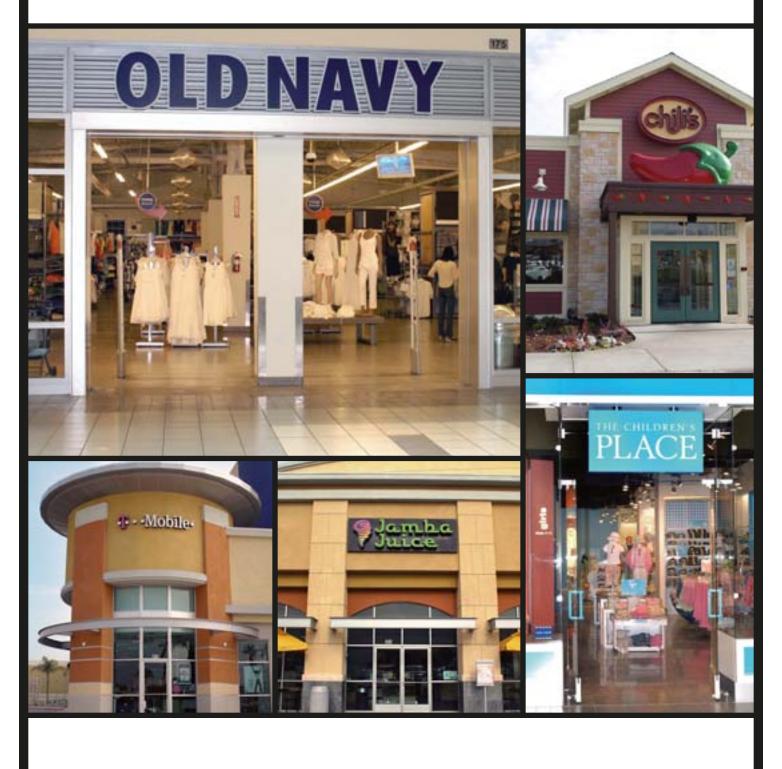
SouthBay Pavilion carson (los angeles), california



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STRONG RETAILERS AND RESTAURANTS **DELIVER CUSTOMERS**

- SouthBay Pavilion's strong anchor line-up includes IKEA, JCPenney, Sears and Target making the center a regional draw.
- The center added 11 new retailers in 2007 including Old Navy, The Children's Place, 24-Hour Fitness, Sanrio, Children's Dental Group and Hair Architects.
- Shoppers love SouthBay Pavilion's new restaurants and eateries including Chili's Bar & Grill, Panera Bread, Jamba Juice, Wingstop, Great Steak & Potato, Panda Express and Cinnabon. New eateries opening in 2008 include Five Guys Famous Burgers and Fries, SanSai Japanese Grill, Chili Verde and Cefiore.

STRATEGICALLY LOCATED

- Highly visible location at I-405 Fwy and Avalon Blvd. Conveniently located between 4 freeways: I-405, I-110, I-710 and I-91.
- Combined traffic counts on I-405 and Avalon Boulevard are over 290,000 cars per day.
- Trade area population exceeds 1.7 million. Population within a 5-mile radius exceeds 595,000.
- Located less than 2 miles from the \$150 million Home Depot Center, home to the LA Galaxy and Chivas soccer teams and venue for a wide variety of sporting events and concerts.
- Dense daytime population resulting from many "Fortune 500" companies including BP, Honda, Mercedes Benz, Mobile, Shell and Toyota.
- Located less than 2 miles from California State University Dominguez Hills with a student population of 15,000.
- SouthBay Pavilion is the centerpiece of Carson's retail sector serving all of Carson and the adjacent cities.
- The City of Carson is an accessible, cooperative, business-friendly local government.
- Shoppers have disposable incomes the average annual expenditure at SouthBay is 34% above the national average.

MALL INFORMATION

LOCATION

Avalon Boulevard at I-405 Fwy

Market

Carson (Los Angeles), CA

DESCRIPTION

Single-level, regional hybrid center

Anchors

Sears, JCPenney, IKEA, Target

Total Retail Square Footage 1,017,047

PARKING SPACES 4,458

OPENED 1973

RENOVATED 1992 and 2007

TRADE AREA PROFILE

2007 POPULATION 1,792,291

2012 Projected Population 1,891,266

2007 Households 499,726

2012 Projected Households 522,330

2007 Median Age 29.7

2007 AVERAGE HH INCOME \$51,988

2012 Projected Average HH Income \$57,300

5-MILE RADIUS PROFILE

2007 POPULATION 598,710

2012 PROJECTED POPULATION 631,112

2007 Households 179,046

2012 Projected Households 187,233

2007 Median Age 32.9

2007 AVERAGE HH INCOME \$60,943

2012 Projected Average HH Income \$67,225

DAYTIME EMPLOYMENT

3-MILE RADIUS 142,555

5-MILE RADIUS 344,818

SOURCE: CLARITAS, INC.

