

THIS PROPERTY IS AVAILABLE

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THOTH EQUITIES, LLC
20920 CHICO ST.
CARSON, CA 90746

CURTIS@THOTHEQUITIES.COM

310-629-5929

WWW.THOTHEQUITIES.COM



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EMAIL OFFERS TO:

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VIEW BUILD VIDEO

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AVAILABLE

TECH EDUCATION MED SITE

+/- 1.14 ACRES/54,450 SF Zoned: ML

20920 CHICO STREET, CARSON, CALIFORNIA 90647



Ideal for Tech
College-Medical
Dental/Pharmacy
Clinic

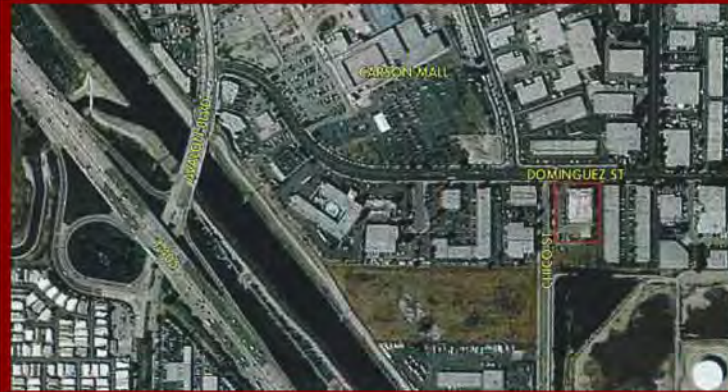
Freestanding Building

Adjacent to South Bay
Pavilion

Excess Parking Available

High identity corner location
with Signage to Shopping
Center

Excellent access to 405, 710
and 110 freeways



www.ThothEquities.com

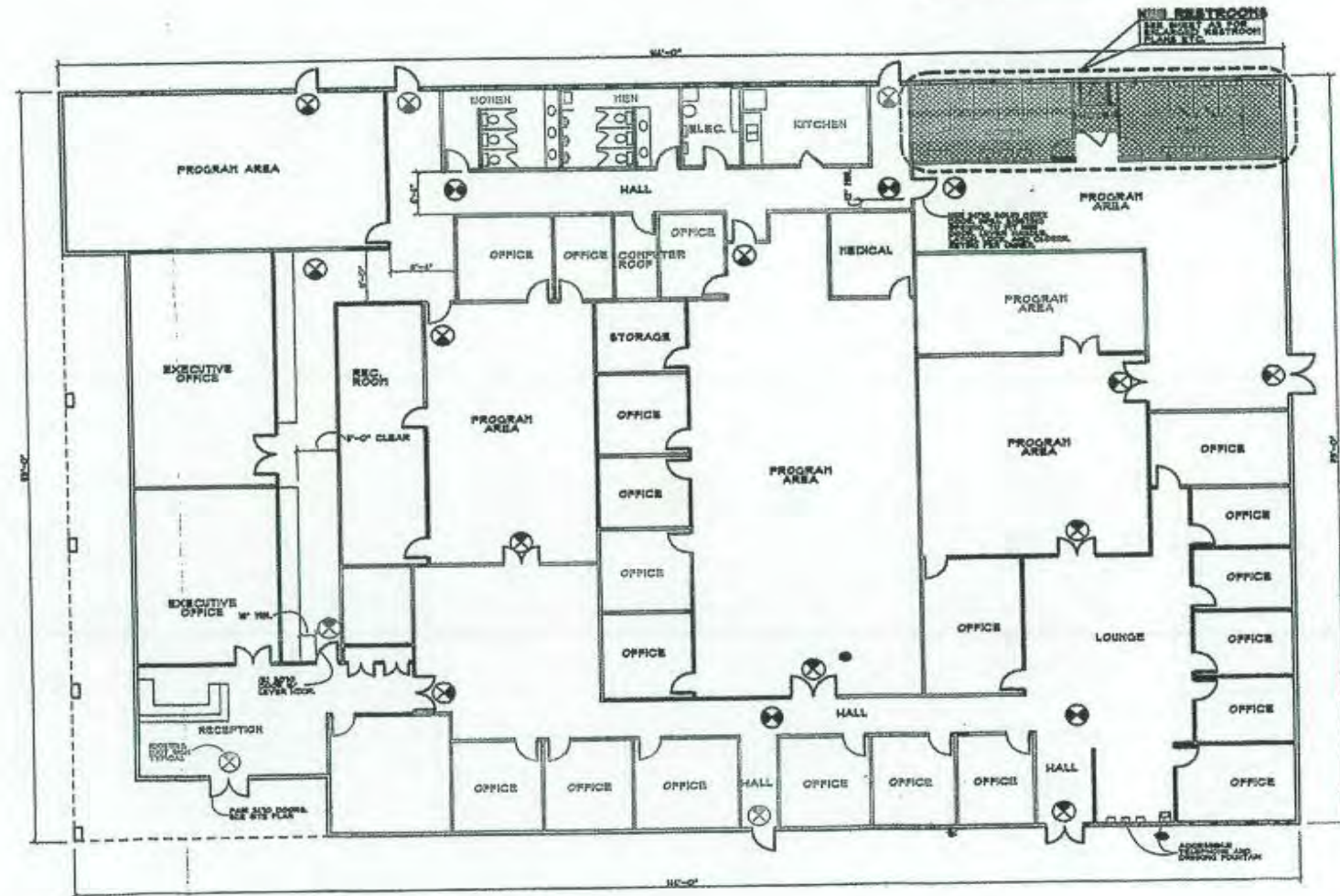
For more information please contact:

Curtis Jenkins
310-629-5929

CURJEN23@gmail.com

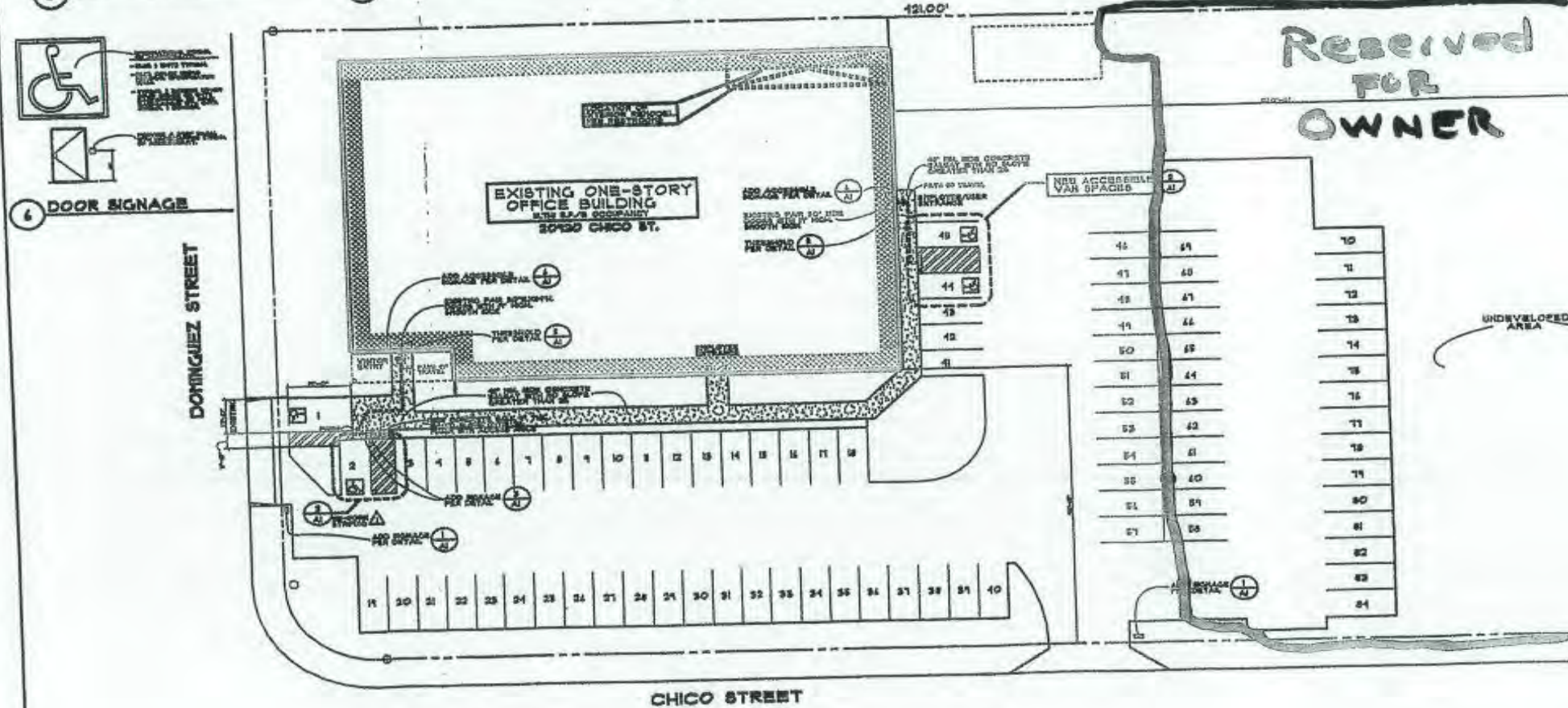
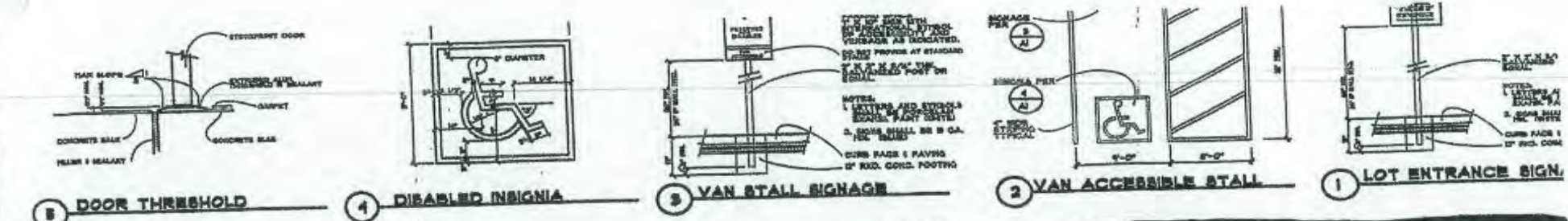
REMOVE EXISTING PLUMBING FIXTURES AND CAP
 BELOW FINISHED FLOOR.
 REMOVE AND RELOCATE EXISTING PROPERTY
 ROOMS TO NEW LOCATION. SEE SITE PLAN FOR
 NEW LOCATION.
 REMOVE EXISTING ROADS AND DRIVEWAYS.
 RELOCATE EXISTING ROADS AND DRIVEWAYS.

DEMOLITION PLAN



OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN NOTE: REFER TO SHEET D-1 FOR DETAILED ACCESS NOTES
SCALE: 1" = 40'

Parcel Information	
APN: Click to view map page	7381025072
Owner:	THOTH EQUITIES LLC
Site Address:	20920 CHICO ST
Mail Address:	6709 LA TIJERA BLVD 804 LOS ANGELES CA, 90045
Zoning:	ML
General Plan:	Light Industrial
Redevelopment Area:	YES: Project Area 1A
Recording Date:	19970108
Personal Property Value:	0
Fixture Value:	0
Last Sale Price:	805008
Year Built:	1974
Building Square Feet:	18064
Code Enforcement Zone:	5
City Maintenance Zone:	4
Census Tract:	543303
RPR Recorded:	NO
Home Exemption Value:	0
Last Sale Date:	19970108
Units:	0
Lot Square Feet:	91710.48894637
Tree Maintenance Zone:	4
Reporting District:	1620
Counter Map Number:	22
Building Inspector:	Harvey











MAIN ENTRANCE



CurtisCARE®
Child Development
Clinical and Therapeutic Services
♥
"Specialized Services for Children and Families with Special Needs"
In-Home ♦ Center Based ♦ Parenting ♦ Inclusion Support

MAIN LOBBY



LOBBY VIEW



LOBBY WAITING AREA



EXECUTIVE OFFICE



EXECUTIVE CONFERENCE ROOM



LOBBY OFFICE





LOBBY HALL AND BATHROOM ENTRANCES



LOBBY BATHROOM ADA



LOBBY HALL



PROGRAM AREA 1- CONFERENCE ROOM



PROGRAM AREA 1 VIEW TO ADMIN OFFICE



PROGRAM AREA 1- ADMIN OFFICE #1



PROGRAM AREA 1 CENTER ADM OFFICES #2, 3 and 4



PROGRAM OFFICE OFFICE 1



PROGRAM OFFICE MAIN HALL OFFICE 2



PROGRAM OFFICE HALL OFFICE 3



FILE STORAGE AREA PROGRAM 3



PROGRAM AREA CENTER 1



PROGRAM AREA CENTER 1 VIEW 1



PROGRAM AREA CENTER 1 VIEW 2



PROGRAM AREA CENTER 1 VIEW TO OFFICES

← BATHROOM #1 for PROGRAM 1

PROGRAM AREA 1 CENTER STORAGE ROOM





PROGRAM AREA 1 CENTER BATHROOM #1-ADA



PROGRAM AREA 1 CENTER BATHROOM #2- ADA

ROOM

HALL TO PROGRAM AREA CENTER #2

ROOM

← WOMENS BATH ROOM

MENS BATHROOM



KITCHEN 1

← EXIT DOOR

PROGRAM 3
ENTRANCE

PROGRAM 2 EXIT

← TELEPHONE ROOM

HALL TO PROGRAM AREA CENTERS #2 and #3



- Kitchen # 2 for PROGRAM AREA 2





KITCHEN PROGRAM AREA 2



PROGRAM 2 AREA KITCHEN VIEW



PROGRAM 2 AREA KITCHEN VIEW 2



- WOMENS BATHROOM







WOMEN HALL BATHROOM with 3 ADA STALLS AND SINKS



WOMEN HALL BATHROOM 3 STALLS



WOMEN HALL BATHROOM ADA STALL



- Mens Room





MENS HALL BATHROOM SINKS- 2 of 3



MENS HALL BATHROOM- 3 URINALS and SINK # 1



MENS HALL BATHROOM TOILETS- 2 of 3

ROOM

WOMEN BATH
ROOM

MEN BATHROOM

KITCHEN 1
EXIT

PROGRAM 3
ENTRANCE

PROGRAM 2 EXITS

TELEPHONE ROOM

HALL TO PROGRAM AREA CENTER #2

THE GREAT ROOM AUDITORIUM





THE GREAT ROOM AUDITORIUM



THE GREAT ROOM VIEW TO EXIT DOOR



THE GREAT ROOM VIEW 2

PROGRAM AREA 2 CLINICAL AREA





CurtisCARE®

Occupational

Therapy





CLINICAL OT/SLP OFFICES ENTRANCE PROGRAM AREA 2



← OT BATHROOMS 1 and 2

OCCUPATIONAL THERAPY CENTER CLINIC

SPEECH AND
LANGUAGE

OCCUPATIONAL
THERAPY

CLINICAL THERAPY CENTERS



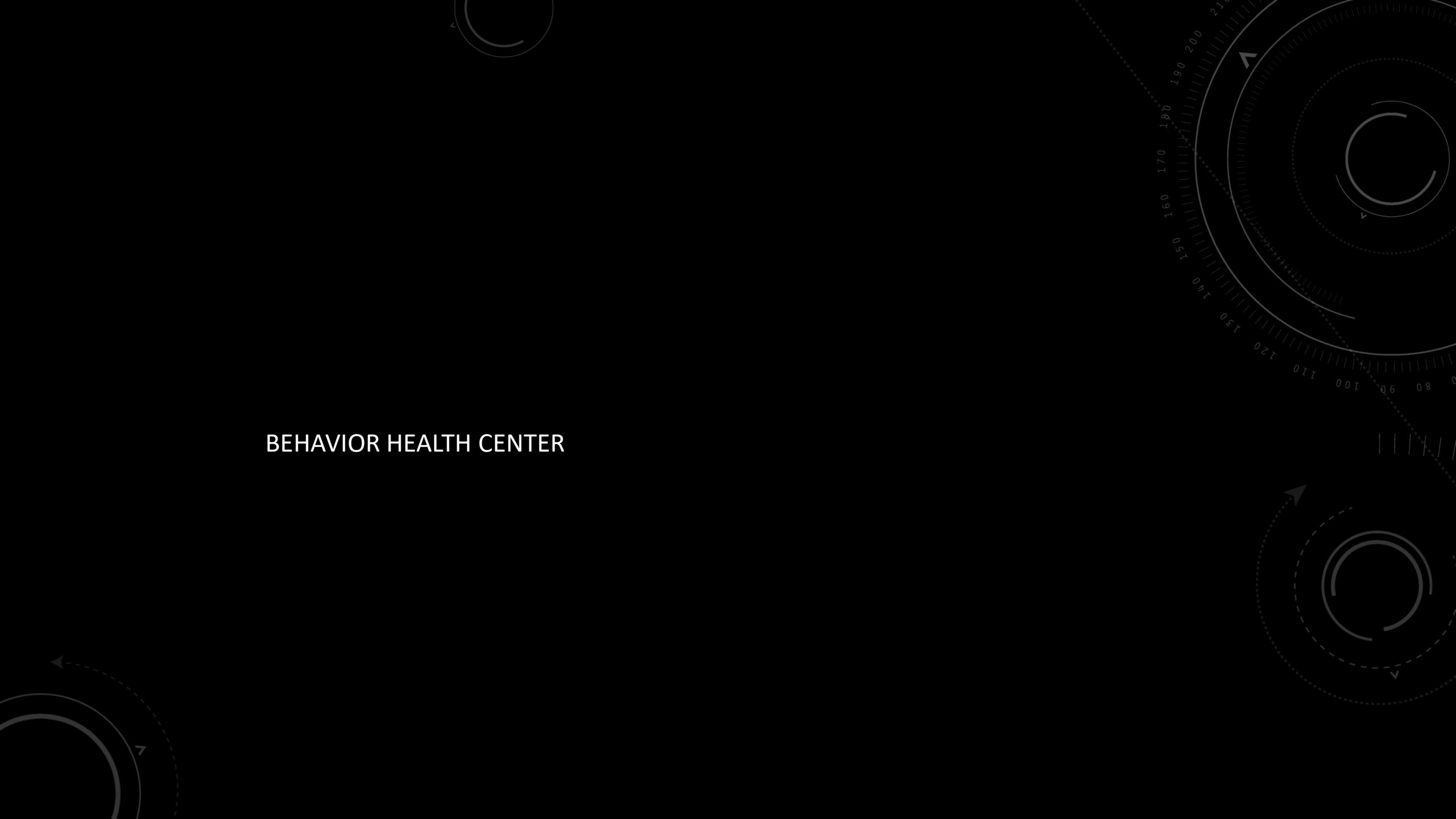
THERAPY CENTER CLINIC 1



CLINIC THERAPY CENTER 2



BEHAVIOR HEALTH CENTER



How Are You Feeling Today?



EXHAUSTED



CONFUSED



ECSTATIC



GUILTY



SUSPICIOUS



ANGRY



HYSTERICAL



FRUSTRATED



SAD



CONFIDENT



EMBARRASSED



HAPPY



MISCHIEVOUS



DISGUSTED



FRIGHTENED



ENRAGED



ASHAMED



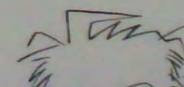
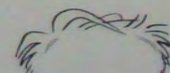
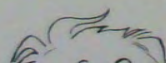
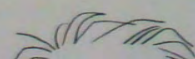
CAUTIOUS



SMUG



DEPRESSED





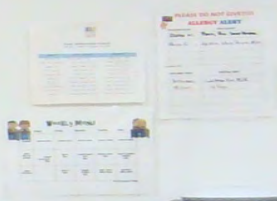
BEHAVIOR THERAPY CENTER OFFICE

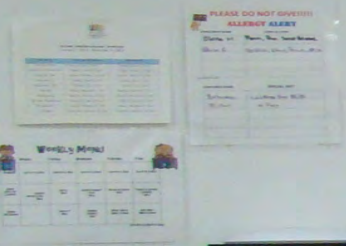


BEHAVIOR CENTER PROGRAM 3

The background is dark with several faint, light-gray circular and semi-circular patterns. In the top right, there is a large circular scale with markings from 0 to 210 in increments of 10. Below it is a smaller circle with a dashed outer ring and a solid inner ring, both with arrows indicating a clockwise direction. In the bottom left, there is another semi-circular pattern with a dashed outer ring and a solid inner ring, also with arrows indicating a clockwise direction. The text "CurtisCARE DIRECTORS OFFICE" is centered in the middle of the image.

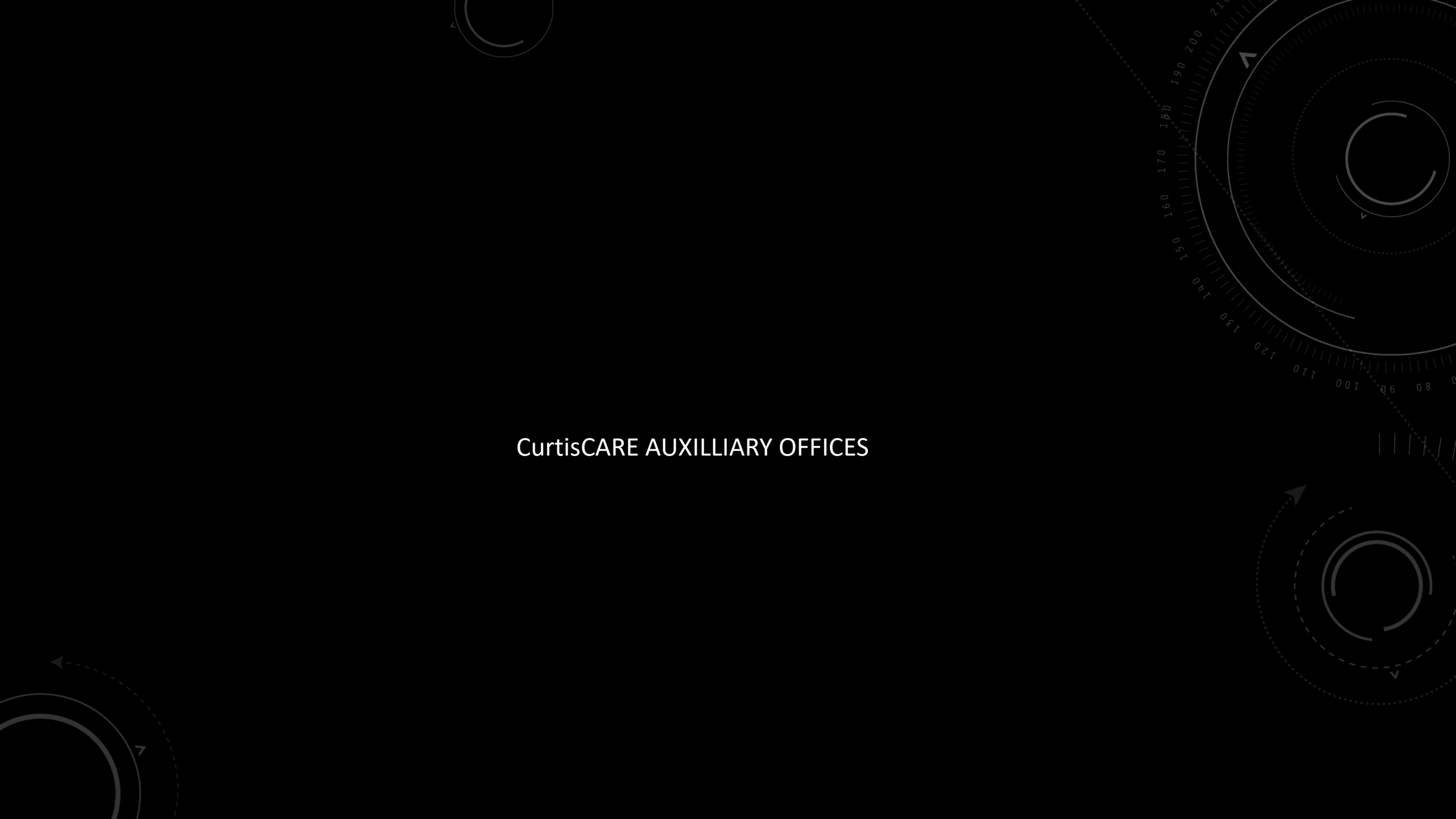
CurtisCARE DIRECTORS OFFICE







CurtisCARE AUXILLIARY OFFICES







CurtisCARE PROGRAM SUPERVISOR OFFICE





CurtisCARE AUX OFFICE 1



CurtisCARE AUX OFFICE 2



CHILDREN SEATING AREA PROGRAM 3





CHILDREN SNACK AREA PROGRAM 3



KITCHEN AREA PROGRAM 3

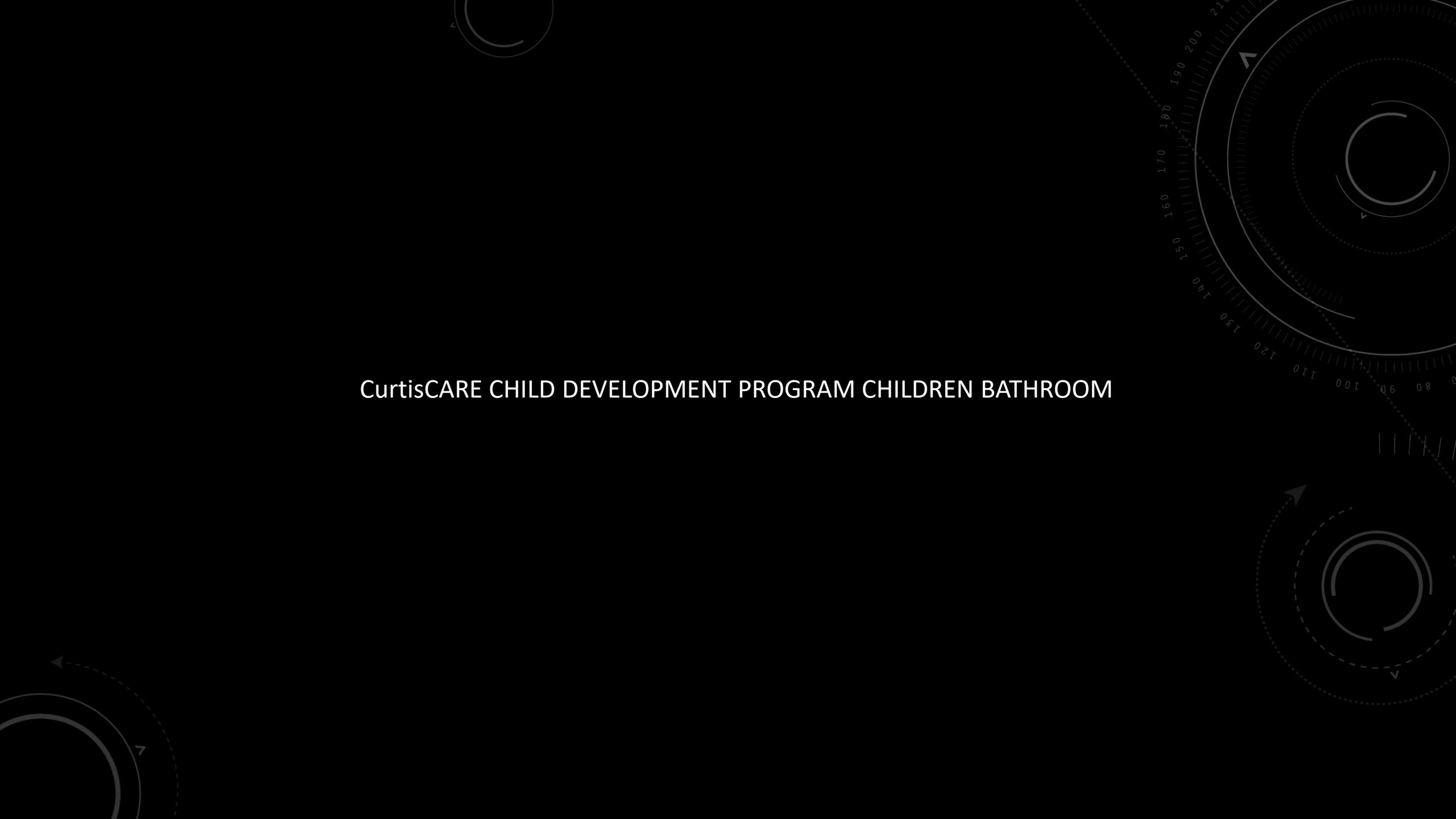


WASHER DRYER and STORAGE AREA

CurtisCARE PROGRAM CENTER BACKPACK ROOM





The background is dark with several faint, light-colored circular and semi-circular patterns. In the top right, there is a large circular scale resembling a protractor, with markings from 0 to 210 degrees. Other smaller circular patterns with arrows are scattered in the corners.

CurtisCARE CHILD DEVELOPMENT PROGRAM CHILDREN BATHROOM







BALL PIT GROSS MOTOR PROGRAM 3



- Kitchen # 2 PROGRAM 3





KITCHEN AREA PROGRAM 3



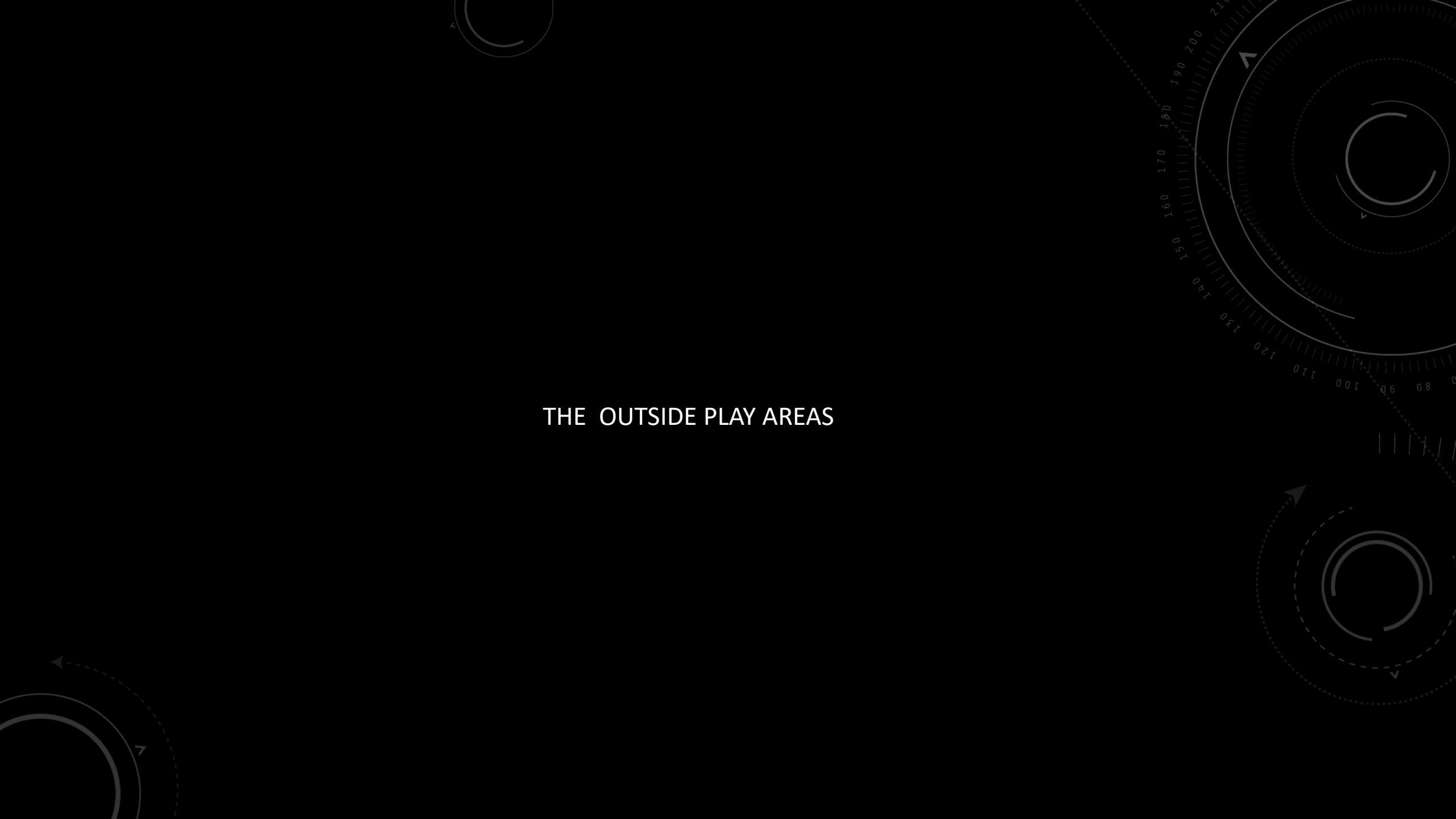
PROGRAM AREA GROSS MOTOR AREA EXITS TO OUTSIDE PLAY AREAS



PROGRAM AREA 3 GROSS MOTOR AREA



THE OUTSIDE PLAY AREAS

















OUTSIDE PLAY AREA





PROGRAM 3 EXITS (two) to INFANT and TODDLER OUTSIDE PLAY CENTERS



TODDLER PLAY AREA



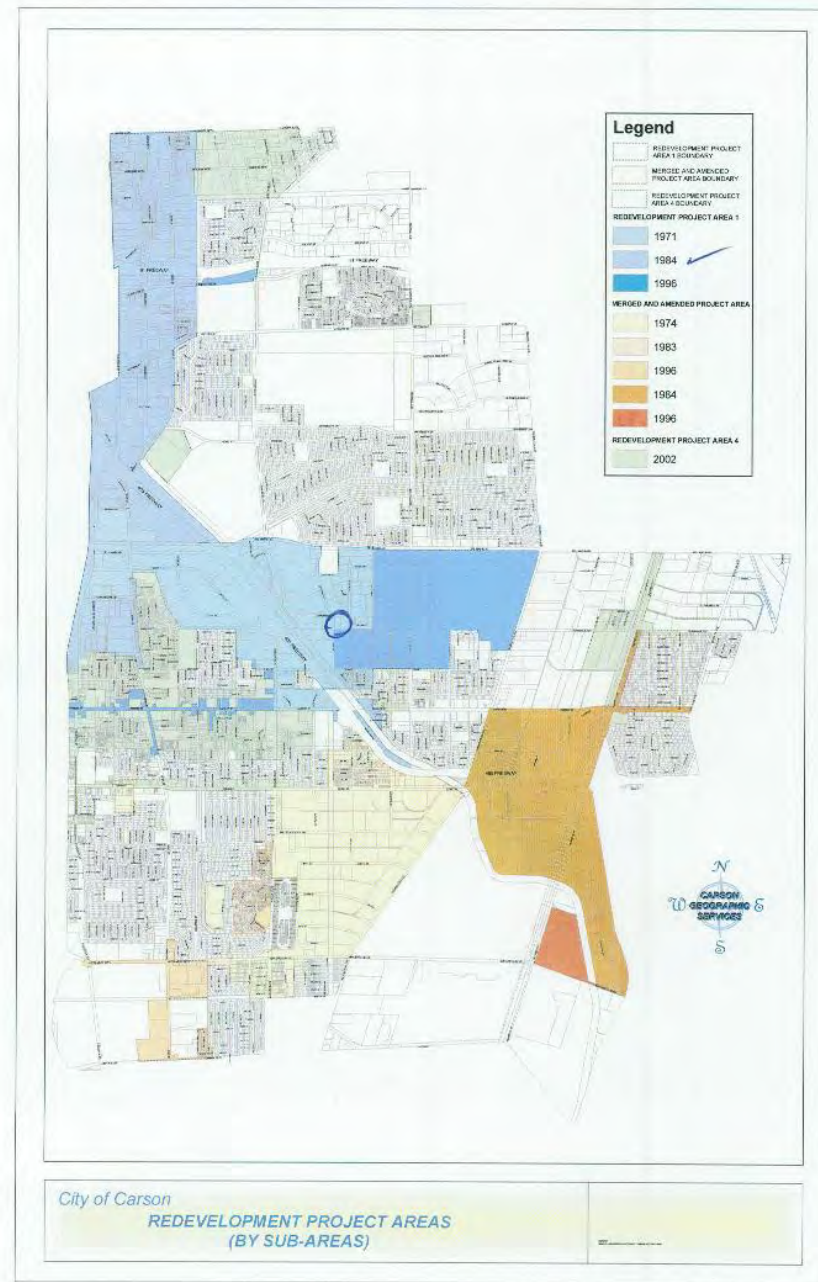
INFANT AND TODDLER PLAY AREAS



INFANT PLAY AREA



HALL TC



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