



FOR LEASE · AVAILABLE JULY 1, 2026

18903 Anelo Ave

CARSON, CA 90746 · 35,623 SF INDUSTRIAL · 3.66 AC (159,353 SF)

Industrial · Rancho Dominguez Submarket · Los Angeles County · APN 7339-009-013

RENTABLE SF

35,623 SF

DIVISIBLE

29,063 + 6,560 SF

CLEAR HEIGHT

21'-24'

LOADING

3 DH · 2 GL

POWER

2,000A · 3Ø

EXCLUSIVELY MARKETING BY

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Building Summary

The Space

RENTABLE SF
35,623 SF

AVAILABLE
29,063 + 6,560 SF

CLEAR HEIGHT
21'-24'

LOADING
3 DH · 2 GL

LAND AREA
3.66 AC

OFFICE
3,430 SF

POWER
2,000A · 3Ø

ASKING RATE
\$1.09/SF Gross

Conveniently situated 35,623-square-foot industrial building advantageously positioned less than 1 mile from the Interstate 405 and 110 Freeway interchange in Carson, California, part of the Los Angeles–Long Beach–Anaheim metropolitan area. Built in 1974, 18903 Anelo Avenue presents to the market an efficiently equipped warehouse with three dock-high doors, two grade-level doors, and ample surface parking accommodating 22 vehicles over a 3.66-acre lot. The fully sprinklered property features sought-after 21- to 24-foot ceiling heights and 3,430 square feet of office space, sited on CAML&D (Light Industrial/Manufacturing) zoned land with heavy power at 2,000 amps / 277-480 volts, 3-phase.

Excellent established in Los Angeles County, 18903 Anelo Avenue benefits from its accessible positioning 11.5 miles south of Los Angeles International Airport (LAX), one of the top global cargo hubs, transporting millions of freight tons annually. The warehouse is also located 15.5 miles from Downtown LA and is surrounded by a dense population of highly skilled workers, as Los Angeles is home to numerous renowned universities.

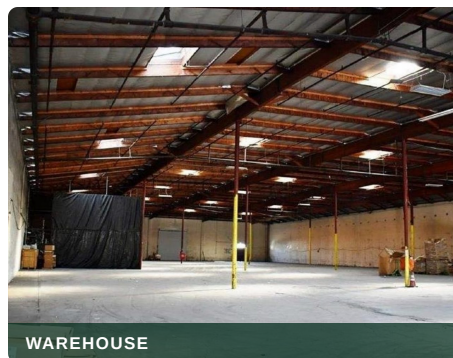
18903 Anelo Avenue is encompassed by a plethora of nearby amenities within a quick 3-mile radius. Household-name retailers include Walmart Supercenter, Aldi, Target, Sam's Club, Dollar Tree, Ralphs, Albertsons, Ikea, AutoZone and Midas; nearby quick eats include McDonald's, Starbucks, Dunkin', Chick-fil-A, In-N-Out Burger, Wingstop, Jersey Mike's Subs, Taco Bell and more.

The property has freeway visibility and accessibility, offering seamless connectivity in the second-most populous city in the nation and desirable business efficiency for a new tenant.



HIGHLIGHTS

- Prime Carson location
- Clearance 21.5' to 24.5' in the two main sections (12' clear in a 6,000 SF section)
- 3 dock-high and 2 grade-level loading doors
- Minutes from the 405, 110 and 91 Freeways
- Freeway frontage and visibility
- Divisible: 29,063 SF main warehouse + 6,560 SF wing · available July 1, 2026



Property Features Specifications

RENTABLE SF	35,623 SF
BUILDING SF	66,104 SF
LAND SF	159,353 SF
LAND ACRES	3.66 AC
YEAR BUILT	1974
ZONING TYPE	CAML&D
APN	7339-009-013
NUMBER OF PARKING	22
CEILING HEIGHT	21' – 24'
DOCK-HIGH DOORS	3
GRADE-LEVEL DOORS	2
RESTROOMS	4
POWER	2,000A / 277-480V / 3-Phase
SPRINKLERS	Yes
OFFICE SF	3,430 SF
AVAILABILITY	July 1, 2026
LEASE RATE	\$1.09/SF Gross



LOADING

AVAILABILITY

35,623 SF total, divisible — 29,063 SF main warehouse plus 6,560 SF wing. The adjoining 31,000 SF section is not available. Available July 1, 2026.

LOADING

Dock-high: 12'x12', 12'x20', 12'x10' plus ramp. Grade-level: 14'x15', 14'x14' and two 10'x6'. Clear height 21.5'–24.5' in the two main sections; 12' in a 6,000 SF section.

AREA SNAPSHOT

	1 MILE	3 MILES	5 MILES
Population (2025)	7,913	185,956	602,695
Households	2,397	61,957	199,159
Average Household Income	\$127,311	\$121,909	\$118,864
Median Household Income	\$103,400	\$95,646	\$90,852

Source: Esri



AVAILABILITY — 29,063 SF + 6,560 SF AVAILABLE • 31,000 SF NOT A PART

Location Summary

Carson, Los Angeles County

Located in the Rancho Dominguez submarket of Los Angeles County, less than 1 mile from the I-405 / I-110 interchange with freeway frontage and visibility. Minutes from the 405, 110 and 91 Freeways; 11.5 miles south of LAX and 15.5 miles from Downtown Los Angeles. Surrounded by a dense, skilled labor pool and a full retail amenity base within 3 miles (Walmart Supercenter, Target, Sam's Club, Ikea, Ralphs, Albertsons and more).

LARGEST EMPLOYERS

CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS	10,015,000
DERMALOGICA	51,200
LA GALAXY	51,200
TRIPLE B FORWARDERS	51,200
CITY OF CARSON	705
LEGEND CARGO LOGISTIC	210
ENERGY TRANSPORT LOGISTICS	210
PACIFIC STAR SERVICES INC	210

DRIVE TIMES

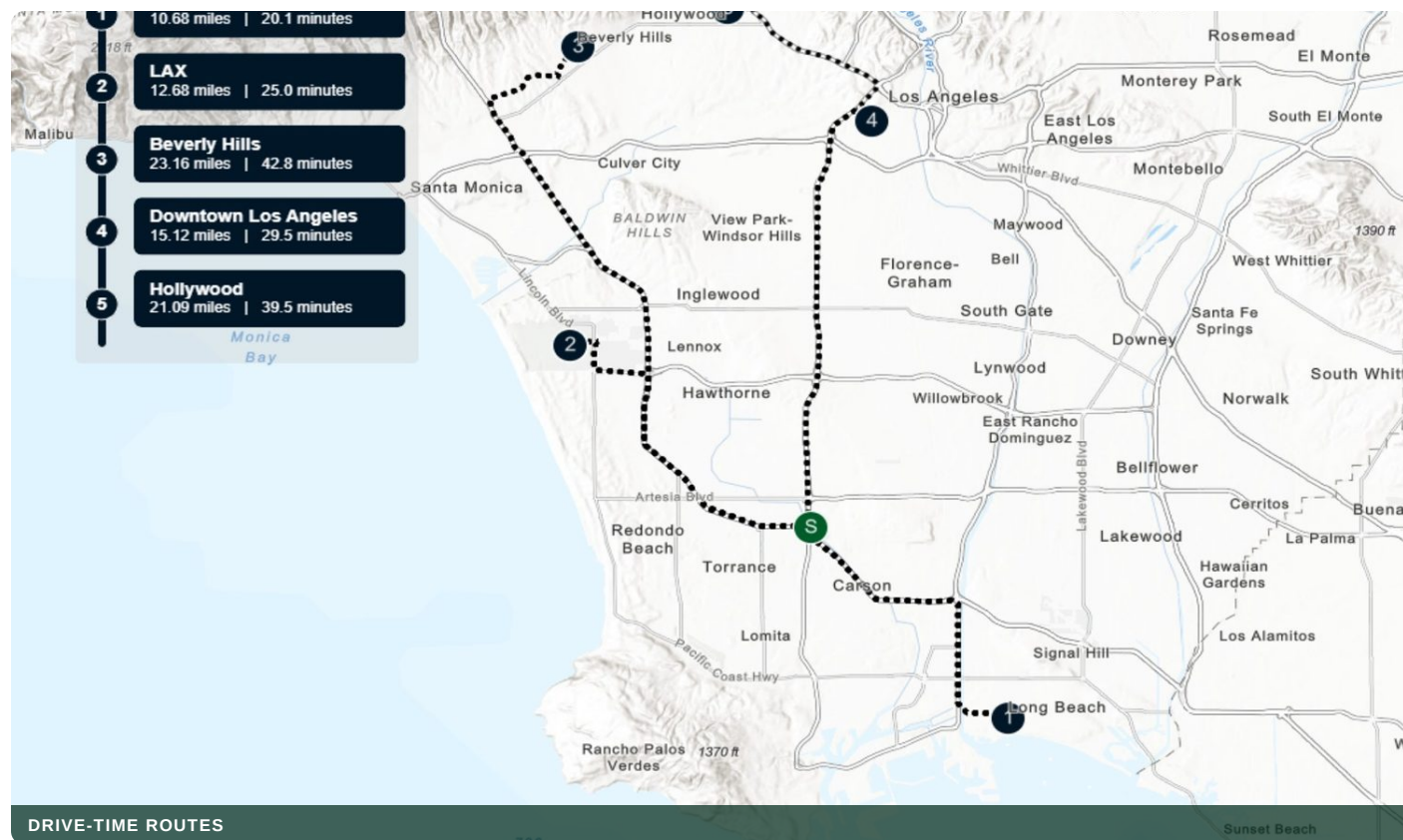
#	DESTINATION	DISTANCE	DRIVE TIME
1	Long Beach	10.68 miles	20.1 minutes
2	LAX	12.68 miles	25.0 minutes
3	Beverly Hills	23.16 miles	42.8 minutes
4	Downtown Los Angeles	15.12 miles	29.5 minutes
5	Hollywood	21.09 miles	39.5 minutes

FREEWAY ACCESS

Less than 1 mile from the I-405 / I-110 interchange with freeway frontage; minutes from the 405, 110 and 91 Freeways, 11.5 miles south of LAX and 15.5 miles from Downtown Los Angeles.

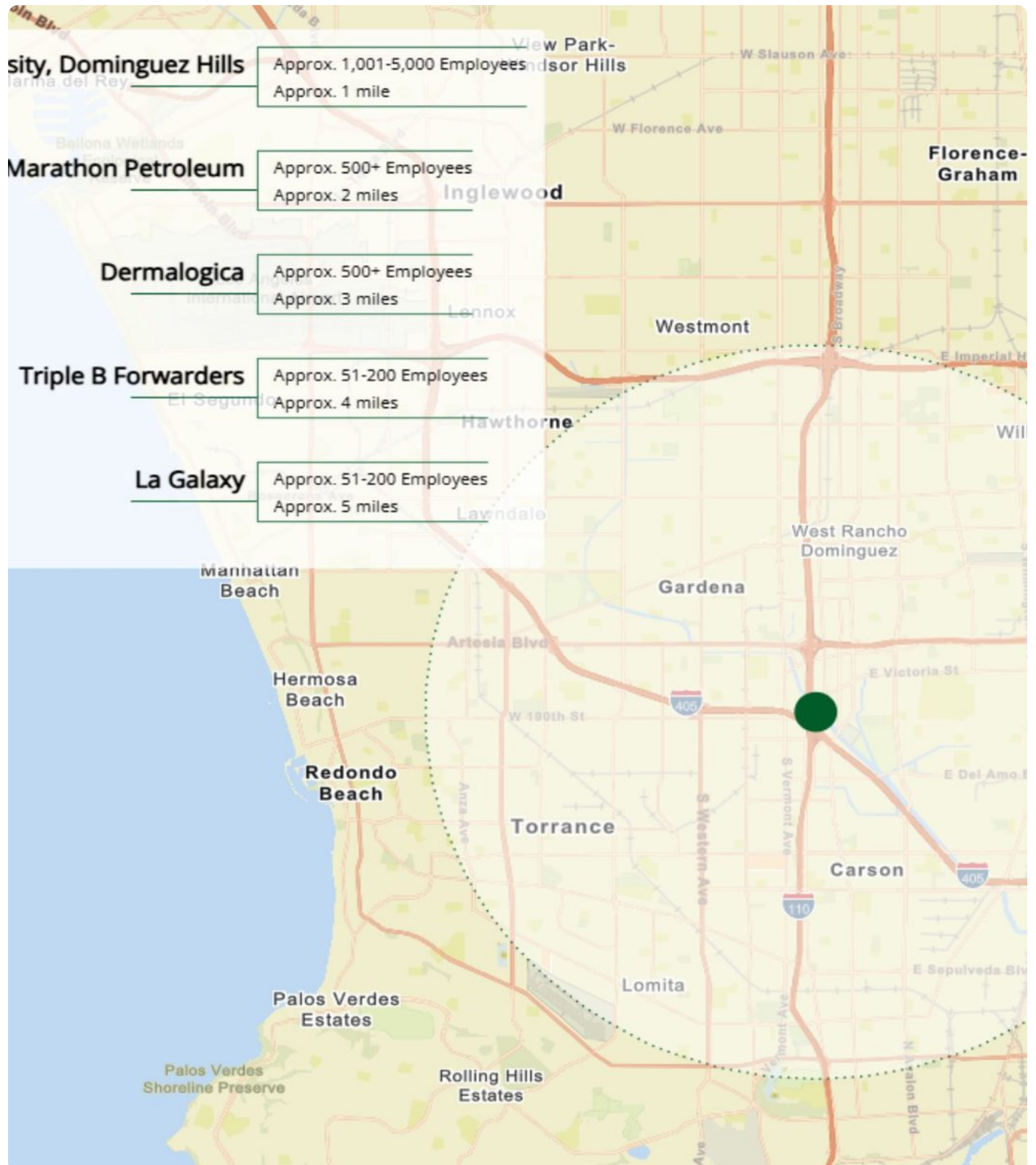
MAJOR INDUSTRIES BY EMPLOYEE COUNT

Service	32%
Other Service	20%
Retail Trade	20%
Manufacturing	17%
Wholesale Trade	11%



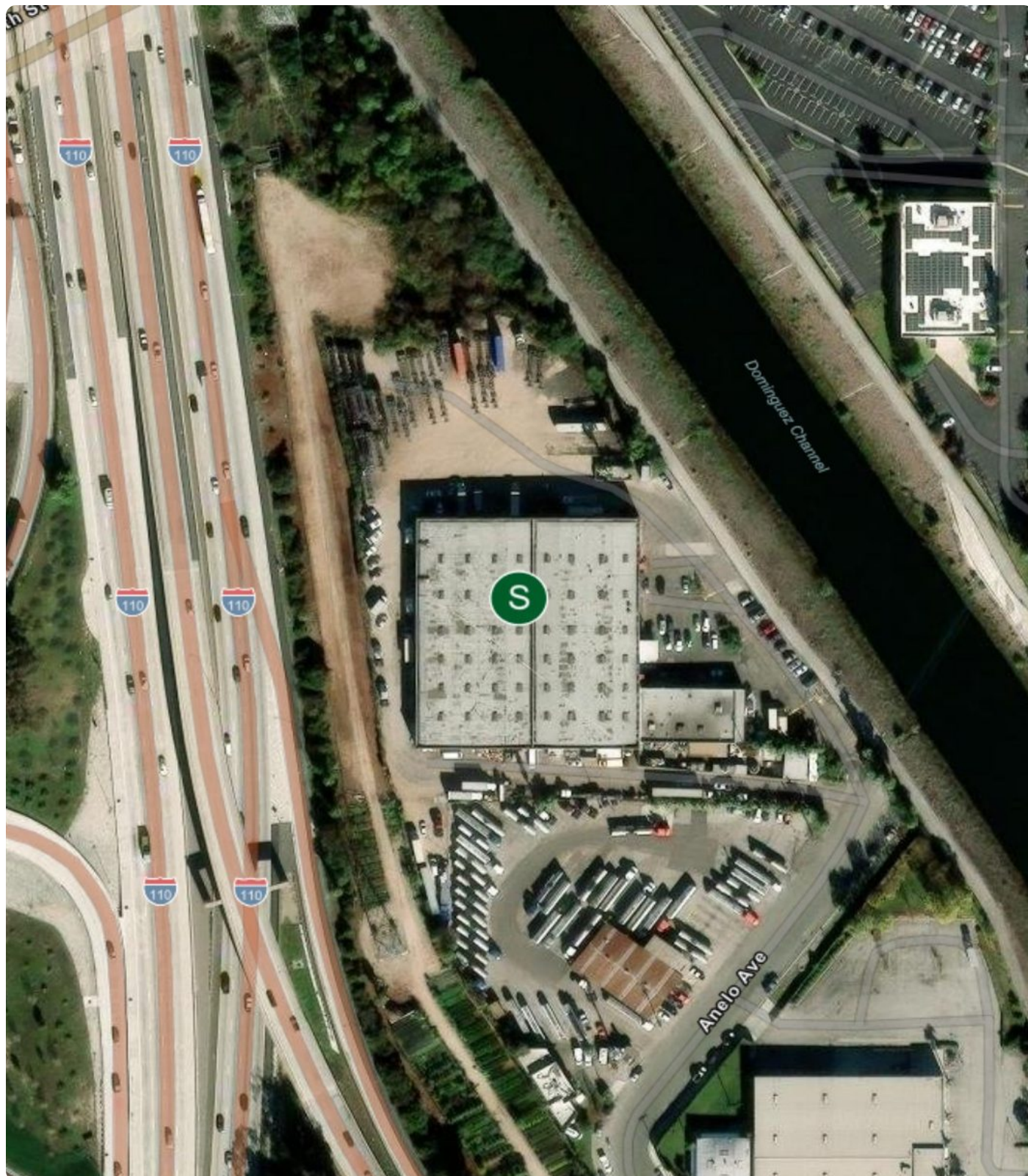
Major Employers Map

Major Employers Map



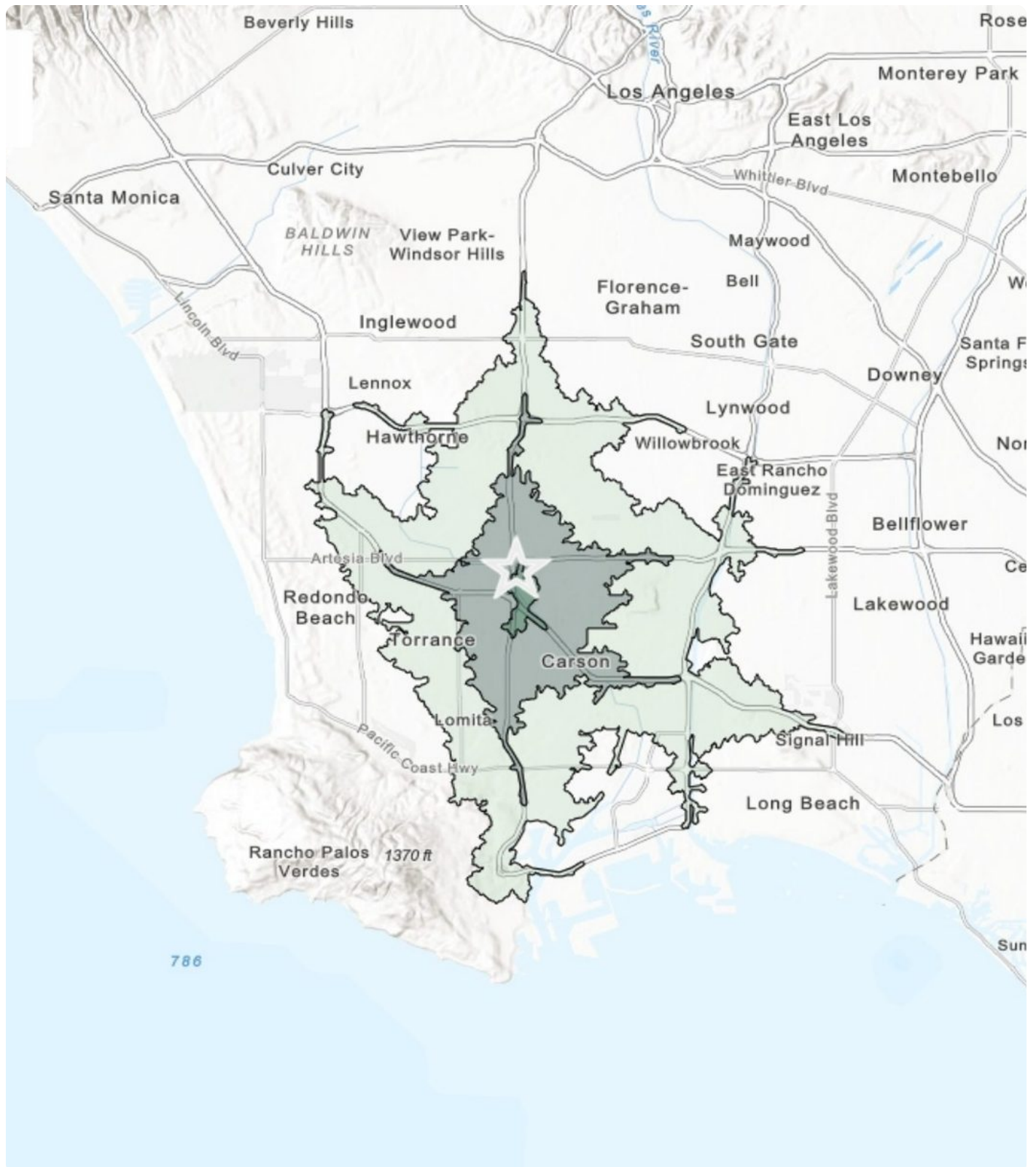
Aerial View Map

Aerial View



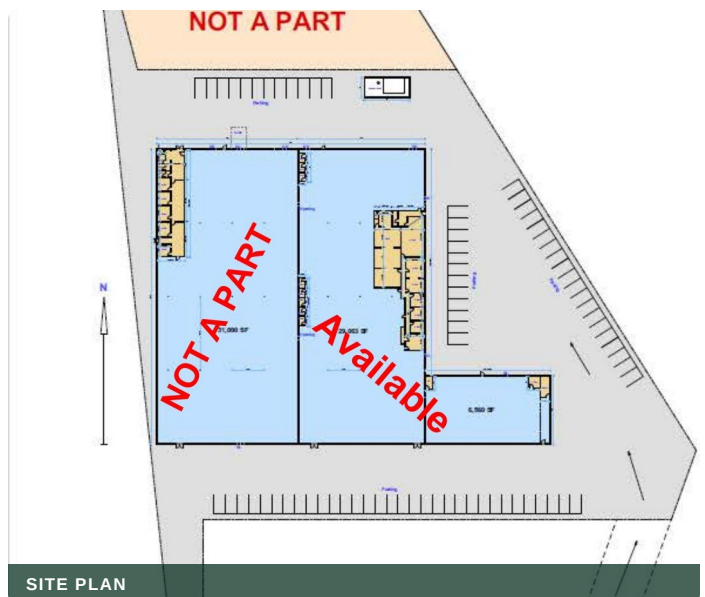
Drive Times

Drive Times — 5 / 10 / 15 Minute Radius



Property Images

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WAREHOUSE



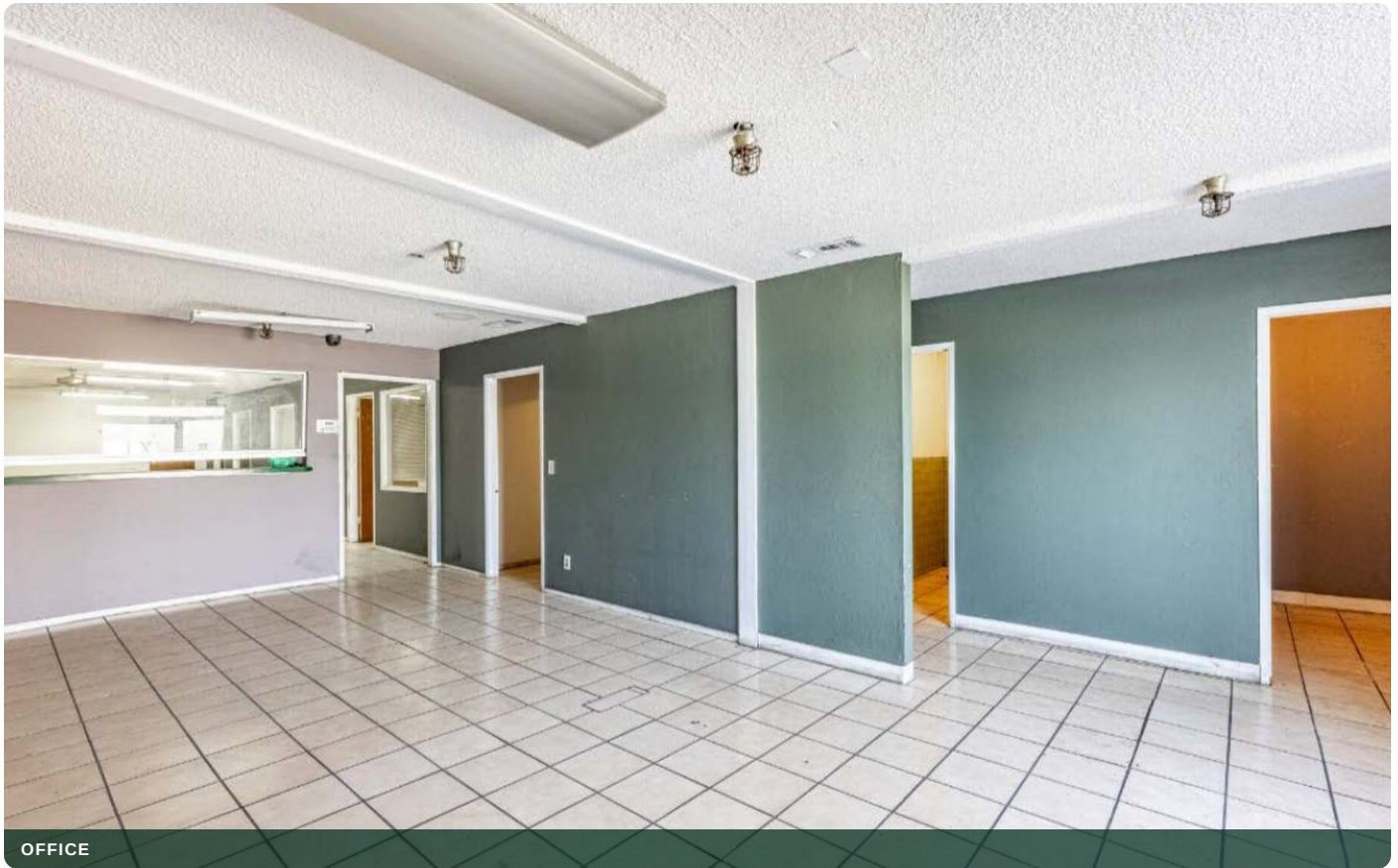
WAREHOUSE



LOADING

Property Images

Property Images



General Demographics

Population & Household Income

POPULATION

	1 MILE	3 MILES	5 MILES
2000 Population	7,168	178,883	583,980
2010 Population	7,221	181,796	600,864
2025 Population	7,913	185,956	602,695
2030 Population	7,815	182,760	592,978
2025 African American	1,263	33,609	107,412
2025 American Indian	122	2,097	8,698
2025 Asian	2,033	53,263	118,450
2025 Hispanic	3,746	73,588	285,299
2025 Other Race	2,284	45,241	181,154
2025 White	1,011	26,435	100,631
2025 Multiracial	1,112	23,230	81,140
2025–2030 Population Growth Rate	-1.25%	-1.75%	-1.60%

Source: Esri

2025 HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Less than \$15,000	153	4,492	13,936
\$15,000–\$24,999	80	2,970	9,888
\$25,000–\$34,999	150	3,099	11,074
\$35,000–\$49,999	170	5,136	17,195
\$50,000–\$74,999	357	8,942	29,876
\$75,000–\$99,999	245	7,377	25,400
\$100,000–\$149,999	525	11,929	38,935
\$150,000–\$199,999	313	7,904	22,273
\$200,000 or greater	404	10,107	30,578
Median HH Income	\$103,400	\$95,646	\$90,852
Average HH Income	\$127,311	\$121,909	\$118,864

General Demographics

Population by Age & Income by Age

2025 POPULATION BY AGE

	1 MILE	3 MILES	5 MILES
Age 30–34	601	14,216	46,826
Age 35–39	535	12,959	42,978
Age 40–44	500	12,241	40,774
Age 45–49	474	11,355	37,665
Age 50–54	502	12,128	38,041
Age 55–59	505	12,224	37,411
Age 60–64	515	12,128	36,302
Age 65–69	514	11,243	32,631
Age 70–74	412	9,196	25,705
Age 75–79	285	7,120	18,676
Age 80–84	195	4,646	11,988
Age 85+	233	4,831	11,598
Population Age 18+	6,474	152,280	477,996
2025 Median Age	42	42	39
2030 Median Age	43	43	40

Source: Esri

2025 INCOME BY AGE

	1 MILE	3 MILES	5 MILES
Median HH Income 25–34	\$108,411	\$97,448	\$91,452
Average HH Income 25–34	\$133,186	\$121,067	\$115,069
Median HH Income 35–44	\$132,746	\$117,342	\$106,478
Average HH Income 35–44	\$161,073	\$144,524	\$136,076
Median HH Income 45–54	\$128,003	\$118,643	\$109,988
Average HH Income 45–54	\$156,452	\$146,860	\$139,812
Median HH Income 55–64	\$108,279	\$107,422	\$101,778
Average HH Income 55–64	\$132,279	\$132,066	\$128,741
Median HH Income 65–74	\$86,910	\$81,769	\$78,390
Average HH Income 65–74	\$114,636	\$108,364	\$104,722
Average HH Income 75+	\$68,328	\$74,819	\$76,046

Race Demographics

Population Diversity

DIVERSITY INDEX

	1 MILE	3 MILES	5 MILES
Diversity Index (+5 years)	89	89	90
Diversity Index (current year)	89	89	90
Diversity Index (2020)	90	89	90
Diversity Index (2010)	89	88	88

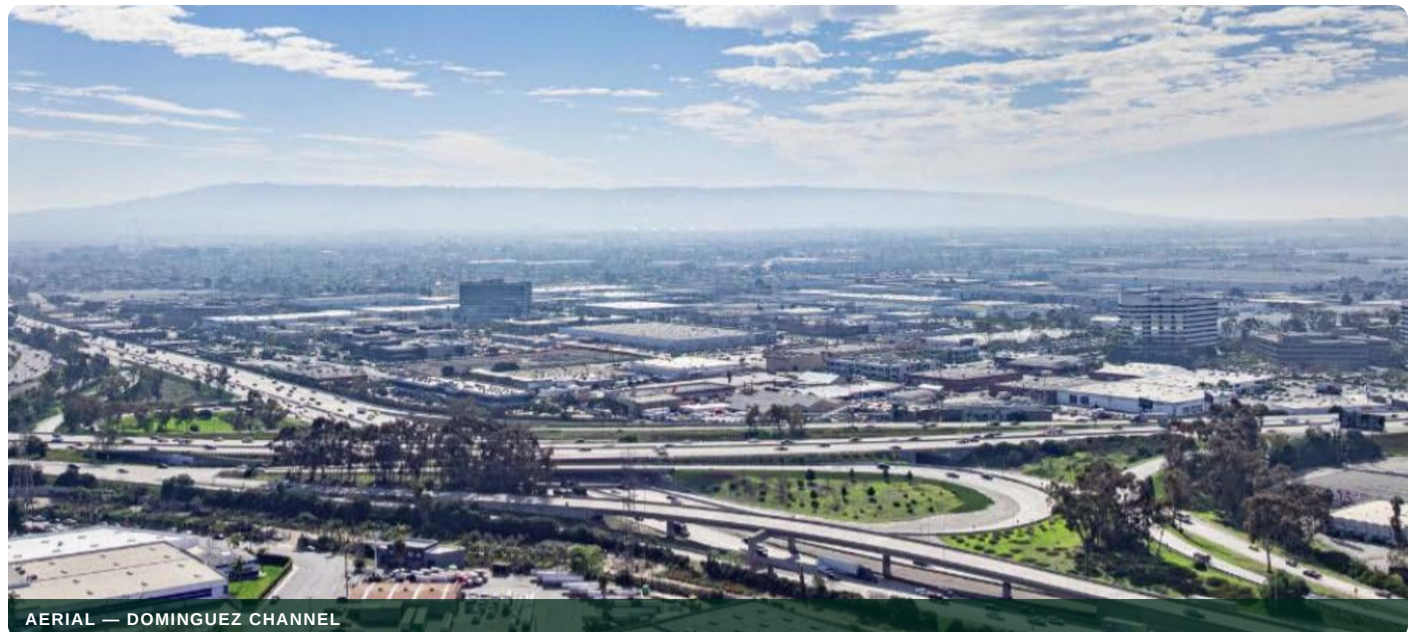
2025 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
African American	11%	13%	12%
American Indian	1%	1%	1%
Asian	18%	21%	13%
Hispanic	32%	29%	32%
Multiracial	10%	9%	9%
Other Race	20%	18%	21%
White	9%	10%	11%

Source: Esri

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILES	5 MILES
American Indian / Alaska Native	39	42	38
Asian	53	48	46
Black	42	44	42
Hispanic	36	34	33
Multiple Races	35	35	34
Other Race	36	35	33
Pacific Islander	47	39	37
White	44	48	45



AERIAL — DOMINGUEZ CHANNEL

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