

FOR LEASE

LONG BEACH PLAZA

1900 N. Long Beach Boulevard, Compton CA, 90221
±14,500 Sq. Ft. Gym, School or Office Space Available



2 Large Stairwells & Elevator



9 Passenger Elevator

Retail Availability & Lease Rates:

- > ±9,500 Sq. Ft. Lower Level
- > Lower Level Lease Rate: \$1.50 PSF Mo. + .50¢ NNN
- > Seeking Retail, Medical, Gym, School or Office Space
- > Lower Level Space Currently Improved as a Community Center and has an outdoor fenced in Jr. basketball court\exercise area.
- > Seeking Gym, Vocational School, Charter School, or Office Uses.
- > Long Beach Plaza Shopping Center consist of ±28,000 Sq. Ft. on two integrated levels with multiple stores and is part of the ±500,000± Sq. Ft. Compton Fashion Square Shopping District, anchored by "R" Ranch Super Market, Shiekh Shoes, and a New ±133,000 SF Walmart Super Store Opening September 2016.
- > Tremendous Density & Population
- > Strong Traffic, and High Volume Retail Location
- > Traffic Count: 46,672 CPD (Adjusted to 2015)

Project Anchors & Area Retailers:



Demographics 2015:

Mile Radius	1-mi.	3-mi.	5-mi.
2015 Total Population	47,176	354,157	904,450
2015 Average Income:	\$51,263	\$54,200	\$56,908

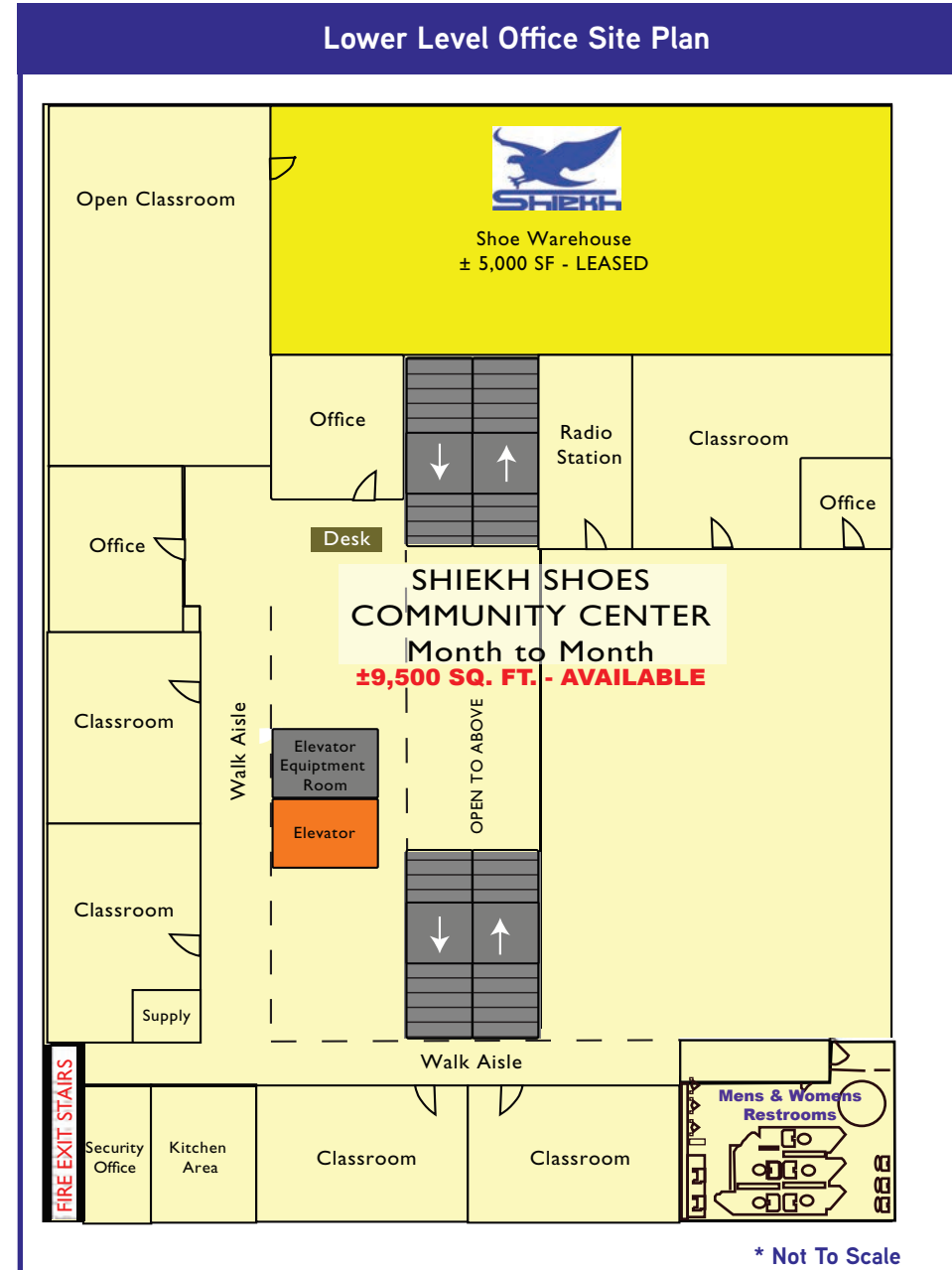
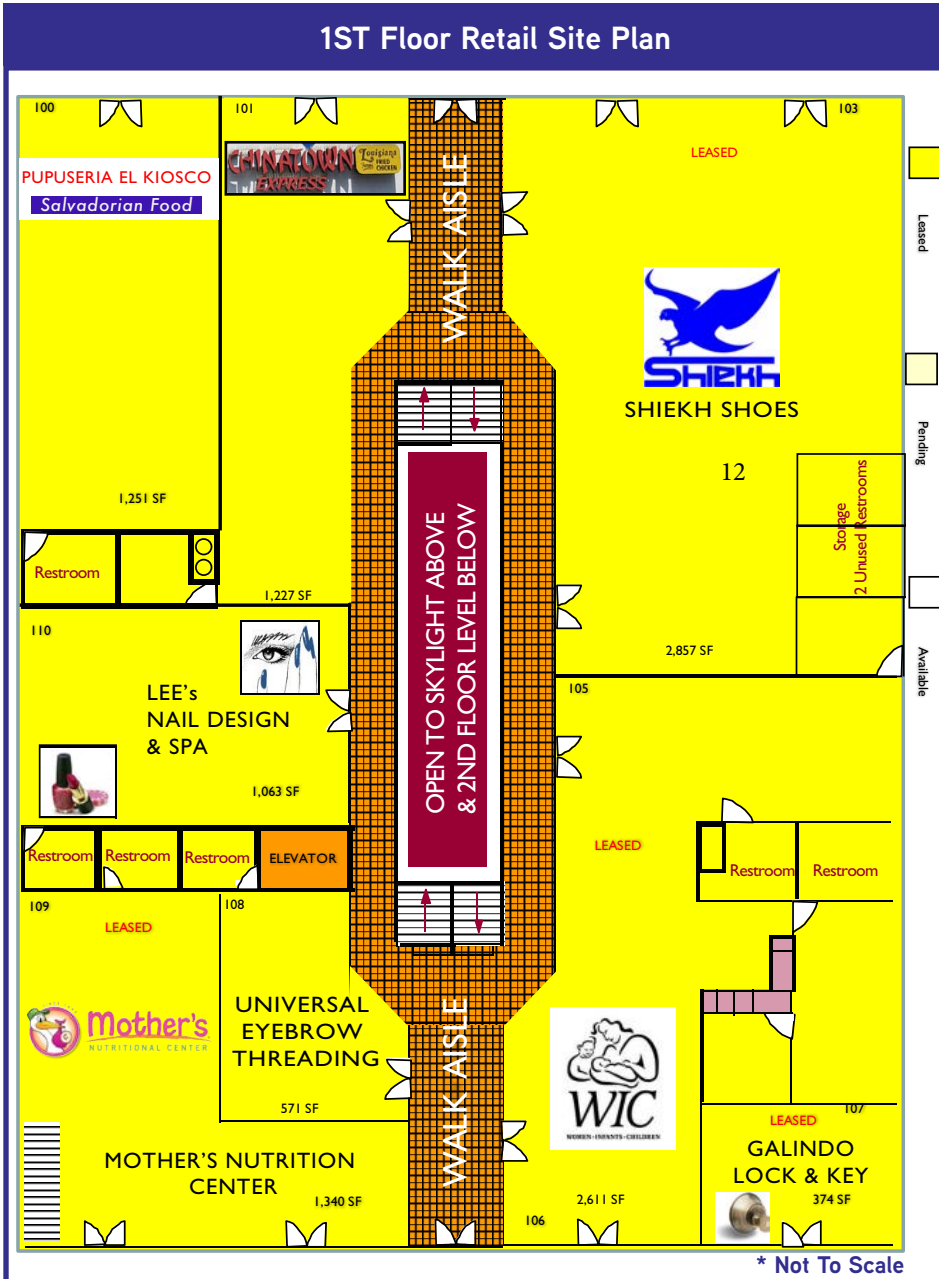
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PROJECT FLOOR PLANS

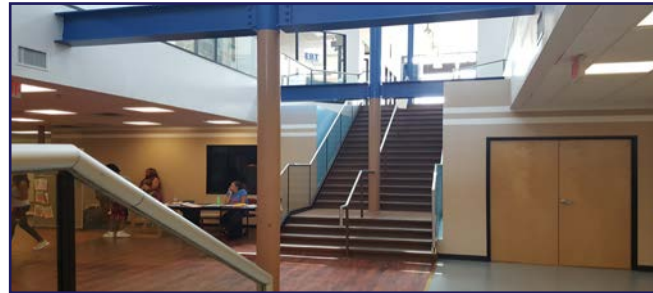
Available
 Pending
 Leased



PROJECT PHOTOS



Interior Promenade Walkway & Shops



Open Atrium Design to Lower Level
2 Stair Wells & 9 Passenger Elevator



9 Passenger Elevator
& Freight Service for Lower Level



Lower Level Community Center, Classrooms,
Offices, Radio Station & Open Recreation Area



Walk-Thru Promenade Retail Shops



Community Center \ Open Recreation Area



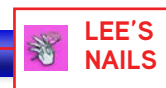
Outdoor Fenced-in Jr. Basketball Court
Exercise Area



Open Floor Area with 7 Perimeter Classrooms
& 3 Private Offices



Outdoor Fenced-in Jr. Basketball Court & Exercise Area



DEMOGRAPHICS SNAP SHOT

Demographics for 1900 N. Long Bach Blvd., Compton, CA 90221			
Population	1-mi.	3-mi.	5-mi.
2015 Total Population	48,024	348,493	907,962
2015 Households	10,268	79,922	227,322
% 2015 Occupied Housing Units	93.98%	94.85%	95.11%
2015 Hispanic	39,208	271,500	668,812
Hispanic Population	81.64%	77.91%	73.66%
2015 Total Daytime Population	37,929	290,947	827,285
2015 Housing Units	10,552	81,018	232,086
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,851	\$42,704	\$43,586
2015 Household Income: Average	\$51,448	\$54,243	\$56,920



Dense Residential Neighborhood \ 227,322 Households in 5-Miles Radius

LONG BEACH PLAZA





DEMOGRAPHICS - SNAPSHOT

Demographics For 1900 N. Long Beach Blvd., Compton, CA 90221

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	47,176	354,157	904,450
2015 Total Daytime Population	37,333	295,504	822,414
2015 Total Employees	6,713	65,541	251,290
2015 White alone	14,907	119,095	330,952
2015 Black or African American alone	7,942	66,884	157,507
2015 American Indian and Alaska Native alone	308	2,757	7,263
2015 Asian alone	187	3,533	31,041
2015 Native Hawaiian and OPI alone	213	2,051	5,462
2015 Some Other Race alone	21,813	146,350	334,175
2015 Two or More Races alone	1,806	13,487	38,050
2015 Hispanic	38,482	274,845	665,772
2015 Not Hispanic	8,694	79,312	238,678
% 2015 White alone	31.60%	33.63%	36.59%
% 2015 Black or African American alone	16.83%	18.89%	17.41%
% 2015 American Indian and Alaska Native alone	0.65%	0.78%	0.80%
% 2015 Asian alone	0.40%	1.00%	3.43%
% 2015 Native Hawaiian and OPI alone	0.45%	0.58%	0.60%
% 2015 Some Other Race alone	46.24%	41.32%	36.95%
% 2015 Two or More Races alone	3.83%	3.81%	4.21%
% 2015 Hispanic	81.57%	77.61%	73.61%
% 2015 Not Hispanic	18.43%	22.39%	26.39%
2015 Households	10,106	81,391	226,257
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	10,420	82,820	231,017
2015 Occupied Housing Units	9,791	78,551	219,685
2015 Owner Occupied Housing Units	4,415	39,241	103,624
2015 Renter Occupied Housing Units	5,376	39,310	116,061
2015 Vacant Housings Units	629	4,245	11,339
% 2015 Occupied Housing Units	93.96%	94.85%	95.09%
% 2015 Owner occupied housing units	45.09%	49.96%	47.17%
% 2015 Renter occupied housing units	54.91%	50.04%	52.83%
% 2000 Vacant housing units	6.04%	5.13%	4.91%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,636	\$42,683	\$43,577
2015 Household Income: Average	\$51,263	\$54,200	\$56,908
2015 Per Capita Income	\$11,121	\$12,616	\$14,373

Data Source: Loopnet.com



DEMOGRAPHICS - AREA RETAIL SALES

Demographics For 1900 N. Long Beach Blvd., Compton, CA 90221

RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,820,630	\$22,598,808	\$62,664,189
2015 Jewelry stores	\$897,315	\$7,330,768	\$20,634,382
2015 Mens clothing stores	\$3,133,350	\$25,472,396	\$71,016,388
2015 Shoe stores	\$3,243,649	\$26,202,894	\$72,950,460
2015 Womens clothing stores	\$5,088,271	\$41,527,088	\$116,338,111
2015 Automobile dealers	\$38,385,379	\$314,343,315	\$882,271,639
2015 Automotive parts and accessories stores	\$7,604,762	\$62,223,834	\$174,278,061
2015 Other motor vehicle dealers	\$1,023,793	\$8,405,647	\$23,515,201
2015 Tire dealers	\$3,403,179	\$27,829,762	\$77,905,347
2015 Hardware stores	\$147,606	\$1,234,514	\$3,461,227
2015 Home centers	\$1,446,936	\$12,087,632	\$33,999,955
2015 Nursery and garden centers	\$1,671,234	\$14,017,729	\$39,730,775
2015 Outdoor power equipment stores	\$822,689	\$6,802,634	\$19,107,150
2015 Paint andwallpaper stores	\$180,346	\$1,490,869	\$4,149,089
2015 Appliance, television, and other electronics stores	\$5,090,907	\$41,857,062	\$117,336,524
2015 Camera andphotographic supplies stores	\$375,187	\$3,106,808	\$8,772,181
2015 Computer andsoftware stores	\$14,618,534	\$118,996,717	\$332,688,643
2015 Beer, wine, and liquor stores	\$2,519,495	\$20,593,921	\$57,701,562
2015 Convenience stores	\$12,049,757	\$97,381,438	\$271,100,503
2015 Restaurant Expenditures	\$10,466,378	\$85,597,588	\$239,689,658
2015 Supermarkets and other grocery (except convenience) stores	\$42,750,227	\$346,837,028	\$967,364,946
2015 Furniture stores	\$3,706,727	\$30,275,618	\$84,880,773
2015 Home furnishings stores	\$12,599,721	\$103,519,890	\$290,331,775
2015 General merchandise stores	\$66,497,239	\$545,870,158	\$1,530,798,674
2015 Gasoline stations with convenience stores	\$36,721,036	\$297,815,218	\$829,624,863
2015 Other gasoline stations	\$26,155,422	\$212,375,148	\$591,668,648
2015 Department stores (excl leased depts)	\$65,599,924	\$538,539,390	\$1,510,164,292
2015 General merchandise stores	\$66,497,239	\$545,870,158	\$1,530,798,674
2015 Other health and personal care stores	\$2,558,833	\$21,019,599	\$59,121,053
2015 Pharmacies and drug stores	\$10,388,897	\$85,202,844	\$238,921,060
2015 Pet and pet supplies stores	\$2,790,929	\$22,895,648	\$64,042,281
2015 Book, periodical, and music stores	\$396,175	\$3,284,369	\$9,301,503
2015 Hobby, toy, and game stores	\$1,225,398	\$10,053,533	\$28,119,099
2015 Musical instrument and supplies stores	\$116,846	\$963,787	\$2,729,427
2015 Sewing, needlework, and piece goods stores	\$215,256	\$1,787,334	\$5,042,227
2015 Sporting goods stores	\$1,153,262	\$9,472,829	\$26,648,090

Data Source: Loopnet.com