

OFFICE/RETAIL STORES FOR LEASE

NIAZ PLAZA CENTER

546 W. Compton Boulevard, Compton, CA 90221
 4,174 Sq. Ft. Space Available - DIVISIBLE



Retail Availability & Lease Rates:

> ±1,000 SF to ± 4,174 SF / 3 In-Line Stores - \$2.75 PSF + 0.45¢ NNN Charges

Locations & Highlights

- > Former LA County Office Building. Highly Improved Office Building.
- > Close to Compton City Hall and Courthouse in Compton's Central Retail District.
- > Excellent for Professional Office Use, Medical, Dental, Vocational or Charter School.
- > 15 Surface Spaces are Available; Ratio of 3.57/1,000 SF
- > High Density Area
- > Traffic Count: 27,136 CPD Compton Blvd. & 28,938 CPD Wilmington Ave.
- > Area Tenants Include: Ralph's, CVS Pharmacy, DD'S Discounts, Fallas Discount Store, Burlington, IHOP, Taco Bell, Pizza Hut, Yoshinoya, El Pollo Loco, Mother's Nutritional, WIC, Dollar Tree, Sprint, Cricket Wireless, US Social Security Administration, H&R Block, Continental Currency Service, Smart & Final, Burger King, Yogurtland, Compton Family Dental, Papa John's Pizza, Tam's Burger, One United Bank, Chase Bank & Superior Grocer.

2016 Demographics (Loopnet Source)

	1-Mile	3-Mile	5-Mile
Population:	43,625	269,226	812,477
Average House Hold Income:	\$40,344	\$42,600	\$42,608

Join Project & Area Tenants:



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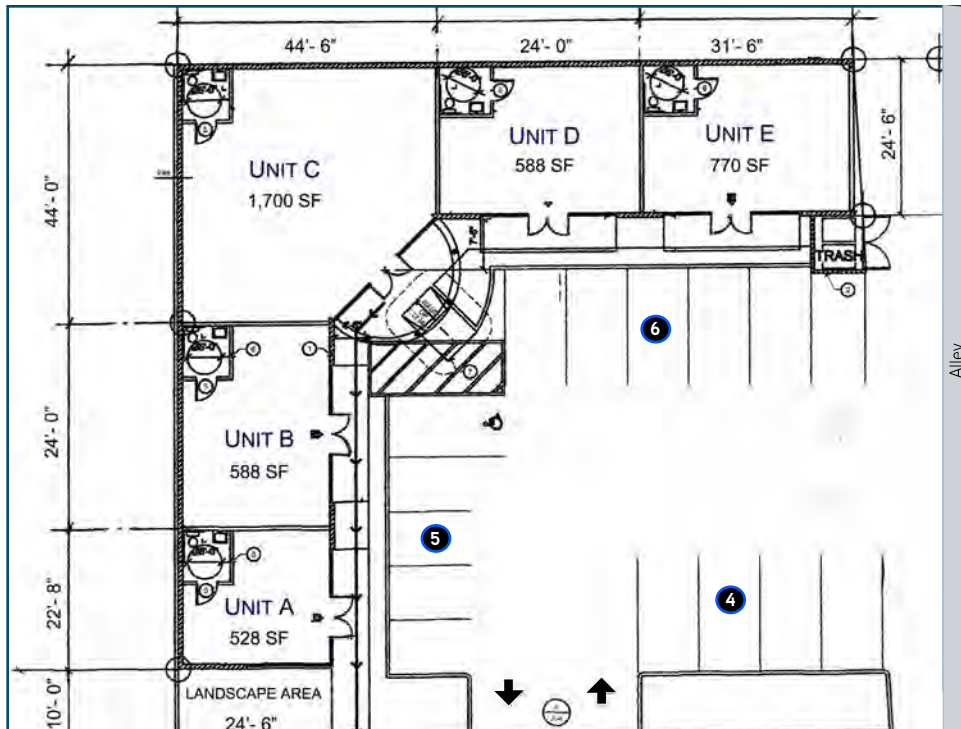
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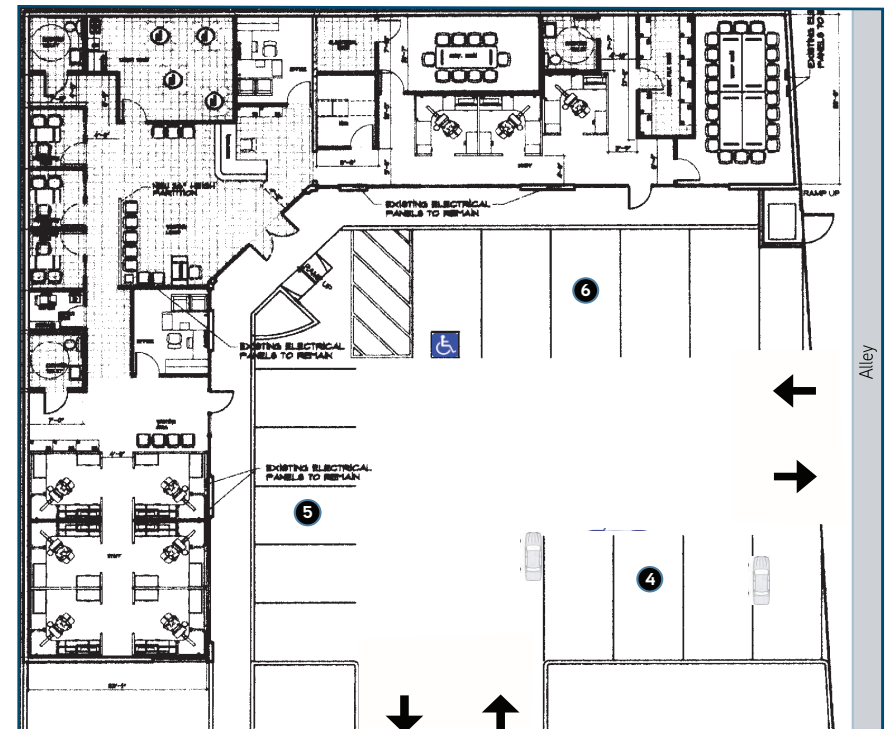
RETAIL DEMISING SITE PLAN



Up to Five Individual Units

- 15 Parking Spaces
- 3.9 Per 1000

EXISTING OFFICE BUILD OUT SITE PLAN



Entire Space

Available
 Pending
 Leased
 * Site Plans Not To Scale

Street Parking

Street Parking



COMPTON BLVD

Street Parking

Street Parking

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RENAISSANCE PLAZA

CVS pharmacy	Ralphs	O'Reilly AUTO PARTS	dd's DISCOUNTS
FALLAS FRUIT STORE	YOSHINOYA	wic WIC STORE	Mother's CHILDREN'S CENTER

COMPTON TOWN CENTER

Sprint	SUPERIOR GROCERS	CHASE
SUBWAY	Burlington CLOUTIER FACTORY	



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Market Profile

546 W Compton Blvd, Compton, California, 90220
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.89589
 Longitude: -118.23273

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	40,494	250,696	763,381
2010 Total Population	42,451	261,127	787,524
2016 Total Population	43,625	269,226	812,477
2016 Group Quarters	201	5,123	8,291
2021 Total Population	44,957	277,729	838,550
2016-2021 Annual Rate	0.60%	0.62%	0.63%
2016 Total Daytime Population	35,414	269,903	767,399
Workers	7,593	99,567	267,232
Residents	27,821	170,336	500,167
Household Summary			
2000 Households	9,571	59,521	198,350
2000 Average Household Size	4.21	4.15	3.81
2010 Households	10,099	61,720	203,569
2010 Average Household Size	4.18	4.15	3.83
2016 Households	10,258	62,914	207,659
2016 Average Household Size	4.23	4.20	3.87
2021 Households	10,512	64,592	213,191
2021 Average Household Size	4.26	4.22	3.89
2016-2021 Annual Rate	0.49%	0.53%	0.53%
2010 Families	8,396	51,798	164,773
2010 Average Family Size	4.47	4.39	4.17
2016 Families	8,542	52,914	168,447
2016 Average Family Size	4.51	4.44	4.21
2021 Families	8,762	54,395	173,155
2021 Average Family Size	4.53	4.46	4.23
2016-2021 Annual Rate	0.51%	0.55%	0.55%
Housing Unit Summary			
2000 Housing Units	10,345	63,012	209,531
Owner Occupied Housing Units	48.1%	52.5%	47.1%
Renter Occupied Housing Units	44.4%	42.0%	47.6%
Vacant Housing Units	7.5%	5.5%	5.3%
2010 Housing Units	10,848	65,625	215,295
Owner Occupied Housing Units	48.5%	51.5%	46.3%
Renter Occupied Housing Units	44.6%	42.5%	48.3%
Vacant Housing Units	6.9%	6.0%	5.4%
2016 Housing Units	11,162	67,554	221,552
Owner Occupied Housing Units	46.1%	49.5%	44.3%
Renter Occupied Housing Units	45.8%	43.6%	49.4%
Vacant Housing Units	8.1%	6.9%	6.3%
2021 Housing Units	11,486	69,559	227,931
Owner Occupied Housing Units	45.8%	49.2%	44.0%
Renter Occupied Housing Units	45.7%	43.6%	49.5%
Vacant Housing Units	8.5%	7.1%	6.5%
Median Household Income			
2016	\$40,344	\$42,600	\$42,608
2021	\$42,009	\$44,817	\$44,859
Median Home Value			
2016	\$271,068	\$293,552	\$334,597
2021	\$327,513	\$358,711	\$407,811
Per Capita Income			
2016	\$12,228	\$13,580	\$14,778
2021	\$12,887	\$14,349	\$15,715
Median Age			
2010	27.5	28.3	29.5
2016	28.1	28.8	30.0
2021	29.6	30.5	31.7

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2010 Population by Race/Ethnicity			
Total	42,452	261,126	787,523
White Alone	27.1%	27.3%	32.1%
Black Alone	31.3%	29.5%	22.1%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.3%	1.0%	5.5%
Pacific Islander Alone	0.9%	0.6%	0.8%
Some Other Race Alone	36.2%	37.4%	34.8%
Two or More Races	3.4%	3.5%	4.0%
Hispanic Origin	66.5%	66.7%	67.0%
Diversity Index	90.5	91.0	91.4
2016 Population by Race/Ethnicity			
Total	43,626	269,224	812,476
White Alone	27.9%	27.7%	32.1%
Black Alone	29.1%	27.8%	20.8%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.3%	1.0%	5.7%
Pacific Islander Alone	0.9%	0.6%	0.8%
Some Other Race Alone	37.6%	38.6%	35.8%
Two or More Races	3.5%	3.6%	4.1%
Hispanic Origin	68.8%	68.5%	68.5%
Diversity Index	90.7	91.2	91.5
2021 Population by Race/Ethnicity			
Total	44,956	277,728	838,549
White Alone	29.0%	28.6%	32.7%
Black Alone	27.4%	26.4%	19.8%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.3%	1.1%	5.9%
Pacific Islander Alone	0.8%	0.6%	0.7%
Some Other Race Alone	38.2%	39.1%	36.0%
Two or More Races	3.5%	3.6%	4.1%
Hispanic Origin	70.6%	70.1%	69.7%
Diversity Index	90.7	91.2	91.4
2010 Population by Relationship and Household Type			
Total	42,451	261,127	787,524
In Households	99.5%	98.1%	99.0%
In Family Households	93.9%	92.9%	92.3%
Householder	19.8%	19.9%	20.9%
Spouse	10.8%	11.0%	12.1%
Child	44.7%	43.7%	42.4%
Other relative	13.0%	12.5%	11.8%
Nonrelative	5.5%	5.7%	5.2%
In Nonfamily Households	5.7%	5.2%	6.7%
In Group Quarters	0.5%	1.9%	1.0%
Institutionalized Population	0.0%	1.0%	0.5%
Noninstitutionalized Population	0.4%	0.9%	0.5%

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