

RETAIL STORES FOR LEASE

# WILROSE CENTER

809, 815 & 821 WEST ROSECRANS AVENUE | COMPTON | CA 90222  
 & 1115 WILMINGTON AVENUE | COMPTON | CA 90222



**Pad A - Fully Leased**



**Pad C Leased \ 1,250 SF Available**



**Pad D - Fully Leased**



**Building B - Anchor & Inline Stores**

**Pending \ Available**

## New 18,000 SF Shopping Center: Phase I Pads Open

- > Pad C - Unit B 1,250 SF Lease Rate: \$3.50 PSF Mo. + .50¢ NNN PSF Mo.
- > Anchor Lease Rate: \$2.35 PSF Mo. + .50¢ NNN PSF Mo. (4,000 - 10,000 SF)
- > Building B - Inline Stores Lease Rate: \$2.75 PSF Mo. + .50¢ NNN PSF Mo.
- > Retail Pads A & D Fully Leased

## Locations & Highlights

- > Located at signalized NWC of Rosecrans Avenue & Wilmington Avenue
- > Major main & main intersection - 350' frontage on Rosecrans & 175' on Wilmington
- > Dense in-fill location, high density demographics with ±845,535 people within a 5-miles
- > **Seeking: Fast Food / Bank / Discount Store /Retail / Medical** - Area is under served for Brand name retail

### Traffic Counts:

24,608 Rosecrans Avenue  
 21,788 Wilmington Avenue  
 46,468 Cars Per Day

## Demographics 2015:

	1-Mile	3-Mile	5-Mile
Population	46,796	209,084	845,535
Average Household Income	\$52,657	\$52,861	\$56,147

## Center Retailers:



Coming Soon!



## Area Retailers:



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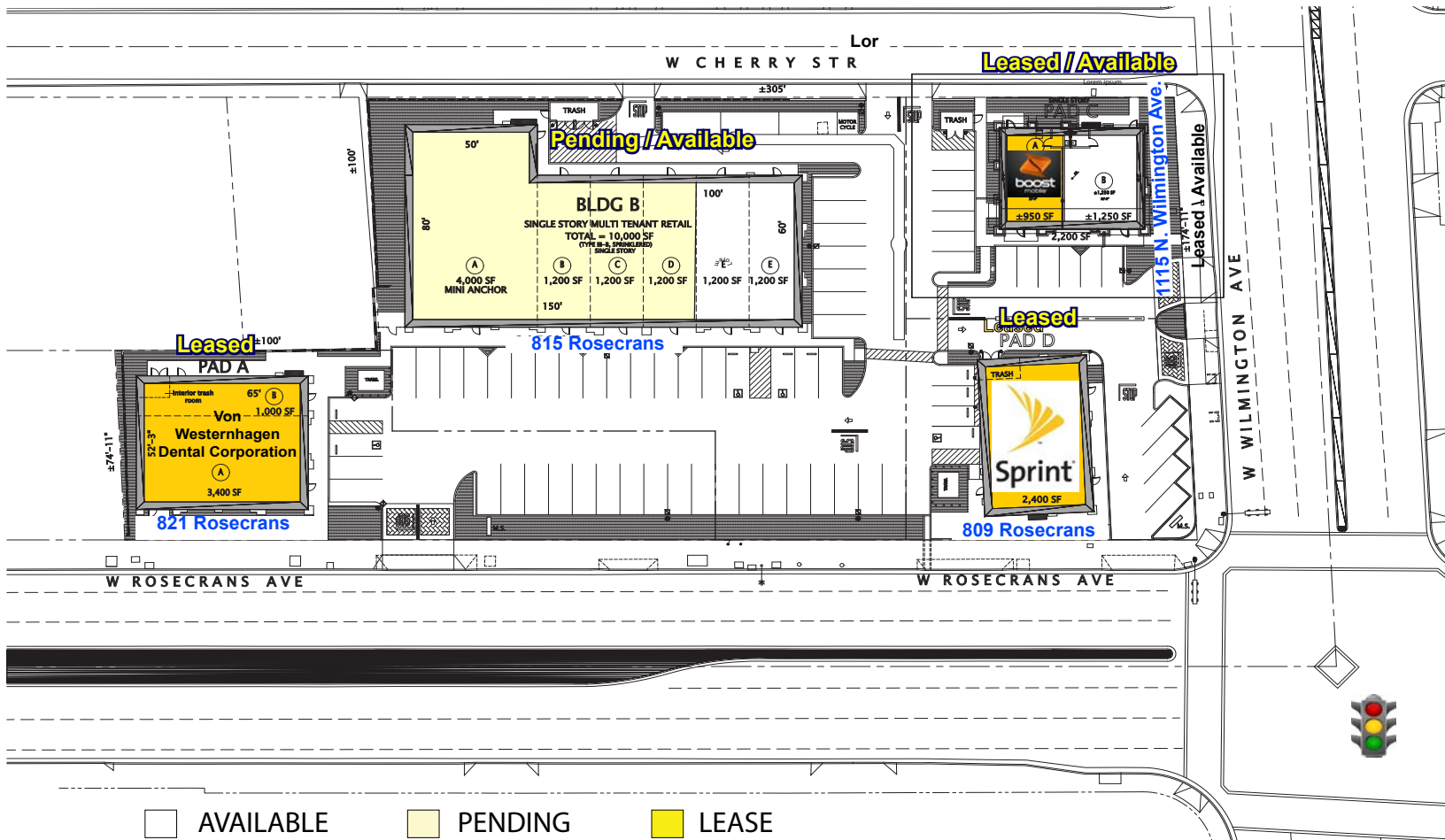
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## SITE PLAN OVERVIEW



Summary	
APN NUMBER:	3123028042
ZONE:	C (COMMERCIAL)
NET PARCEL AREA:	± 60,801 SF (± 1.40 ACR)
BUILDING AREA:	18,000 SF
LOT COVERAGE:	29.66 %
FLOOR AREA RATIO (FAR)	0.297
PARKING PROVIDED:	72 STALLS
PARKING RATIO:	4.00 / 1000



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AERIAL OVERVIEW - Both Rosekemp Center & Wilrose Center are being developed by the same Developer.



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## PAD D - 2,400 SF SPRINT PCS CORPORATE STORE - NOW OPEN



## PAD A - 3,400 SF VW DENTAL - COMING on Rosecrans Avenue



## PAD C - BOOST MOBILE 1,250 SF AVAILABLE - Wilmington Ave. End Cap



## PHASE II BLDG B - 10,000 SF - COMING! Jr. Anchor & In-Line Shops Available



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## Demographics For 809 West Rosecrans Avenue, Compton, CA 90222

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	47	290,084	845,535
2015 Total Daytime Population	37,164	285,498	778,104
2015 Total Employees	6,405	94,178	240,566
2015 White alone	12,559	78,350	264,765
2015 Black or African American alone	15,903	81,262	190,121
2015 American Indian and Alaska Native alone	362	1,986	6,107
2015 Asian alone	149	2,597	39,763
2015 Native Hawaiian and OPI alone	395	1,358	5,204
2015 Some Other Race alone	15,881	113,532	304,575
2015 Two or More Races alone	1,547	10,999	35,000
2015 Hispanic	30,146	200,973	582,365
2015 Not Hispanic	16,650	89,111	263,170
% 2015 White alone	26.84%	27.01%	31.31%
% 2015 Black or African American alone	33.98%	28.01%	22.49%
% 2015 American Indian and Alaska Native alone	0.77%	0.68%	0.72%
% 2015 Asian alone	0.32%	0.90%	4.70%
% 2015 Native Hawaiian and OPI alone	0.84%	0.47%	0.62%
% 2015 Some Other Race alone	33.94%	39.14%	36.02%
% 2015 Two or More Races alone	3.31%	3.79%	4.14%
% 2015 Hispanic	64.42%	69.28%	68.88%
% 2015 Not Hispanic	35.58%	30.72%	31.12%
2015 Households	11,173	67,382	214,127
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	11,316	68,033	218,436
2015 Occupied Housing Units	10,563	63,919	206,232
2015 Owner Occupied Housing Units	6,135	33,340	101,315
2015 Renter Occupied Housing Units	4,428	30,579	104,917
2015 Vacant Housings Units	755	4,113	12,206
% 2015 Occupied Housing Units	93.35%	93.95%	94.41%
% 2015 Owner occupied housing units	58.08%	52.16%	49.13%
% 2015 Renter occupied housing units	41.92%	47.84%	50.87%
% 2000 Vacant housing units	6.67%	6.05%	5.59%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$43,028	\$41,095	\$42,459
2015 Household Income: Average	\$52,657	\$52,861	\$56,147
2015 Per Capita Income	\$12,632	\$12,519	\$14,360

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$3,008,604	\$18,307,677	\$58,534,000
2015 Jewelry stores	\$1,002,869	\$6,044,431	\$19,463,860
2015 Mens clothing stores	\$3,452,645	\$20,812,273	\$66,679,629
2015 Shoe stores	\$3,517,674	\$21,320,141	\$68,344,934
2015 Womens clothing stores	\$5,722,050	\$34,222,792	\$109,807,627
2015 Automobile dealers	\$43,415,175	\$258,796,274	\$833,082,721
2015 Automotive parts and accessories stores	\$8,628,436	\$51,407,662	\$164,896,565
2015 Other motor vehicle dealers	\$1,197,335	\$7,072,603	\$22,543,280
2015 Tire dealers	\$3,859,525	\$22,975,187	\$73,702,786
2015 Hardware stores	\$174,117	\$1,028,636	\$3,285,188
2015 Home centers	\$1,714,802	\$10,032,500	\$32,347,038
2015 Nursery and garden centers	\$2,012,591	\$11,749,745	\$38,018,049
2015 Outdoor power equipment stores	\$962,100	\$5,642,039	\$18,153,477
2015 Paint andwallpaper stores	\$208,279	\$1,229,758	\$3,926,181
2015 Appliance, television, and other electronics stores	\$5,824,686	\$34,578,273	\$111,048,858
2015 Camera andphotographic supplies stores	\$429,812	\$2,565,307	\$8,289,676
2015 Computer andsoftware stores	\$16,436,774	\$98,314,280	\$314,629,323
2015 Beer, wine, and liquor stores	\$2,831,783	\$16,984,971	\$54,508,763
2015 Convenience stores	\$13,169,206	\$79,553,379	\$254,495,924
2015 Restaurant Expenditures	\$11,760,930	\$70,360,642	\$226,069,908
2015 Supermarkets and other grocery (except convenience) stores	\$47,553,786	\$285,546,295	\$912,965,777
2015 Furniture stores	\$4,146,841	\$24,876,172	\$79,994,231
2015 Home furnishings stores	\$14,437,286	\$85,762,995	\$275,239,231
2015 General merchandise stores	\$75,704,882	\$450,936,219	\$1,448,129,538
2015 Gasoline stations with convenience stores	\$40,694,283	\$244,165,835	\$781,092,299
2015 Other gasoline stations	\$29,128,917	\$174,337,948	\$557,653,358
2015 Department stores (excl leased depts)	\$74,702,013	\$444,891,788	\$1,428,665,678
2015 General merchandise stores	\$75,704,882	\$450,936,219	\$1,448,129,538
2015 Other health and personal care stores	\$2,924,260	\$17,407,568	\$55,984,376
2015 Pharmacies and drug stores	\$11,912,563	\$70,744,381	\$226,776,762
2015 Pet and pet supplies stores	\$3,209,536	\$19,005,820	\$60,793,840
2015 Book, periodical, and music stores	\$464,303	\$2,744,837	\$8,863,470
2015 Hobby, toy, and game stores	\$1,397,102	\$8,305,699	\$26,606,160
2015 Musical instrument and supplies stores	\$133,081	\$797,834	\$2,578,566
2015 Sewing, needlework, and piece goods stores	\$252,585	\$1,494,221	\$4,794,055
2015 Sporting goods stores	\$1,307,702	\$7,803,880	\$25,171,925

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