



Mixed Use Industrial | For Lease

# 16412 S Avalon Blvd

Carson, CA 90248

**MATTHEWS™**

Industrial Property

**For Lease**

**±10,625 SF**

## Exclusively Listed By

### Duncan Burns

Associate

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### David Harrington

Broker of Record

Broker Lic. No.: 01320460 (CA)

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\*One or more persons associated with Matthews has an ownership interest in or is otherwise affiliated with the owner of the property.

# MATTHEWS™



# Property Highlights

- **Optimal Industrial Footprint:** Freestanding  $\pm 10,625$  SF facility situated on a  $\pm 0.52$  AC parcel  $\pm 22,821$  SF lot with an efficient 46.56% site coverage ratio.
- **Turnkey Modern Office Space:** Features newly renovated, high-finish office build-outs delivering clean, move-in-ready administrative space.
- **Exceptional Loading Capabilities:** Equipped with 2 ground-level (GL) roll-up doors, and 1 dock high loading allowing direct, seamless access for product staging, shipping, and receiving.
- **Heavy Power Infrastructure:** Serviced by 400 Amps, 440V, 3-Phase power to support light manufacturing, assembly, and distribution needs.
- **Flexible CAML&D\* Zoning (City of Carson):** Commercial Automotive / Light Manufacturing designation accommodates a wide variety of uses, including warehousing, light assembly, wholesale, automotive services, and flex offices.
- **Prime South Bay Infill Location:** Strategically positioned along the heavily trafficked S Avalon Blvd corridor with immediate access to major regional arterial freeways (I-110, SR-91, I-405, and I-105).



**STAPLES**

**mars**

**CEVA**  
LOGISTICS  
CEVA Logistics  
±100 Total Employees

**TRAC**  
SERVICES



**INFRATECH**  
COMFORT

**FedEx**  
Freight

**GLOBAL AGRI-TRADE**  
CORPORATION

**CRM**  
CRUMB RUBBER MANUFACTURERS



**Compton/Woodley Airport**

±69 Employees

Offers Advantageous Industrial Zoning, Excellent Freeway Access, and Executive Air Mobility.

±242,000 VPD

Avalon Blvd ±32,692 VPD

E Alondra Blvd ±30,620 VPD

**Coast to Coast**  
LOGISTICS



**Subject Property**

**STG Logistics**

**STG Logistics**  
±1,100 Total Employees

**amazon**

VAX3 Amazon  
±300 Total Employees

**ARKTURA**  
Arktura  
±150 Total Employees

**Ducommun**  
Ducommun Aerostructures  
±300 Total Employees

**TotalExpo, Inc.**  
For All Your Event Needs

**FleetPride**  
HEAVY DUTY PARTS & SERVICE

**Ralphs**

**Distribution Center**  
±1,200 Total Employees

±201,000 VPD

91

Google Earth

**16412 S Avalon Blvd**  
Carson, CA 90248

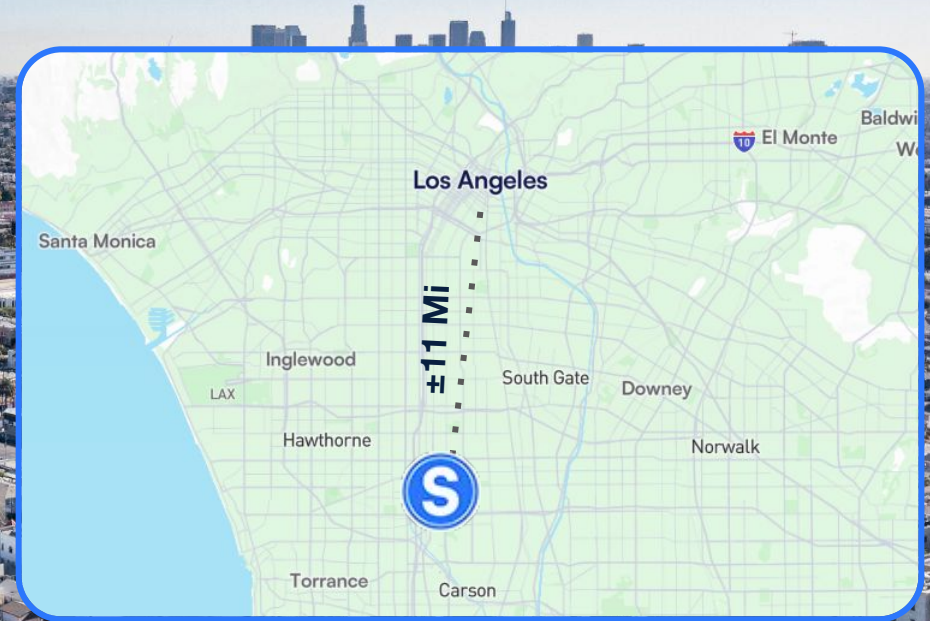
**\$1.55**  
Lease Rate

|            |                       |
|------------|-----------------------|
| Address    | 16412 S Avalon Blvd   |
| City       | Gardena               |
| State      | CA                    |
| Zip        | 90248                 |
| RBA        | ±10,625 SF            |
| Lot Size   | ±0.52 AC / ±22,821 SF |
| Coverage   | 46.56%                |
| Zoning     | CAML&D*               |
| Year Built | 1981                  |



# CARSON, CA

Los Angeles MSA



## Local Market Overview

Carson, California is a strategically located South Bay city within the Los Angeles metropolitan area, offering excellent access to Interstates 405, 110, 710, and State Route 91. Its proximity to the Ports of Los Angeles and Long Beach has made Carson a desirable location for warehouse, distribution, manufacturing, and logistics users. The city benefits from a strong labor pool, established industrial base, and access to one of the nation's largest consumer markets. Limited industrial land availability throughout the South Bay continues to support demand for well-located industrial properties.

Carson's economy is anchored by international trade, logistics, transportation, and industrial operations tied to the nearby port complex. The area benefits from Southern California's extensive transportation infrastructure, large population base, and growing e-commerce activity. Combined with the diverse economic drivers of Los Angeles County, these factors continue to support long-term demand for industrial and distribution space in the market.

| Population               | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Five-Year Projection     | 12,717    | 187,039   | 691,823   |
| Current Year Estimate    | 13,456    | 195,432   | 721,021   |
| Households               | 1-Mile    | 3-Mile    | 5-Mile    |
| Five-Year Projection     | 3,772     | 57,631    | 207,691   |
| Current Year Estimate    | 3,940     | 59,610    | 214,124   |
| Income                   | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income | \$115,450 | \$113,930 | \$108,141 |

# LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

# #1

## Industrial Market in the U.S.

#3 Nationally in Total  
Industrial Inventory

Total Population

**3,770,958**

Annual Visitors

**50 Million**

Tourism Economic Impact

**\$157.3 Billion**

GDP

**\$1.29+ Trillion**



# Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

## Global Trade Hub

**35%**

of U.S. Inbound Handled by Ports  
of Los Angeles & Long Beach

## Port Volume

**±8.1M TEUs**

Handled in 2025, Supporting  
Consistent Import Driven Demand

## Last Mile Demand

**High**

for "Last-Touch" Logistics Facilities  
Near Dense Population Centers

## Supply Constraints

**±1-2%**

of Inventory Under Construction  
Limited New Supply

## Leasing Momentum

**±33.3M SF**

Leased in 2025  
(+11.8% YoY)

## Warehouse Jobs

**+1.3%**

Transportation & Warehouse  
Employment YoY

LA Industrial

**Major Tenants**



# LA Industrial Performance

**\$961M+**

Total Inventory



Vacancy Rate



Market Cap Rate

**\$321**

Sale Price Per SF

**\$17.55**

Asking Rent Per SF

**3.2M+**

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



# Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

## Port-Centric Hub

### South Bay

Carson | Torrance | El Segundo

**2-4%**  
Vacancy

**Vacancy**  
Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach  
Some of the **Highest Industrial Rents** in LA County

## Core Logistics Hub

### San Gabriel Valley

City of Industry | Pomona | Walnut

**3-5%**  
Vacancy

**250M+**  
SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

## Commerce Hub

### Central Los Angeles

Vernon | Commerce | Downtown LA

**2-4%**  
Vacancy

**150M+**  
SF Industrial Inventory

Critical for Last-Mile Distribution, Food Production, and Cold Storage

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## Confidentiality & Disclaimer Statement

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ 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 of the Property.

This Leasing Package 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 Leasing Package.