



# 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.