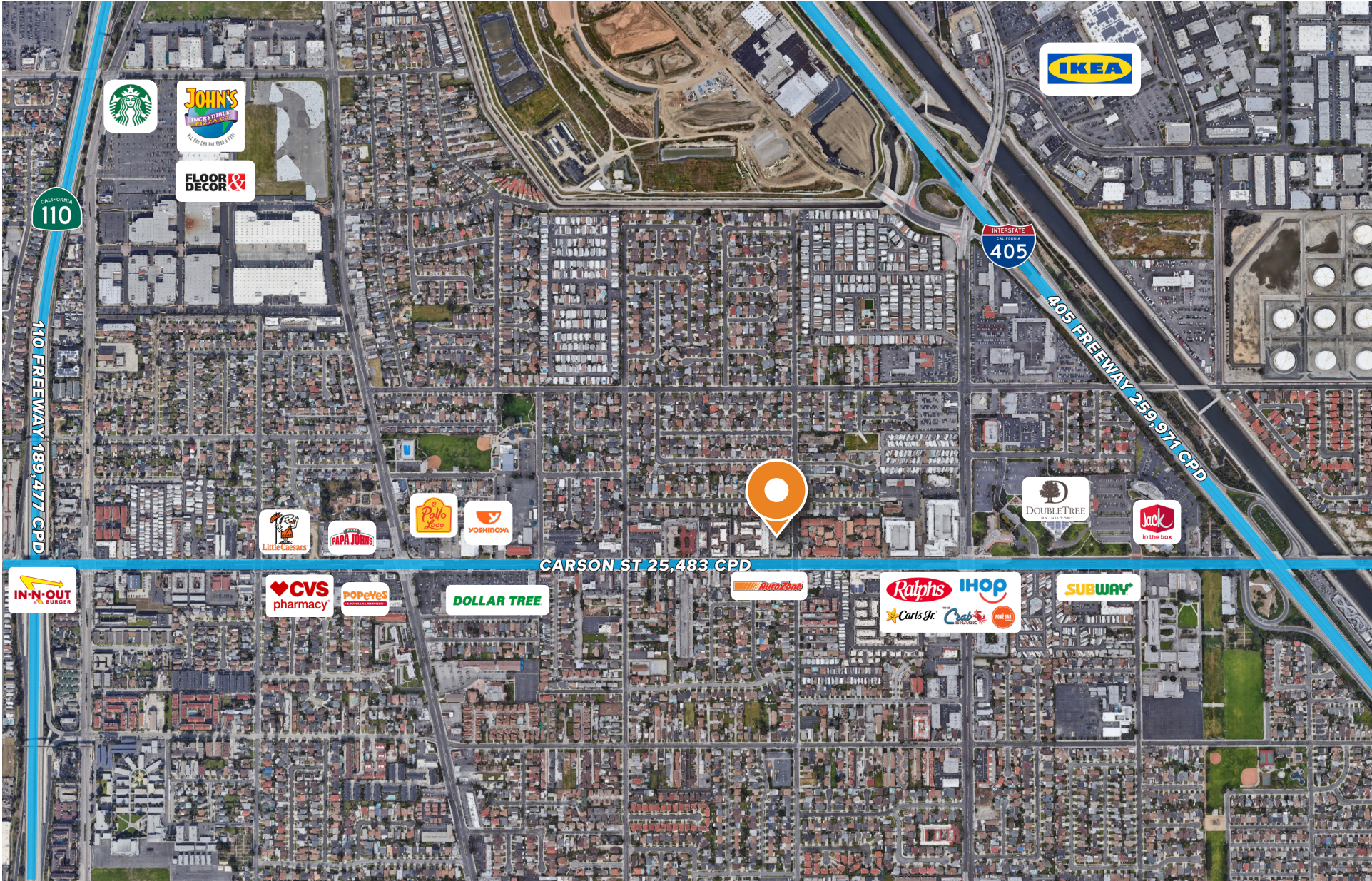
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	8,575	53,606	163,066
Total Population	30,104	170,350	494,525
Avg. Household Income	\$140,661	\$131,433	\$123,611

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.



AREA OVERVIEW



SITE PLAN

SUITE	TENANT	SF
A,B	Thai Original BBQ	2,230
C,D	Textured Tech Beauty Supply	2,400
E	All F.I.T	1,200
F,G	AVAILABLE	2,400
H	Salon 360	1,200
I	Jackson Hewitt Tax Service	1,230
J,K,L	LA County Aging and Disabilities Department (Coming Soon)	5,680
M	AVAILABLE	1,000
N	Dental Office	1,200
O	Brazilian Jiu-Jitsu	1,200
P,Q	Laundry 360	2,400
R	Gift Shop	1,200
S	Priority Workforce	1,802



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	30,104	170,350	494,525
Average age	43.0	40.8	39.3
Average age (Male)	42.2	39.4	38.2
Average age (Female)	43.6	42.1	40.4

Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,575	53,606	163,066
# of persons per HH	3.3	3.1	3.0
Average HH income	\$140,661	\$131,433	\$123,611
Average house value	\$657,394	\$687,596	\$733,806

Race (%)	1 Mile	3 Mile	5 Mile
White	17.9%	19.9%	22.6%
Hispanic	37.0%	43.2%	45.4%
Black	10.3%	15.9%	14.6%
Asian	36.8%	25.2%	22.2%
Hawaiian	1.9%	1.3%	1.0%
American Indian	0.9%	1.1%	1.2%
Other	20.2%	23.5%	24.9%

