23529 FIGUEROA STREET

CARSON, CA 90745

FOR SALE - 3.2 ACRES INFILL SITE WITH LEGAL NON-CONFORMING SELF STORAGE AND RV PARKING

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EXECUTIVE SUMMARY

Back On The Market With Major Price Discount! Rare investment, owner-user, or redevelopment opportunity in the City of Carson with a fully operational self storage and vehicle parking facility situated on ±3.21 acres with significant Figueroa Street visibility and frontage. The existing improvements consist of a ±39,600 square foot Storage building leased to, The Storage Company (a US Storage Centers location), providing RV, vehicle parking and a mix of indoor and outdoor self storage units.

This functional storage asset benefits from immediate access to the Harbor (110) Freeway, strong traffic counts, and close proximity to both residential and commercial nodes. Redevelopment potential exists under the City of Carson's recently updated General Plan and Corridor Mixed Use zoning which allows 40 DU/acre with density bonus provisions. The site has been included in the City of Carson Housing Element that was adopted in November 2022.

The current use is legally non conforming and leased through July 13, 2027 along with a separate Sign Location lease (Billboard) leased through November 11, 2028 on the southwest corner of the property. Ideal for continued storage operation, owner-user, or strategic redevelopment. Seller will provide a credit for a new roof.

DO NOT DISTURB TENANT

INVESTMENT SUMMARY

PROPERTY DETAILS

List Price	$13,500,000
Building Size	+/- 39,600 SF
Lot Size	+/- 139,958 SF (3.21 Acres)
Address	23529 FIGUEROA STREET CARSON, CA 90745
APN	7330-006-001
Zoning	CORRIDOR MIXED USE
Year Built	1961
Occupancy	100% LEASED
Traffic Count (Figueroa St.)	10,774 VPD
Traffic Count (110 Freeway)	184,718 VPD
Frontage	FIGUEROA ST.
Topography	LEVEL

RENT ROLL

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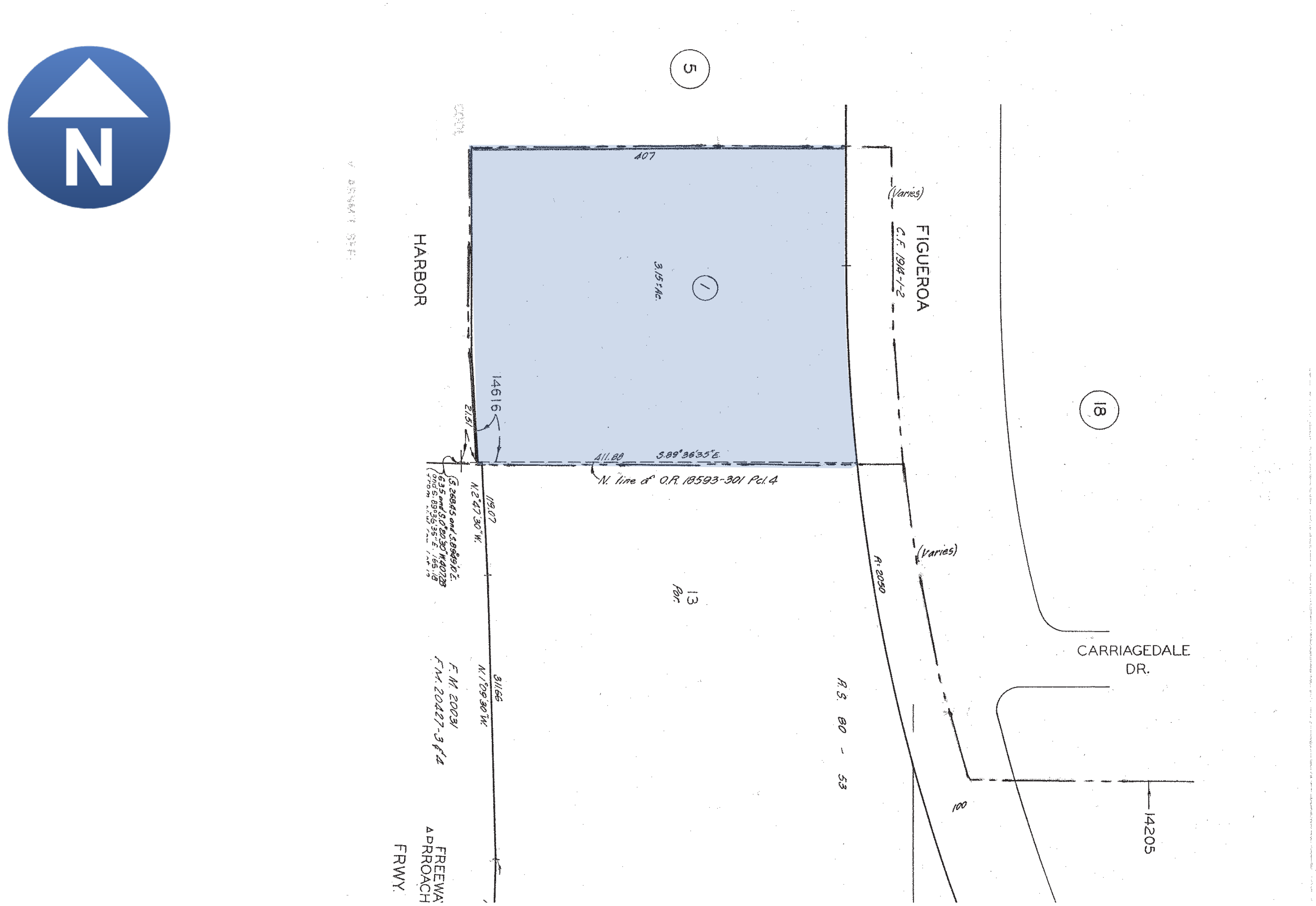
Tenant	Initial Lease Start Date	Initial Lease End Date	Initial Lease Term	Lease Extension End Date	Monthly Rent (Current)	Annual Rent (Current)	Year 15 Annual Rent	Rent Escalation
The Storage Company	12/1/2012	11/30/2022	10 Years	7/13/2027 *	$ 30,544	$ 366,528	$ 377,522	3% Annual
Outfront Media LLC (Billboard)	1/12/2007	1/11/2017	10 Years	11/11/2028	$ 2,758	$ 33,096	$ 33,096	Fixed
Total					$ 33,302	$ 399,624	$ 410,618	
Expenses								
Property Taxes (Current)					$ (6,239)	$ (74,864)		
Insurance (Current)								
Fire/Liability/Rental Income					$ (2,713)	$ (32,562)		
Earthquake					$ (1,037)	$ (12,440)		
Net Operating Income					**$ 23,313**	**$ 279,758**		



N
5
407
(Varies)
FIGUEROA
C.F. 1914-1-2
HARBOR
3.15 Ac.
1
14616
18
411.88
S.89°36'35"E.
N. line of O.R. 18593-301 Pcl. 4
119.07
N.2°47'30"W.
(Varies)
R=2050
13
Por.
CARRIAGEDALE
DR.
R.S. 80 - 53
F.M. 20031
F.M. 20427-3 & 4
N.1°09'30"W.
100
14205
FREEWAY
APPROACH
FRWY.

LAND USE DESIGNATION

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CORRIDOR MIXED USE (CMU)

This designation is applied to corridors where a mix of commercial and residential uses are permitted—although purely commercial or purely residential uses are allowed—to support retail and services that cater to the daily needs of local residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Other uses that are determined to be compatible with surrounding areas, including sensitive uses, would require a conditional use permit.

Typically, mid-rise building heights would be found in this designation. The maximum FAR is 1.0. Residential development up to 40 units per acre is permitted with provision of new or retention of existing 0.2 FAR minimum commercial space. Base FAR and base residential density may be increased by up to 15 percent with inclusion of additional (beyond minimum) active ground floor commercial use and/or community benefits, independent of increases permitted under State density bonus laws for affordable housing.
Ground level active commercial uses are not included in FAR calculations, and the City may, in circumstances where ground floor commercial use is not desirable or practical, permit substitution of commercial uses with community benefits.

Source: Carson 2040 General Plan

LAND USE DESIGNATION CONTINUED

Land Use Classification	*Base Density/Intensity*			*Maximum Increase in Residential Density/ FAR with Additional Active Commercial Use/ Community Benefits*[3]
	Base Residential Density[1]	*Floor Area Ratio (FAR)*		
		Minimum active ground floor commercial	*All uses combined (residential and non-residential)*	
Residential				
Low Density	Up to 10	-	Up to 0.55	-
Medium Density	10 to 18	-	None specifi d	20%
Low Medium Density Mix	up to 10 (up to 18 on lots 15,000 s.f. or larger)[4]		Up to 0.55 for densities up to 10 units per acre; No FAR specifi d for densities higher than 10 units per acre	
High Density	18 to 30 (18 to 40 for sites larger than two acres)	-	None specifi d	40%
Mixed Use				
Downtown Mixed Use	40 to 65	0.2	Up to 1.75[5]	40%
Corridor Mixed Use	Up to 40	0.2	Up to 1.0[5]	15%
Business Mixed Use	No housing permitted	-	Up to 0.4	25% (up to 0.5)
Flex District	Up to 40[6]	-	Up to 0.4	60%, except limited to up to 0.5 for non-residential
General Commercial District	No housing permitted	-	Up to 0.5	-
Industrial				
Light Industrial	No housing permitted		Up to 0.4	25%, up to 0.5
Heavy Industrial	No housing permitted		Up to 0.6	25%, up to 0.75

Notes:

1. Density is measured in housing units per acre of site area, excluding portions of site not developable due to environmental or other constraints. Density is not typically tied to lot size; the High Density classification is the xception.
2. State-mandated density bonuses for affordable housing are in addition to densities otherwise permitted. The bonuses would be applied to the base density/intensity for the land use classification
3. Method for determining additional commercial space/community benefits bonus o be established in the Carson Municipal Code. Bonus would be calculated on base density/FAR.
4. In LMX designated areas, micro-units (units smaller than 600 s.f.) are counted at half density.
5. Building area devoted to active commercial uses at the ground level is exempt from FAR calculations.
6. Residential density standards apply only to the areas of the Flex District that are included in the housing sites inventory in the Housing Element. Up to 60 units per acre allowed in the District at SouthBay Specific Plan A ea, with no additional density incentive for community benefit . State affordable housing bonuses still apply.

Source: Carson 2040 General Plan

MARKET OVERVIEW

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CARSON, CA

The City of Carson is in the South Bay/Harbor region of Southern California, about 13 miles south of downtown Los Angeles and bordered by the city of Long Beach on the east, the city of Torrance on the west and the city of Compton on the north. While Carson is well known as an industrial center with unparalleled access to transportation, the recently approved General Plan 2040 envisions an evolution of the city into livable neighborhoods while fostering harmony between industrial and residential land uses. The City is served by 3 different freeways, Harbor (110) Freeway, San Diego (405) Freeway and Artesia (91) Freeway and has easy access to the Los Angeles and Long Beach Harbors and the Union Pacific Railroad. In addition, the City is conveniently located between 2 airports, the Long Beach Airport approximately 5 miles to the south and the Los Angeles Airport (LAX) approximately 12 miles to the north. Steady and continued growth has enabled Carson to become a city of regional significance with a culturally diverse population.

SOUTHBAY

The South Bay is a region located in the southwest corner of Los Angeles County and contains 15 cities plus portions of the City of Los Angeles and unincorporated portions of the county. The region extends to Santa Monica Bay and the Pacific Ocean to the west and south and Gateway Cities and Long Beach to the east and southwest. Major employers include the Ports of Los Angeles and Long Beach as well as major companies within the Aerospace, Oil Refining and Automotive industries.

MARKET DEMOGRAPHICS

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Census 2020 Summary	1 mile	3 miles	5 miles
Population	26,333	230,510	451,574
Households	8,296	73,241	149,305
Average Household Size	3.14	3.08	2.96
2025 Summary			
Population	25,440	224,863	439,526
Households	8,319	74,333	150,898
Families	6,226	53,717	107,034
Average Household Size	3.02	2.96	2.85
Owner Occupied Housing Units	6,168	38,129	83,578
Renter Occupied Housing Units	2,151	36,204	67,320
Median Age	43.9	39.7	40.9
Median Household Income	$106,575	$93,529	$100,623
Average Household Income	$130,126	$125,091	$135,447
2030 Summary			
Population	24,840	221,069	431,365
Households	8,325	74,808	151,547
Families	6,240	54,143	107,626
Average Household Size	2.95	2.89	2.79
Owner Occupied Housing Units	6,231	38,972	84,941
Renter Occupied Housing Units	2,094	35,836	66,606
Median Age	45.0	40.7	41.8
Median Household Income	$118,829	$107,054	$113,741
Average Household Income	$145,124	$141,425	$151,755
Trends: 2025-2030 Annual Rate			
Population	-0.48%	-0.34%	-0.37%
Households	0.01%	0.13%	0.09%
Families	0.04%	0.16%	0.11%
Owner Households	0.20%	0.44%	0.32%
Median Household Income	2.20%	2.74%	2.48%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data converted by Esri into 2020 geography.

2030 Households by Income	1 mile	3 miles	5 miles
<$10,000	2.4%	3.6%	4.0%
$10,000-14,999	1.7%	2.2%	2.2%
$15,000-19,999	0.9%	1.8%	1.6%
$20,000-24,999	2.1%	2.6%	2.3%
$25,000-29,999	2.3%	2.5%	2.1%
$30,000-34,999	2.6%	2.3%	2.1%
$35,000-39,999	2.2%	2.5%	2.1%
$40,000-44,999	2.2%	2.6%	2.4%
$45,000-49,999	1.7%	2.4%	2.1%
$50,000-59,999	4.2%	4.9%	4.7%
$60,000-74,999	6.9%	7.4%	7.3%
$75000-99999	11.6%	11.7%	11.1%
$100,000-124,999	11.7%	10.9%	10.3%
$125,000-149,999	9.8%	8.1%	7.9%
$150000-199999	16.8%	13.3%	13.4%
$200,000-249,999	8.2%	8.1%	9.2%
$250,000-299,999	5.9%	4.8%	5.4%
$300,000-399,999	2.6%	4.1%	5.1%
$400,000-499,999	1.5%	1.8%	2.1%
$500,000+	2.8%	2.5%	2.8%

Median Household Income	$118,829	$107,054	$113,741
Average Household Income	$145,124	$141,425	$151,755
Per Capita Income	$48,990	$47,884	$53,503

Data Note: Income is expressed in current dollars.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data converted by Esri into 2020 geography.

MARKET INFOGRAPHICS 1 MILE

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KEY FACTS

25,440
Population

43.9
Median Age

3.0
Average Household Size

$106,575
Median Household Income

EDUCATION

10.4%
No High School Diploma

21.6%
High School Graduate

30.1%
Some College/ Associate's Degree

37.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

513
Total Businesses

5,119
Total Employees

EMPLOYMENT

60.6%
White Collar

18.0%
Blue Collar

21.3%
Services

4.5%
Unemployment Rate

INCOME

$106,575
Median Household Income

$42,864
Per Capita Income

$425,695
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.3%)

The smallest group: $15,000 - $24,999 (3.7%)

Indicator ▲	Value	Diff
<$15,000	4.7%	-3.8%
$15,000 - $24,999	3.7%	-1.7%
$25,000 - $34,999	5.9%	+0.3%
$35,000 - $49,999	7.0%	-1.1%
$50,000 - $74,999	12.2%	-1.7%
$75,000 - $99,999	12.7%	+0.8%
$100,000 - $149,999	22.3%	+5.2%
$150,000 - $199,999	15.2%	+4.3%
$200,000+	16.4%	-2.2%

Bars show deviation from Los Angeles County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

KEY FACTS

224,863

Population

39.7

Median Age

3.0

Average Household Size

$93,529

Median Household Income

EDUCATION

17.5%

No High School Diploma

24.1%

High School Graduate

26.1%

Some College/ Associate's Degree

32.2%

Bachelor's/Grad/ Prof Degree

BUSINESS

8,455

Total Businesses

87,228

Total Employees

EMPLOYMENT

White Collar 55.6%

Blue Collar 23.9%

Services 20.5%

5.6%

Unemployment Rate

INCOME

$93,529

Median Household Income

$41,386

Per Capita Income

$197,136

Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (18.7%)

The smallest group: $15,000 - $24,999 (5.6%)

Indicator ▲	Value	Diff
<$15,000	6.5%	-2.0%
$15,000 - $24,999	5.6%	+0.2%
$25,000 - $34,999	5.9%	+0.3%
$35,000 - $49,999	8.7%	+0.6%
$50,000 - $74,999	13.6%	-0.3%
$75,000 - $99,999	12.3%	+0.4%
$100,000 - $149,999	18.7%	+1.6%
$150,000 - $199,999	12.0%	+1.1%
$200,000+	16.7%	-1.9%

Bars show deviation from Los Angeles County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

MARKET INFOGRAPHICS 5 MILES

KEY FACTS

439,526
Population

40.9
Median Age

2.9
Average Household Size

$100,623
Median Household Income

EDUCATION

13.9%
No High School Diploma

22.1%
High School Graduate

25.6%
Some College/ Associate's Degree

38.5%
Bachelor's/Grad/ Prof Degree

BUSINESS

20,985
Total Businesses

232,818
Total Employees

EMPLOYMENT

61.0%
White Collar

21.2%
Blue Collar

17.8%
Services

5.3%
Unemployment Rate

INCOME

$100,623
Median Household Income

$46,679
Per Capita Income

$255,365
Median Net Worth

2025 Households by income (Esri)

The largest group: $200,000+ (19.7%)

The smallest group: $15,000 - $24,999 (4.8%)

Indicator ▲	Value	Diff
<$15,000	6.8%	-1.7%
$15,000 - $24,999	4.8%	-0.6%
$25,000 - $34,999	5.1%	-0.5%
$35,000 - $49,999	7.8%	-0.3%
$50,000 - $74,999	13.5%	-0.4%
$75,000 - $99,999	11.7%	-0.2%
$100,000 - $149,999	18.3%	+1.2%
$150,000 - $199,999	12.3%	+1.4%
$200,000+	19.7%	+1.1%

Bars show deviation from Los Angeles County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

CARSON, CA

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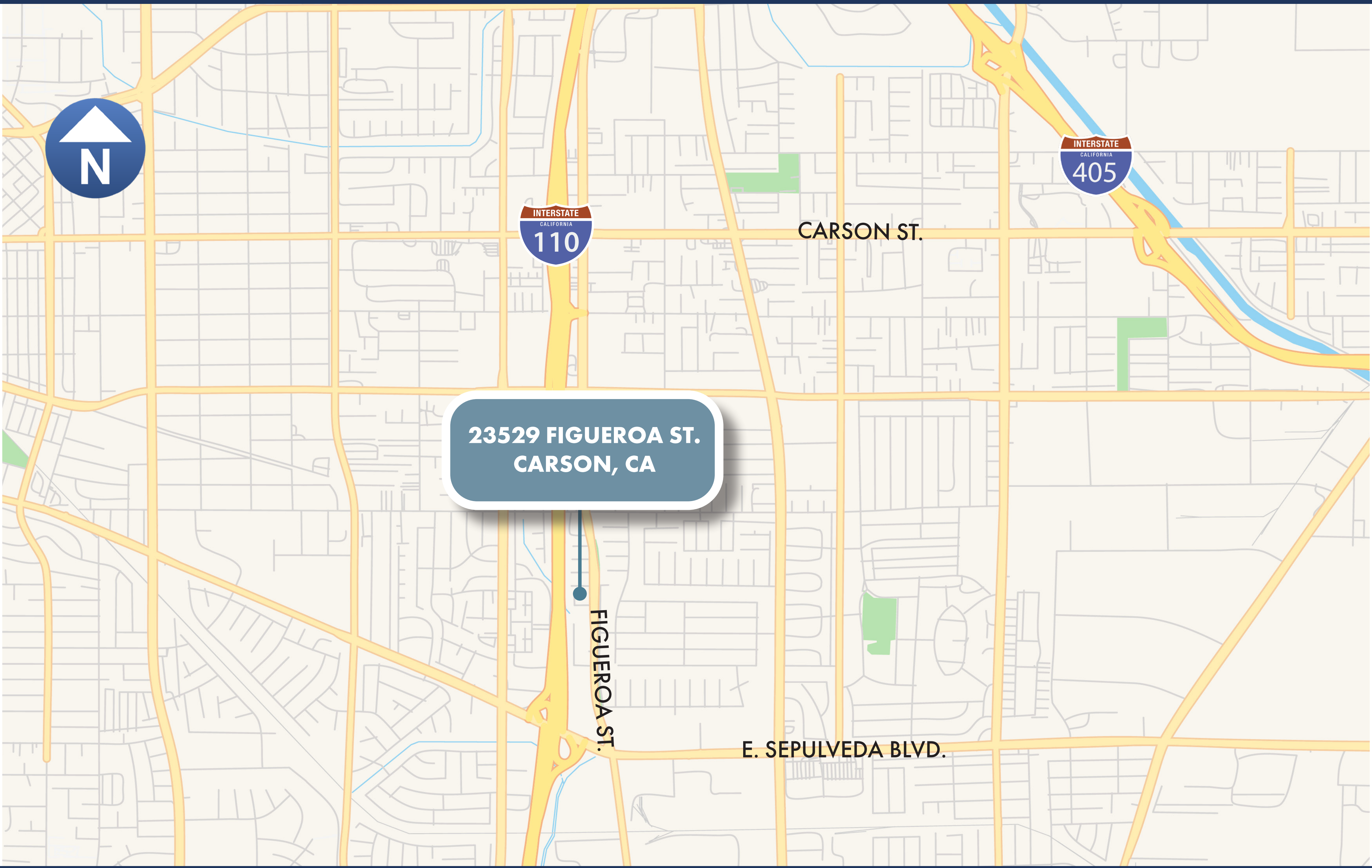

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