

THE GARDENS

12101-12171 CARSON ST
HAWAIIAN GARDENS, CA

499 - 15,042 SF

GROCEER | FITNESS | MEDICAL | RETAIL | RESTAURANT AVAILABLE

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 epsteen & associates



PROPERTY DETAILS

- High-visibility storefront with prominent street frontage
- Prominent pylon signage throughout
- Signalized corner location with strong traffic flow
- Convenient and easy street access
- Located just 0.5 miles from the 605 Fwy
- Area tenants include national and regional brands such as Starbucks, Little Caesars, Jack in the Box, Wingstop, Pollo Inka, EōS Fitness, Aqua-Tots Swim Schools, Food 4 Less, and CVS Pharmacy

DEMOGRAPHICS

Population



1 MILE 33,143

2 MILE 97,455

3 MILE 203,121

Daytime Population



1 MILE 5,839

2 MILE 27,762

3 MILE 72,938

Avg. Household Income



1 MILE \$123,344

2 MILE \$151,073

3 MILE \$158,510

TRAFFIC COUNTS

CARSON ST

62,620 CPD

NORWALK BLVD

44,666 CPD

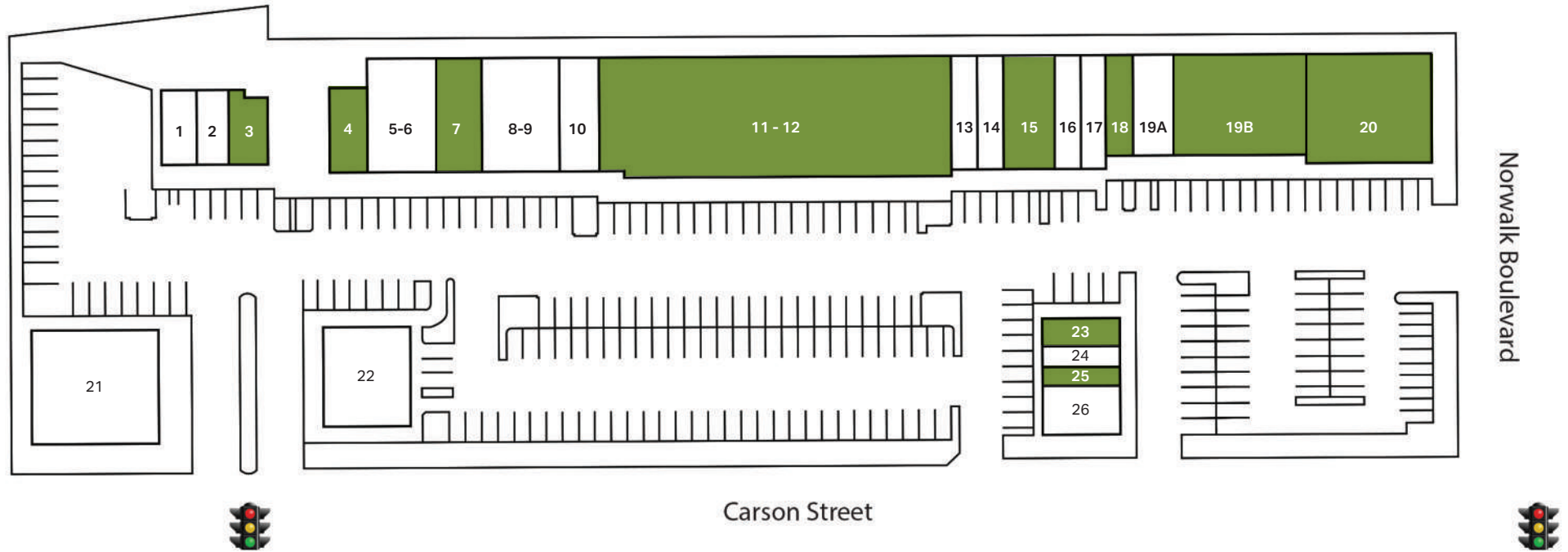


WALK SCORE

88



SITE PLAN



1. Pure Water House 1,000 SF	11-12. Available 15,042 SF	19B. Available 5,333 SF
2. Salon Envios Inc. 1,120 SF	13. Hi-Q Cigar 1,120 SF	20. Available 4,700 SF
3. Available 1,175 SF	14. Subway 1,400 SF	21. Skechers Factory Store 5,624 SF
4. Available 896 SF	15. Available 2,100 SF	22. Starbucks 3,100 SF
5-6. La Michoacana Ice Cream 2,240 SF	16. Taqueria Carnitas Sahuayo 1,400 SF	23. Available 900 SF
7. Available 1,120 SF	17. New Brite Dental 1,120 SF	24. Bartha's Donuts 788 SF
8-9. Wingstop 2,240 SF	18. Available 1,040 SF	25. Available 499 SF
10. Venus Nails 1,120 SF	19A. Top Dragon Foot Reflexology 1,400 SF	26. Little Caesars 1,200 SF
		ATM Bank of America ATM 308 SF

SHOPPING CENTER GLA: 57,985 SF



HAWAIIAN GARDENS

Positioned along the highly trafficked Carson Street corridor, The Gardens offers a compelling opportunity for retailers, restaurateurs, and specialty grocers seeking strong visibility and consistent foot traffic in the heart of Hawaiian Gardens. This well-located neighborhood center benefits from excellent street frontage, convenient access to major thoroughfares, and a dense surrounding population within the Southeast Los Angeles trade area. Hawaiian Gardens—the smallest city in Los Angeles County—boasts a tight-knit, community-oriented demographic with limited retail supply, creating a unique opportunity for new concepts to quickly establish a loyal customer base. With proximity to regional draws like The Gardens Casino and neighboring cities such as Long Beach and Cypress, The Gardens is ideally positioned to capture both local and commuter traffic. For businesses looking to expand into an underserved yet steadily growing market, this center presents a rare chance to secure a foothold in a vibrant and evolving community.

RETAIL AERIAL



LIFESTYLE SPENDING

INDEX BASED ON NATIONAL AVERAGE OF 100 WITHIN A 3 MILE RADIUS



135
Meals at Restaurants



125
Apparel & Services



126
Entertainment / Recreation



126
Home Services



122
Retail Goods

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