

RETAIL STORES FOR LEASE

# ROSECRANS CROSSINGS

2251 WEST ROSECRANS AVENUE | COMPTON | CA 90222



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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.



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## Lease Rates & Availability

- › \$3.00 Per Sq. Ft. with  $\pm 0.95\text{¢}$  PSF NNN Charges - 3 Inline Retail Stores

## Location & Highlights

- › 2 In-Line Stores are Available Now
  - Unit 6 1,064 SF
  - Unit 10 916 SF
- › Unit 6 & Unit 7 Can be made available and combined for up to 1,910 SF
- › Rosecrans Crossing is a  $\pm 25,235$  Square Feet Newer Shopping Center Anchored by 7-Eleven, WingStop, Domino's, Bank Of America, 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:  $\pm 65,642$  Cars Per Day on W. Rosecrans Ave. and S. Central Ave.



## 2020 Trade Area Demographics

	1-Mile	3-Mile	5-Mile
Population	27,924	238,892	863,207
Average Household Income	\$72,271	\$64,346	\$67,222
Median Household Income	\$58,285	\$48,543	\$51,056

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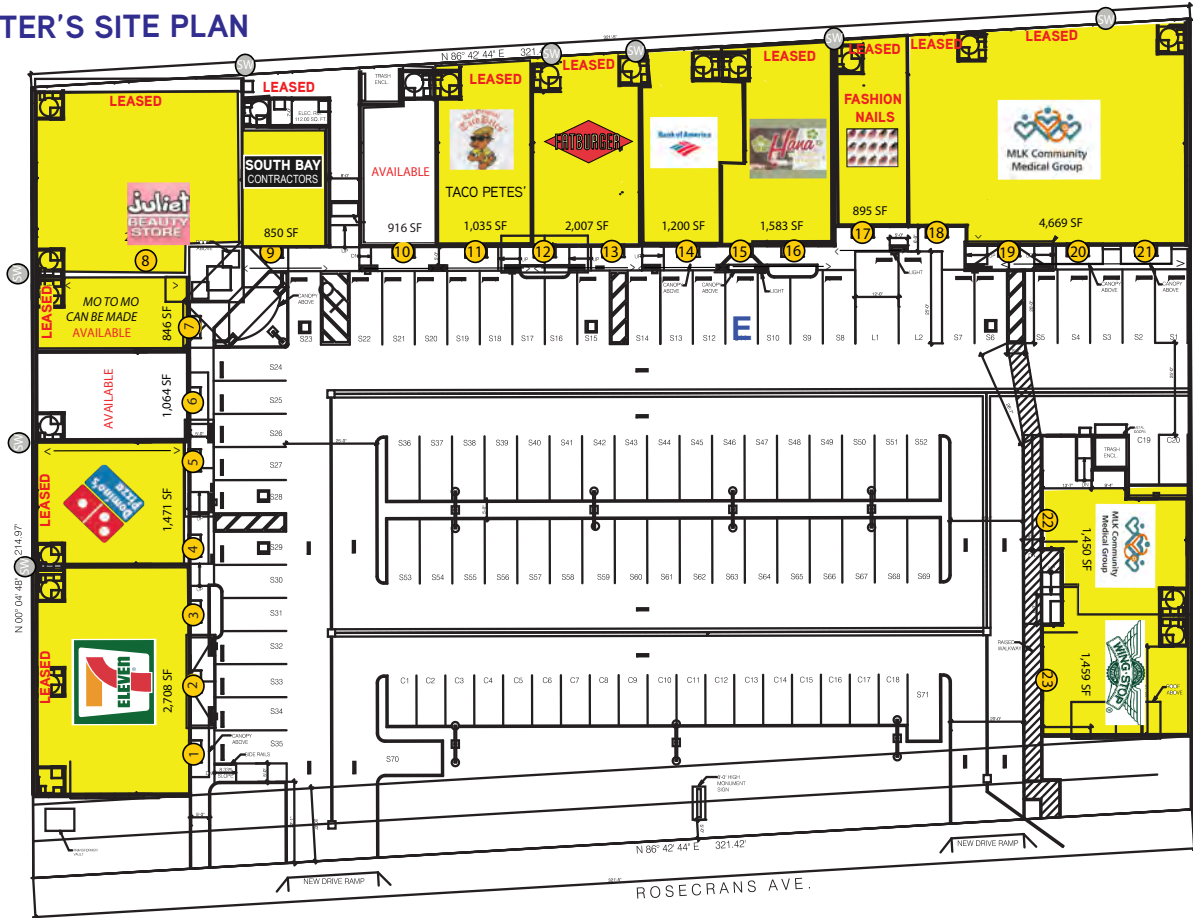
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## CENTER'S SITE PLAN



Adjoining Tenants  
(N.A.P)



Drive - Thru



Drive-Thru

SCENTRAL AVENUE



ROSECRANS AVENUE

□ AVAILABLE    ■ LEASED    ■ PENDING



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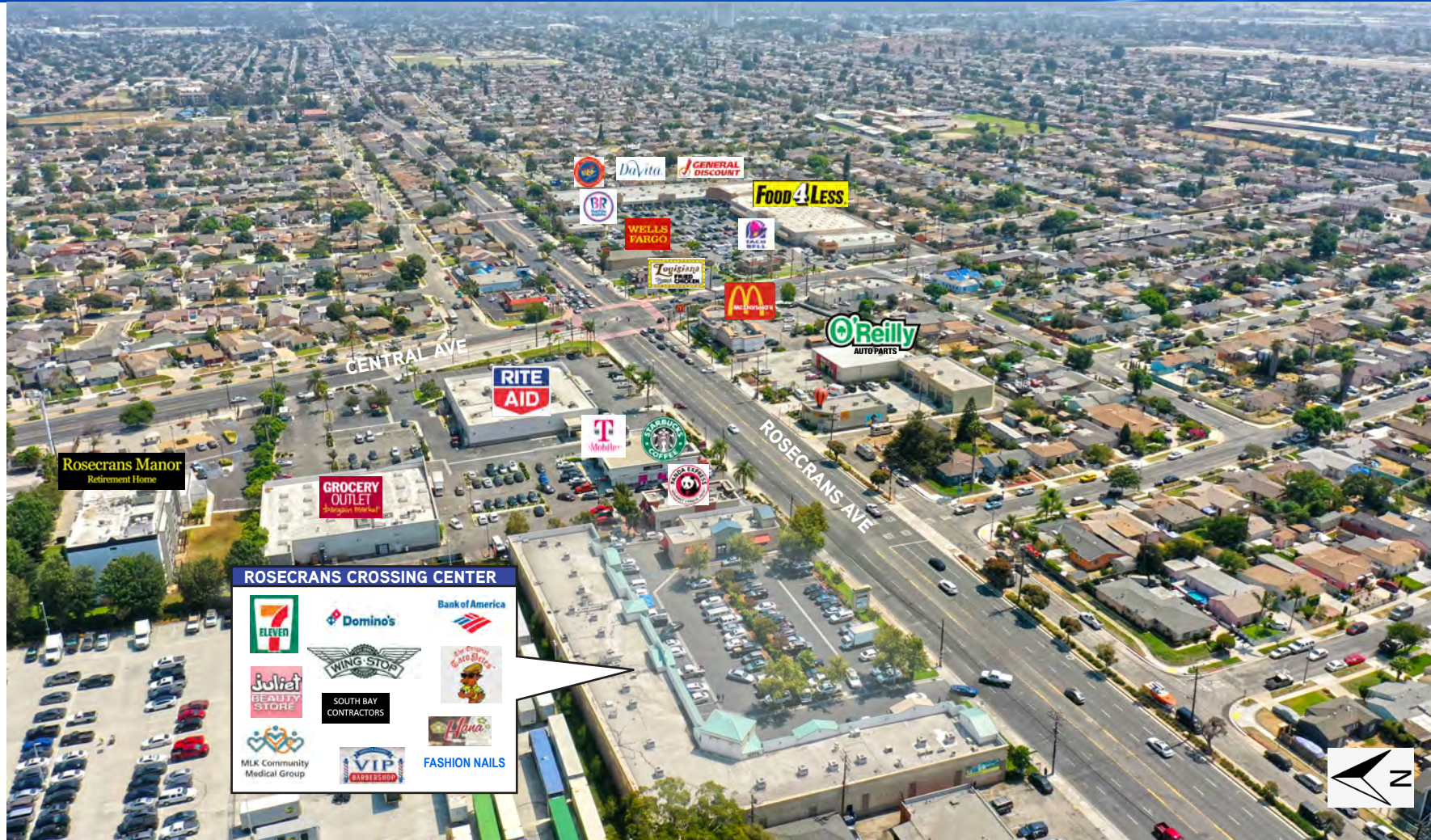
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## Executive Summary

2215 W Rosecrans Ave, Los Angeles, California, 90059  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.90281  
Longitude: -118.25489

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	26,196	260,582	809,433
2010 Population	27,232	274,894	838,124
2020 Population	27,924	283,892	863,207
2025 Population	28,027	285,713	870,531
2000-2010 Annual Rate	0.39%	0.54%	0.35%
2010-2020 Annual Rate	0.25%	0.31%	0.29%
2020-2025 Annual Rate	0.07%	0.13%	0.17%
2020 Male Population	47.5%	48.4%	48.6%
2020 Female Population	52.5%	51.6%	51.4%
2020 Median Age	33.3	30.1	30.8

In the identified area, the current year population is 863,207. In 2010, the Census count in the area was 838,124. The rate of change since 2010 was 0.29% annually. The five-year projection for the population in the area is 870,531 representing a change of 0.17% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

**Median Age**

The median age in this area is 33.3, compared to U.S. median age of 38.5.

**Race and Ethnicity**

2020 White Alone	18.2%	25.4%	29.9%
2020 Black Alone	49.0%	29.8%	24.0%
2020 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2020 Asian Alone	0.3%	3.9%	5.7%
2020 Pacific Islander Alone	0.2%	0.5%	0.5%
2020 Other Race	28.2%	36.0%	35.0%
2020 Two or More Races	3.4%	3.9%	4.1%
2020 Hispanic Origin (Any Race)	49.1%	63.5%	65.9%

Persons of Hispanic origin represent 65.9% of the population in the identified area compared to 18.8% 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 91.7 in the identified area, compared to 65.1 for the U.S. as a whole.

**Households**

2020 Wealth Index	67	52	57
2000 Households	7,277	67,191	215,349
2010 Households	7,436	70,166	221,683
2020 Total Households	7,546	71,662	226,097
2025 Total Households	7,535	71,759	227,000
2000-2010 Annual Rate	0.22%	0.43%	0.29%
2010-2020 Annual Rate	0.14%	0.21%	0.19%
2020-2025 Annual Rate	-0.03%	0.03%	0.08%
2020 Average Household Size	3.69	3.89	3.78

The household count in this area has changed from 221,683 in 2010 to 226,097 in the current year, a change of 0.19% annually. The five-year projection of households is 227,000, a change of 0.08% annually from the current year total. Average household size is currently 3.78, compared to 3.74 in the year 2010. The number of families in the current year is 180,512 in the specified area.

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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	26.6%	32.5%	34.9%
<b>Median Household Income</b>			
2020 Median Household Income	\$58,285	\$49,543	\$51,056
2025 Median Household Income	\$64,131	\$53,004	\$54,533
2020-2025 Annual Rate	1.93%	1.36%	1.33%
<b>Average Household Income</b>			
2020 Average Household Income	\$72,271	\$64,346	\$67,222
2025 Average Household Income	\$81,791	\$71,543	\$74,793
2020-2025 Annual Rate	2.51%	2.14%	2.16%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$19,487	\$16,245	\$17,630
2025 Per Capita Income	\$21,939	\$17,969	\$19,525
2020-2025 Annual Rate	2.40%	2.04%	2.06%
<b>Households by Income</b>			

Current median household income is \$51,056 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,533 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,222 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,793 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$17,630 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$19,525 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	87	72	67
2000 Total Housing Units	7,614	71,496	227,966
2000 Owner Occupied Housing Units	5,247	33,763	103,488
2000 Renter Occupied Housing Units	2,030	33,428	111,861
2000 Vacant Housing Units	337	4,305	12,617
2010 Total Housing Units	7,768	74,808	234,776
2010 Owner Occupied Housing Units	5,162	34,498	104,103
2010 Renter Occupied Housing Units	2,274	35,668	117,580
2010 Vacant Housing Units	332	4,642	13,093
2020 Total Housing Units	7,899	76,757	240,619
2020 Owner Occupied Housing Units	5,033	33,154	99,984
2020 Renter Occupied Housing Units	2,513	38,508	126,113
2020 Vacant Housing Units	353	5,095	14,522
2025 Total Housing Units	7,926	77,182	242,661
2025 Owner Occupied Housing Units	5,067	33,797	101,803
2025 Renter Occupied Housing Units	2,468	37,962	125,198
2025 Vacant Housing Units	391	5,423	15,661

Currently, 41.6% of the 240,619 housing units in the area are owner occupied; 52.4%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 234,776 housing units in the area - 44.3% owner occupied, 50.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.10%. Median home value in the area is \$426,577, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.76% annually to \$488,787.

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