

MEDICAL / OFFICE SPACE FOR LEASE

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



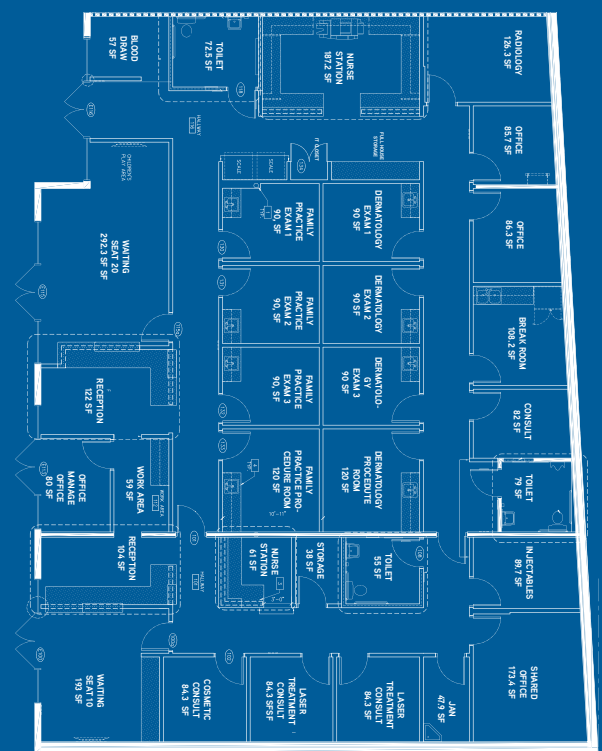
## AVAILABILITY & LEASE RATE

- > ±4,669 SF Newly Built Out Medical Suite - Divisible
- > \$3.50 Per Sq. Ft. with ±0.50¢ PSF NNN Charges

## PROPERTY FEATURES

- > Part of highly successful ±25,235 Sq Ft Rosecrans Crossing Shopping Center, anchored by 7 Eleven, Wing Stop, Domino's Pizza, Jackson Hewitt Tax Service, Fat Burger, & Juliet Beauty Supply.
- > Major Arterial Street with Heavy Traffic: ±81,071 CPD at Rosecrans Ave. and Central Ave.
- > Perfect layout for Emergent Care, Family Practice, Dental Clinic, Industrial Medicine\Workmens Comp, Physical Therapy, etc.

## NEWLY IMPROVED MEDICAL SUITE ±4,669 SQ FT - DIVISIBLE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	49,981	310,614	849,368
Avg. HH Income	\$44,043	\$50,228	\$51,516

Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://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.

MEDICAL / OFFICE SPACE FOR LEASE

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



## SPACE FEATURES

- > 2 Waiting & Reception Areas
- > ±15 Exam Rooms
- > ±4 Offices
- > 2 Nurses Stations
- > 1 Blood Draw Room
- > 1 X-ray Room
- > 1 Lunch/Breakroom
- > 3 Restrooms
- > Prewired Phone, Internet, Music, & Security System
- > Granite Counter Tops
- > Long Term Lease Available
- > "Move-In" Condition
- > Available Immediately
- > Market Rental Rate
- > Call to Show

For more information call:

**Armando Aguirre**

Founder | Corporate Broker

License No. 01245842

213.986.5579

aaquirre@legendarycre.com

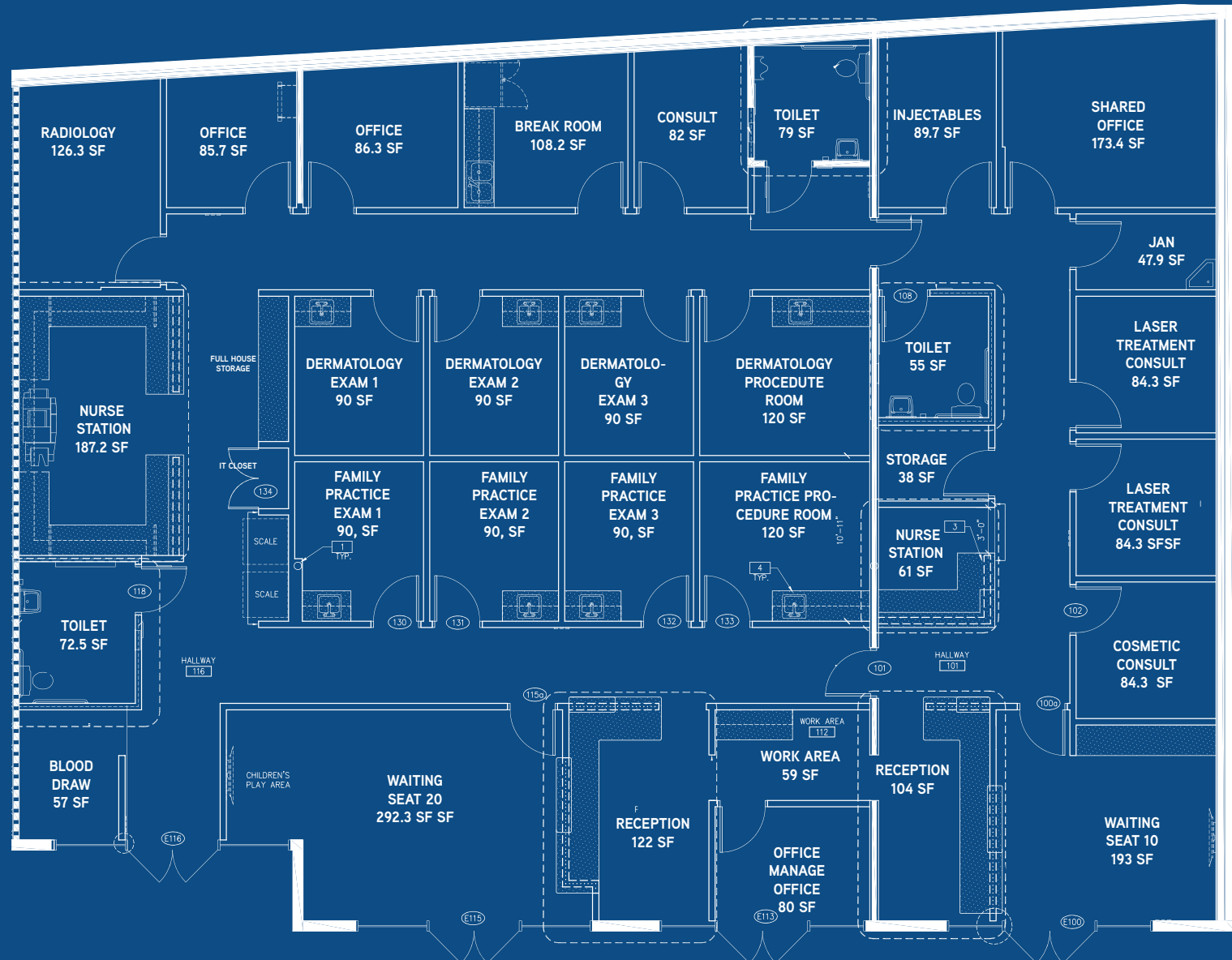
Legendary Commercial RE

1725 Camino #430

Los Angeles, CA 90046

www.legendarycre.com

## NEWLY IMPROVED MEDICAL OFFICE SUITE ±4,669 SQ FT - DIVISIBLE



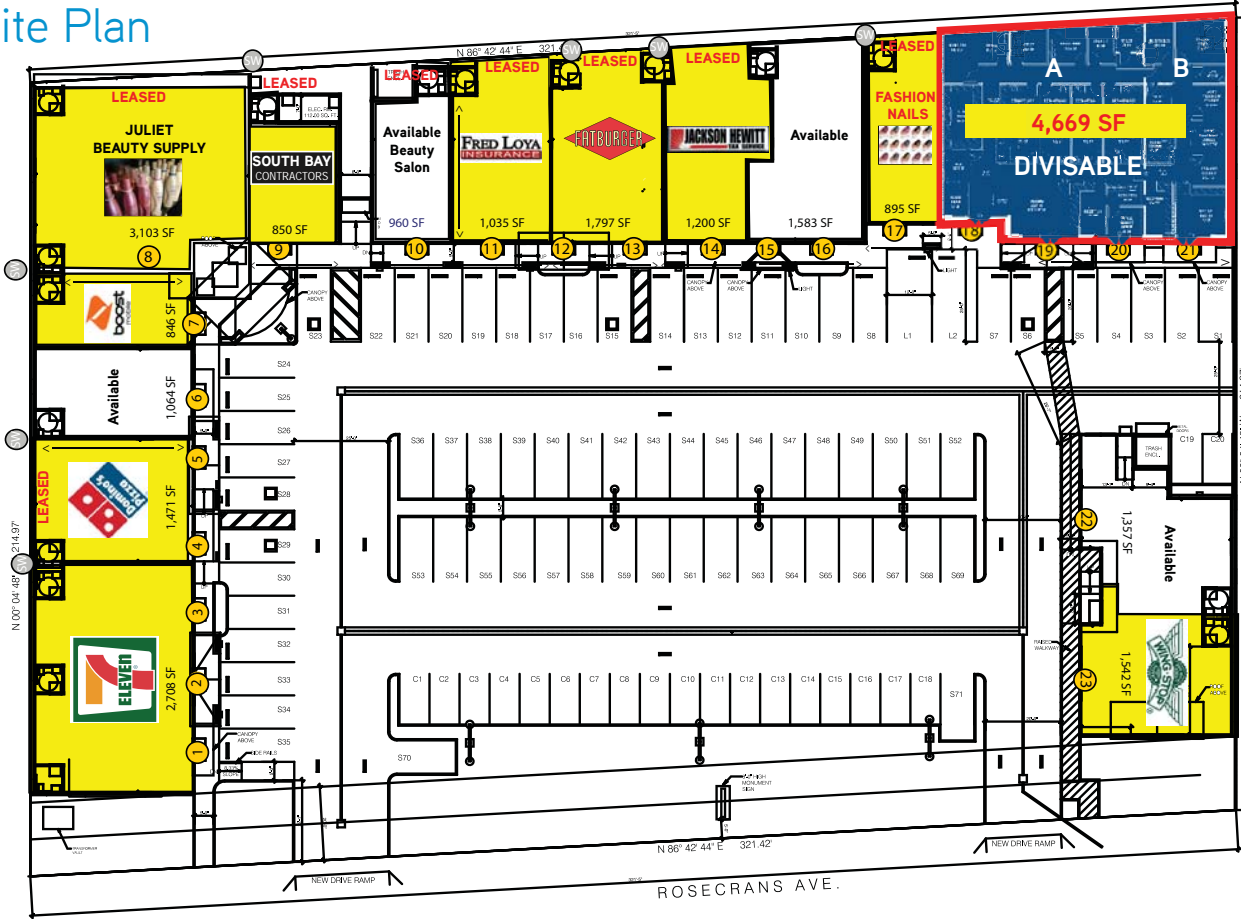
MEDICAL / OFFICE SPACE FOR LEASE

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



## Site Plan



ROSECRANS AVENUE

□ AVAILABLE    ■ LEASED    ■ PENDING



NEW  
Adjoining Tenants



CENTRAL AVENUE



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://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.

MEDICAL / OFFICE SPACE FOR LEASE

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



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

Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://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.

MEDICAL / OFFICE SPACE FOR LEASE

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



## AERIAL VIEW



### Join Project & Neighborhood Tenants:



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://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.

# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



## Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Radius 2: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Radius 3: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2017 Projection	50,525		313,942		856,815	
2012 Estimate	49,981		310,614		849,368	
2000 Census	47,312		297,898		822,614	
1990 Census	46,636		276,790		743,797	
Growth 1990 - 2000	1.45%		7.63%		10.60%	
<b>Households</b>						
2017 Projection	11,434		72,796		218,680	
2012 Estimate	11,327		72,016		216,668	
2000 Census	10,678		69,159		210,712	
1990 Census	10,615		68,337		204,713	
Growth 1990 - 2000	0.59%		1.20%		2.93%	
<b>2012 Est. Population by Single Classification Race</b>						
White Alone	15,799	31.61	95,082	30.61	291,323	34.30
Black or African American Alone	11,331	22.67	73,229	23.58	169,164	19.92
American Indian and Alaska Native Alone	367	0.73	2,238	0.72	6,391	0.75
Asian Alone	149	0.30	2,534	0.82	34,331	4.04
Native Hawaiian and Other Pacific Islander Alone	228	0.46	1,563	0.50	5,287	0.62
Some Other Race Alone	20,413	40.84	125,051	40.26	309,690	36.46
Two or More Races	1,694	3.39	10,918	3.51	33,183	3.91
<b>2012 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	37,886	75.80	227,488	73.24	606,400	71.39
Not Hispanic or Latino	12,095	24.20	83,126	26.76	242,968	28.61
<b>2012 Tenure of Occupied Housing Units</b>						
Owner Occupied	5,007	44.20	37,696	52.34	102,236	47.19
Renter Occupied	6,320	55.80	34,320	47.66	114,431	52.81
<b>2012 Average Household Size</b>						
	4.38		4.24		3.88	

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aguirre@legendarycre.com



# ROSEWOOD MEDICAL OFFICE SPACE

2251 WEST ROSECRANS AVENUE | COMPTON | CA



## Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Radius 2: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Radius 3: 2251 W ROSECRANS AVE, COMPTON, CA 90222-3858, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2012 Est. Households by Household Income</b>	11,327		72,016		216,668	
Income Less than \$15,000	2,442	21.56	13,580	18.86	38,937	17.97
Income \$15,000 - \$24,999	1,796	15.86	9,786	13.59	28,704	13.25
Income \$25,000 - \$34,999	1,659	14.65	9,207	12.78	27,926	12.89
Income \$35,000 - \$49,999	1,884	16.63	11,905	16.53	36,093	16.66
Income \$50,000 - \$74,999	1,758	15.52	13,403	18.61	40,348	18.62
Income \$75,000 - \$99,999	921	8.13	6,748	9.37	21,418	9.89
Income \$100,000 - \$124,999	458	4.04	3,792	5.27	11,878	5.48
Income \$125,000 - \$149,999	186	1.64	1,721	2.39	5,267	2.43
Income \$150,000 - \$199,999	140	1.24	1,029	1.43	3,272	1.51
Income \$200,000 - \$499,999	77	0.68	725	1.01	2,430	1.12
Income \$500,000 and over	6	0.05	120	0.17	394	0.18
<b>2012 Est. Average Household Income</b>	\$44,043		\$50,228		\$51,516	
<b>2012 Est. Median Household Income</b>	\$33,593		\$39,328		\$40,306	
<b>2012 Est. Per Capita Income</b>	\$10,137		\$12,049		\$13,442	
<b>2012 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	37,050		41,889		42,146	
Black or African American Alone	29,994		35,922		34,895	
American Indian and Alaska Native Alone	36,339		41,352		42,496	
Asian Alone	37,692		46,592		51,557	
Native Hawaiian and Other Pacific Islander Alone	47,239		53,068		52,783	
Some Other Race Alone	33,690		39,187		39,771	
Two or More Races	31,052		39,749		41,169	
Hispanic or Latino	34,807		40,354		40,774	
Not Hispanic or Latino	30,633		36,962		39,341	

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aguirre@legendarycre.com

