

RETAIL STORES FOR LEASE

ROSECRANS CROSSINGS

2251 WEST ROSECRANS AVENUE | COMPTON | CA 90222



Retail Availability

- > Last 2 In-line Retail Stores Available
- > ±1,064 Sq. Ft. & ±1,200 Sq. Ft. Units Available

Lease Rates

- > \$2.75 Per Sq. Ft. with ±0.55¢ PSF NNN Charges - 2 Inline Retail Stores

Location & Highlights

- > Rosecrans Crossing is a ±25,235 Square Feet Newer Shopping Center Anchored by 7-Eleven, WingStop, Domino's, RoseCare Pharmacy, Fred Loya Insurance, Juliet Beauty Supply, FatBurger, BoostMobile, & MLK-LA Healthcare.
- > Major Arterial Street and traffic just west of Rosecrans Ave. & Central Ave. and shadow- anchored by Panda Express, Starbucks, Grocery Outlet & Rite Aid.
- > Heavy Traffic: ±81,071 Cars Per Day at Rosecrans Ave. and Central Ave.

Join Neighborhood Tenants:



2015 Trade Area Demographics

	1-Mile	3-Mile	5-Mile
Population	26,299	288,214	859,166
Average House Hold Income	\$56,765	\$53,069	\$56,250

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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

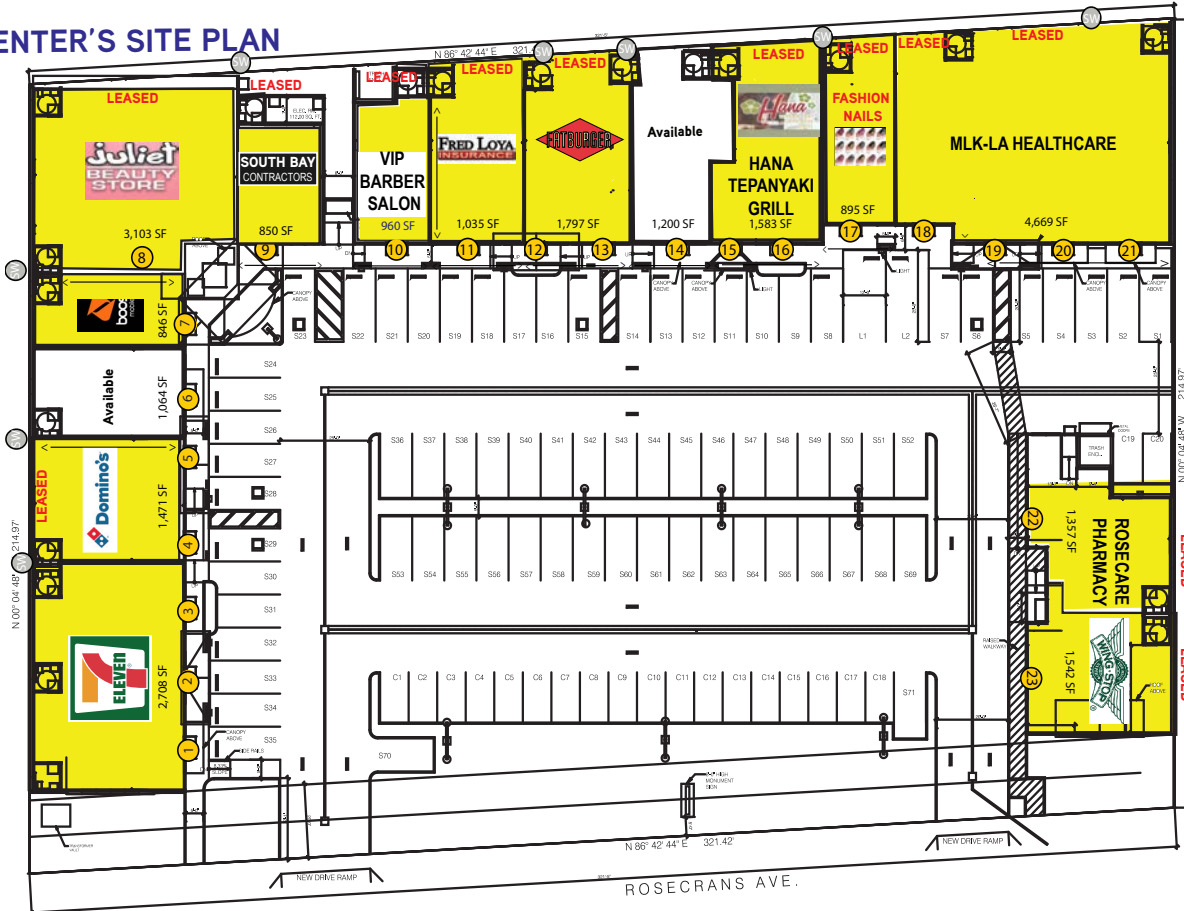
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CENTER'S SITE PLAN



NEW
Adjoining Tenants



CENTRAL AVENUE

ROSECRANS AVENUE

□ AVAILABLE ■ LEASED ■ PENDING



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JOIN ANCHORS:



7 ELEVEN CONVENIENCE
STORE ANCHOR



PAD "A" WITH
WINGSTOP



FATBURGER



NEIGHBORING STARBUCKS
T-MOBILE & PANDA PADS



NEIGHBORING
RITE AID PHARMACY



NEIGHBORING
FRESH & EASY MARKET

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AERIAL OVERVIEW



Join Project & Neighborhood Tenants:



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Demographics For 2251 West Rosecrans Avenue, Compton, CA 90222

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	26,299	288,214	859,166
2015 Total Daytime Population	22,327	294,005	782,210
2015 Total Employees	5,582	106,603	239,081
2015 White alone	4,399	69,819	249,430
2015 Black or African American alone	13,778	91,885	222,867
2015 American Indian and Alaska Native alone	168	1,820	5,949
2015 Asian alone	77	11,732	45,169
2015 Native Hawaiian and OPI alone	53	1,252	4,573
2015 Some Other Race alone	7,055	100,387	295,385
2015 Two or More Races alone	769	11,319	35,793
2015 Hispanic	12,183	177,556	555,910
2015 Not Hispanic	14,116	110,658	303,256
% 2015 White alone	16.73%	24.22%	29.03%
% 2015 Black or African American alone	52.39%	31.88%	25.94%
% 2015 American Indian and Alaska Native alone	0.64%	0.63%	0.69%
% 2015 Asian alone	0.29%	4.07%	5.26%
% 2015 Native Hawaiian and OPI alone	0.20%	0.43%	0.53%
% 2015 Some Other Race alone	26.83%	34.83%	34.38%
% 2015 Two or More Races alone	2.92%	3.93%	4.17%
% 2015 Hispanic	46.32%	61.61%	64.70%
% 2015 Not Hispanic	53.68%	38.39%	35.30%
2015 Households	11,173	67,382	214,127
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	7,184	74,255	229,716
2015 Occupied Housing Units	6,869	69,692	216,856
2015 Owner Occupied Housing Units	4,857	34,378	102,597
2015 Renter Occupied Housing Units	2,012	35,314	114,259
2015 Vacant Housings Units	317	4,564	12,863
% 2015 Occupied Housing Units	95.62%	93.85%	94.40%
% 2015 Owner occupied housing units	70.71%	49.33%	47.31%
% 2015 Renter occupied housing units	29.29%	50.67%	52.69%
% 2000 Vacant housing units	4.41%	6.15%	5.60%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$46,606	\$40,213	\$42,028
2015 Household Income: Average	\$56,765	\$53,069	\$56,250
2015 Per Capita Income	\$15,537	\$13,744	\$14,882

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,887,803	\$19,641,465	\$61,047,241
2015 Jewelry stores	\$658,800	\$6,586,264	\$20,487,147
2015 Mens clothing stores	\$2,229,012	\$22,454,178	\$69,774,858
2015 Shoe stores	\$2,251,699	\$22,925,841	\$71,359,851
2015 Womens clothing stores	\$3,773,423	\$37,158,691	\$115,207,351
2015 Automobile dealers	\$28,869,347	\$281,019,680	\$874,049,465
2015 Automotive parts and accessories stores	\$5,744,989	\$55,891,020	\$173,168,008
2015 Other motor vehicle dealers	\$810,640	\$7,767,542	\$23,806,408
2015 Tire dealers	\$2,563,666	\$24,972,607	\$77,357,777
2015 Hardware stores	\$121,284	\$1,112,767	\$3,448,276
2015 Home centers	\$1,181,431	\$10,933,010	\$33,948,674
2015 Nursery and garden centers	\$1,405,032	\$12,923,558	\$40,047,329
2015 Outdoor power equipment stores	\$663,445	\$6,148,034	\$19,039,879
2015 Paint andwallpaper stores	\$140,273	\$1,325,759	\$4,104,957
2015 Appliance, television, and other electronics stores	\$3,899,343	\$37,574,082	\$116,561,941
2015 Camera andphotographic supplies stores	\$288,677	\$2,790,069	\$8,722,590
2015 Computer andsoftware stores	\$10,825,708	\$106,924,213	\$330,542,339
2015 Beer, wine, and liquor stores	\$1,869,361	\$18,462,382	\$57,268,509
2015 Convenience stores	\$8,445,697	\$85,844,951	\$266,334,989
2015 Restaurant Expenditures	\$7,748,030	\$76,303,110	\$236,963,632
2015 Supermarkets and other grocery (except convenience) stores	\$31,007,829	\$309,581,873	\$957,086,789
2015 Furniture stores	\$2,738,399	\$26,979,074	\$83,888,991
2015 Home furnishings stores	\$9,692,386	\$93,404,361	\$289,169,469
2015 General merchandise stores	\$50,548,850	\$490,033,885	\$1,519,572,578
2015 Gasoline stations with convenience stores	\$26,459,988	\$263,978,032	\$817,858,590
2015 Other gasoline stations	\$19,030,617	\$188,598,893	\$583,968,156
2015 Department stores (excl leased depts)	\$49,890,050	\$483,447,621	\$1,499,085,431
2015 General merchandise stores	\$50,548,850	\$490,033,885	\$1,519,572,578
2015 Other health and personal care stores	\$1,963,673	\$18,975,317	\$58,859,000
2015 Pharmacies and drug stores	\$8,000,254	\$77,167,961	\$238,362,615
2015 Pet and pet supplies stores	\$2,155,641	\$20,699,181	\$63,902,765
2015 Book, periodical, and music stores	\$318,382	\$3,017,616	\$9,359,422
2015 Hobby, toy, and game stores	\$923,142	\$9,041,061	\$27,951,059
2015 Musical instrument and supplies stores	\$89,255	\$870,694	\$2,718,420
2015 Sewing, needlework, and piece goods stores	\$174,817	\$1,632,960	\$5,058,147
2015 Sporting goods stores	\$866,410	\$8,465,871	\$26,421,437

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