

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, Sheikh Shoes, and a New ±133,000 SF Walmart Super Store.
- 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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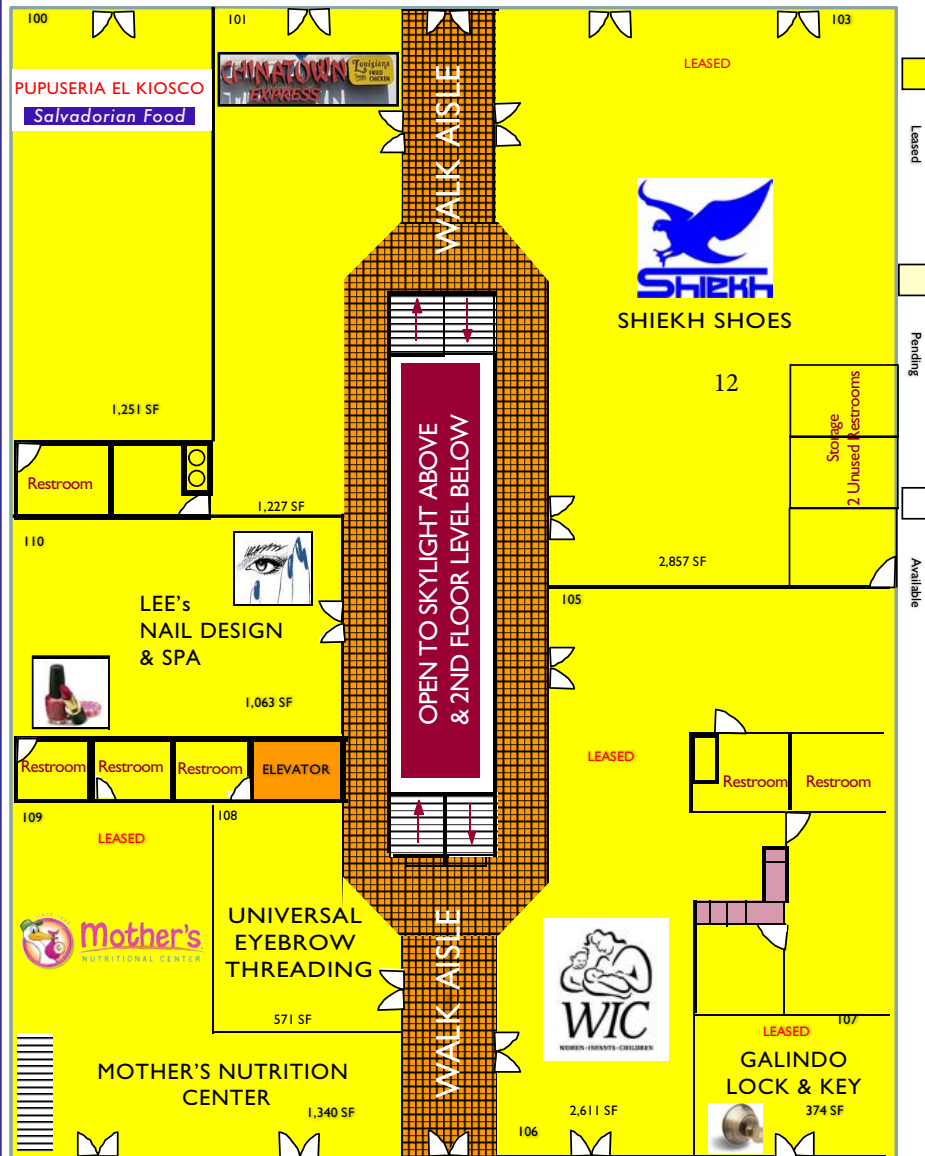
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The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

PROJECT FLOOR PLANS

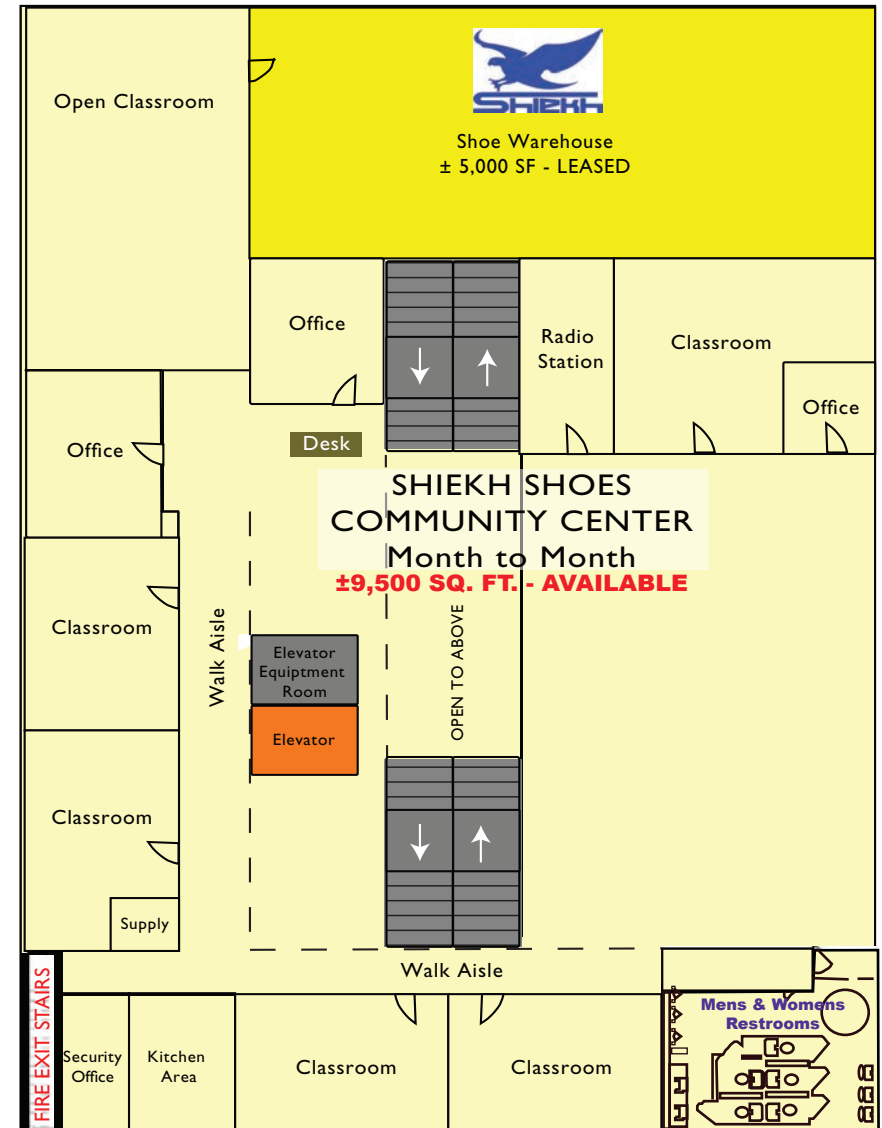
Available
 Pending
 Leased

1ST Floor Retail Site Plan



* Not To Scale

Lower Level Office Site Plan



* Not To Scale

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 Beach Blvd., Compton, CA 90221

Population	1-mi.	3-mi.	5-mi.
2022 Total Population	47,710	338,762	891,510
2022 Households	10,268	84,442	237,464
% 2022 Occupied Housing Units	93.98%	94.85%	95.11%
2022 Hispanic	39,599	272,703	668,812
Hispanic Population	81.64%	80.5%	75.9%
2022 Total Daytime Population	37,929	290,947	827,285
2022 Housing Units	11,612	86,946	244,483
Income	1-mi.	3-mi.	5-mi.
2022 Household Income: Median	\$58,080	\$59,344	\$60,321
2022 Household Income: Average	\$74,548	\$77,683	\$80,601





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



Executive Summary

1900 N Long Beach Blvd, Compton, California, 90221
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.90872
Longitude: -118.20806

	1 mile	3 miles	5 miles
Population			
2010 Population	49,332	343,092	891,510
2020 Population	48,183	341,520	898,254
2022 Population	47,710	338,762	891,510
2027 Population	46,375	329,639	867,431
2010-2020 Annual Rate	-0.24%	-0.05%	0.08%
2020-2022 Annual Rate	-0.44%	-0.36%	-0.33%
2022-2027 Annual Rate	-0.57%	-0.54%	-0.55%
2022 Male Population	49.7%	49.3%	49.2%
2022 Female Population	50.3%	50.7%	50.8%
2022 Median Age	28.0	29.3	30.5

In the identified area, the current year population is 891,510. In 2020, the Census count in the area was 898,254. The rate of change since 2020 was -0.33% annually. The five-year projection for the population in the area is 867,431 representing a change of -0.55% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	10.2%	10.8%	12.6%
2022 Black Alone	14.0%	15.0%	14.7%
2022 American Indian/Alaska Native Alone	3.2%	2.7%	2.5%
2022 Asian Alone	0.5%	1.2%	3.7%
2022 Pacific Islander Alone	0.4%	0.4%	0.5%
2022 Other Race	56.5%	53.1%	49.2%
2022 Two or More Races	15.1%	16.7%	16.8%
2022 Hispanic Origin (Any Race)	83.0%	80.5%	75.9%

Persons of Hispanic origin represent 75.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	45	51	56
2010 Households	10,609	79,479	225,821
2020 Households	11,348	84,835	238,615
2022 Households	11,289	84,442	237,464
2027 Households	11,024	82,521	231,899
2010-2020 Annual Rate	0.68%	0.65%	0.55%
2020-2022 Annual Rate	-0.23%	-0.21%	-0.21%
2022-2027 Annual Rate	-0.47%	-0.46%	-0.47%
2022 Average Household Size	4.19	3.96	3.71

The household count in this area has changed from 238,615 in 2020 to 237,464 in the current year, a change of -0.21% annually. The five-year projection of households is 231,899, a change of -0.47% annually from the current year total. Average household size is currently 3.71, compared to 3.72 in the year 2020. The number of families in the current year is 195,398 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

December 10, 2022