

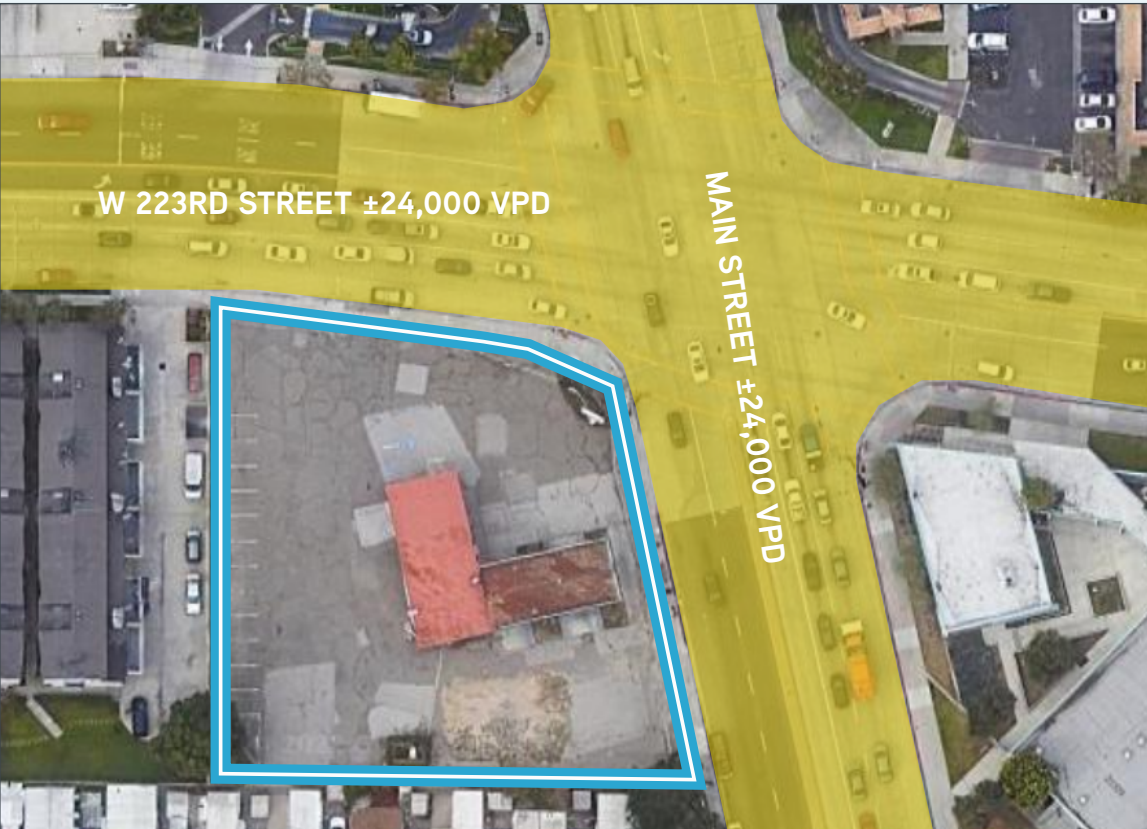


GROUND LEASE OPPORTUNITY
22309
S MAIN STREET
CARSON, CA 90745

EXECUTIVE OVERVIEW

PROPERTY DESCRIPTION

PROPERTY ADDRESS:	22309 S Main St, Carson, CA 90745
LAND AREA:	1,612 SF (0.04 acres)
BUILDING AREA:	±34,235 SF
TRAFFIC COUNTS:	Main St ±24,000 VPD
ZONING:	CACG&D



**\$250,000/YEAR GROUND LEASE NNN
ASKING RENT**

THE OPPORTUNITY



Excellent visibility as a corner lot on intersection of Main St and 223rd St



Multiple points of ingress and egress on massive ±34,235 SF lot



Average annual consumer spending is \$3.6B within a 1-mile radius



Steps away from UCLA-Harbor Medical Center (3,000 employees)

SOUTHBAY PAVILION



± 374,000 VPD



± 266,000 VPD



MAIN STREET
± 23,00 VPD



22309 S. MAIN ST

AREA OVERVIEW

CARSON, CALIFORNIA

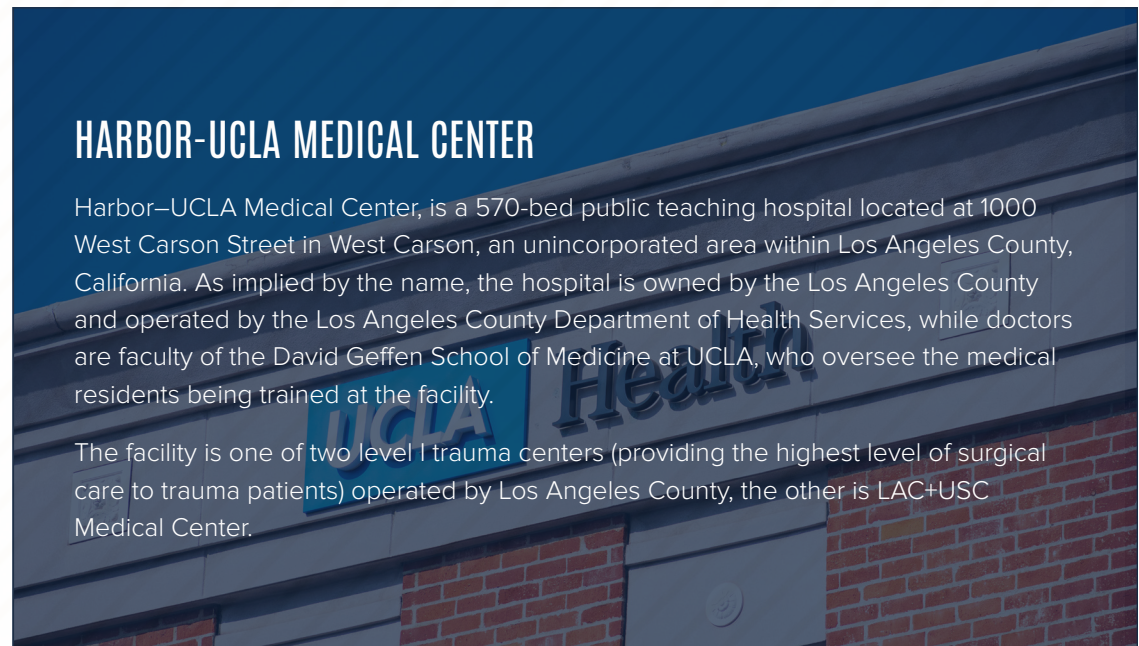
Situated 15 miles south of L.A. in the South Bay area, Carson stands out as the region’s hub with access to four major freeways and ample public transportation. Locals enjoy diverse shopping and endless amenities right at their fingertips, and they also come home to quiet Carson apartments tucked along palm-tree-lined-streets.

Living here puts you just seven miles from both Redondo Beach and Long Beach Marina, giving you easy access to some of the best beaches and aquatic recreation in Los Angeles County. Carson also houses California State University Dominguez Hills, attracting a bright-minded student population. Families love the cultural diversity of this cool city as well as the Dignity Health Sports Park, which is where the LA Galaxy has home field advantage.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	41,913	198,442	450,705
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Estimate	11,528	58,974	144,059
2010 Census	11,324	59,705	146,411
Growth 2010-2023	0.5%	0.3%	0.2%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$103,411	\$98,415	\$101,793



HARBOR-UCLA MEDICAL CENTER

Harbor-UCLA Medical Center, is a 570-bed public teaching hospital located at 1000 West Carson Street in West Carson, an unincorporated area within Los Angeles County, California. As implied by the name, the hospital is owned by the Los Angeles County and operated by the Los Angeles County Department of Health Services, while doctors are faculty of the David Geffen School of Medicine at UCLA, who oversee the medical residents being trained at the facility.

The facility is one of two level I trauma centers (providing the highest level of surgical care to trauma patients) operated by Los Angeles County, the other is LAC+USC Medical Center.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs located at **22309 S Main Street, Carson, CA 90745 (“Property”)**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

GROUND LEASE OPPORTUNITY

22309
S MAIN STREET

CARSON, CA 90745

EXCLUSIVELY LISTED BY:

MICHAEL PAKRAVAN

FVP & National Director

D: (310) 919-5737

M: (213) 219-3111

E: michael.pakravan@matthews.com

License No. 01706065 (CA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES