

FOR SALE | GROUND LEASE | BUILD TO SUIT >>>

# ±51,375 SF Land Development Site

900 E. COMPTON BLVD., COMPTON CALIFORNIA 90221



## BUILD A RETAIL SHOPPING CENTER

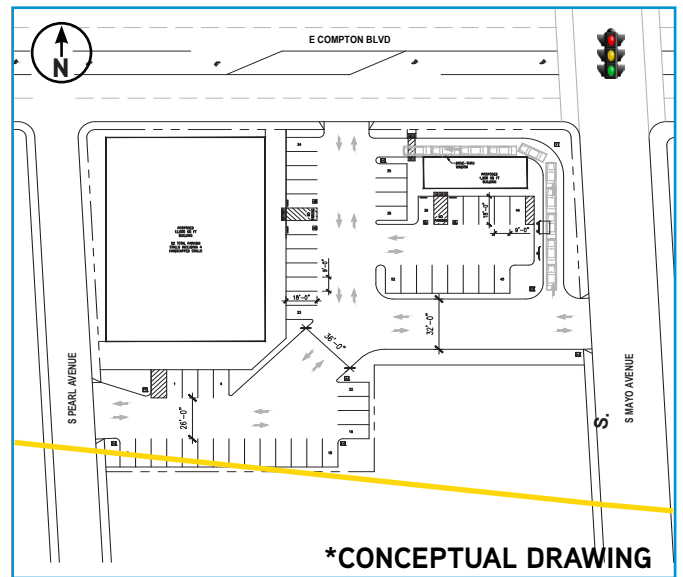


\*CONCEPTUAL DRAWING

## OWNER USER COMMERCIAL OR MEDICAL BLDG



\*CONCEPTUAL DRAWING



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Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.926.5595  
armando.aguirre@legendarycre.com

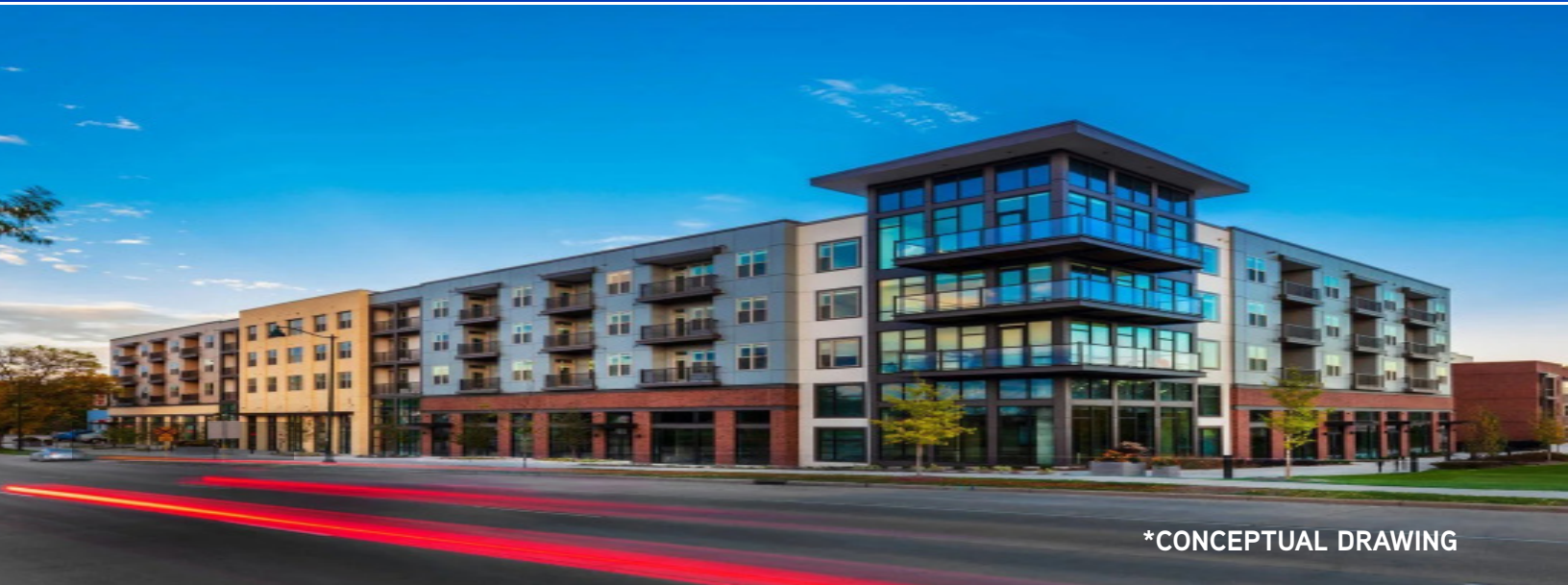


Sheretta Morris  
Exe Manager | RE Leasing Specialist  
License No. 01739452  
213.842.2670  
sheretta.morris@legendarycre.com

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## POTENTIAL FOR:

◆ MULTI-FAMILY APARTMENT ◆ RETAIL STRIP CENTER ◆ OWNER USER COMMERCIAL OR MEDICAL BUILDING

(Buyer to Independantly Verify.)

## PRICE:

- > Sale Rate: \$3,900,000 (\$75.91/PSF)
- > Ground Lease Rate: \$350,000 Annual NNN
- > Build-To-Suit

## THE PROPERTY

- > ±51,376 SF / 1.18 Acres
- > Zoning: COCL\* (Buyer to Verify.)
- > ±248 Ft of Block to Block Frontage on Compton Blvd. between S. Pearl Ave & S. Mayo Ave. Signalized Intersection
- > High Density Demographics

## TRAFFIC COUNTS:

±31,270 Est. Cars Per Day (Adj. to 2023)

## 2022 DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Popoulation	43,668	300,056	820,679
Avg. HH Income	\$63,096	\$69,613	\$74,269
Med. HH Income	\$52,315	\$55,537	\$57,611



Concept Photo Only.

## Assessor's Responsible Division

**District:** South District Office

**Region:** 26

**Cluster:** 26647 Compton East  
South District Office  
1401 E. Willow St.  
Signal Hill, CA 90755  
Phone: (562) 256-1701  
Toll: (888) 807-2111

**Hours:** M-F 7:30 am to 5:00 pm

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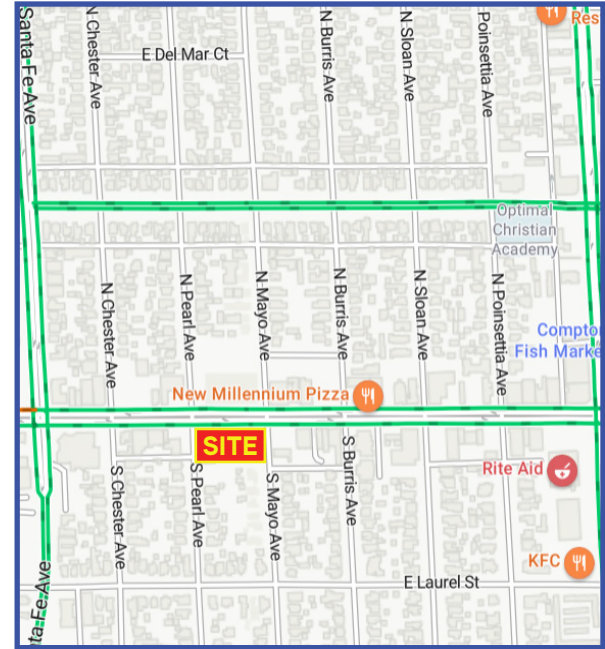
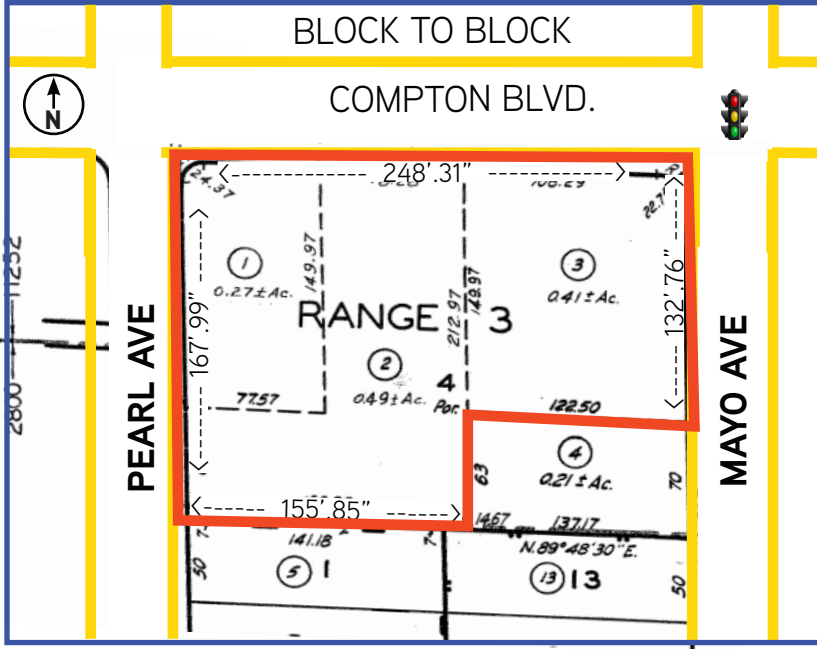
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APNs: 6179-011-001, 6179-011-002, & 6179-011-003



High Visibility, Signalized Intersection



Traffic Counts CPD (Adj. 2023): ±31,270



Population in 5-Miles: ±882,617



Average Household Income: ±\$74,269



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±300 FT OF BLOCK TO BLOCK FRONTAGE.

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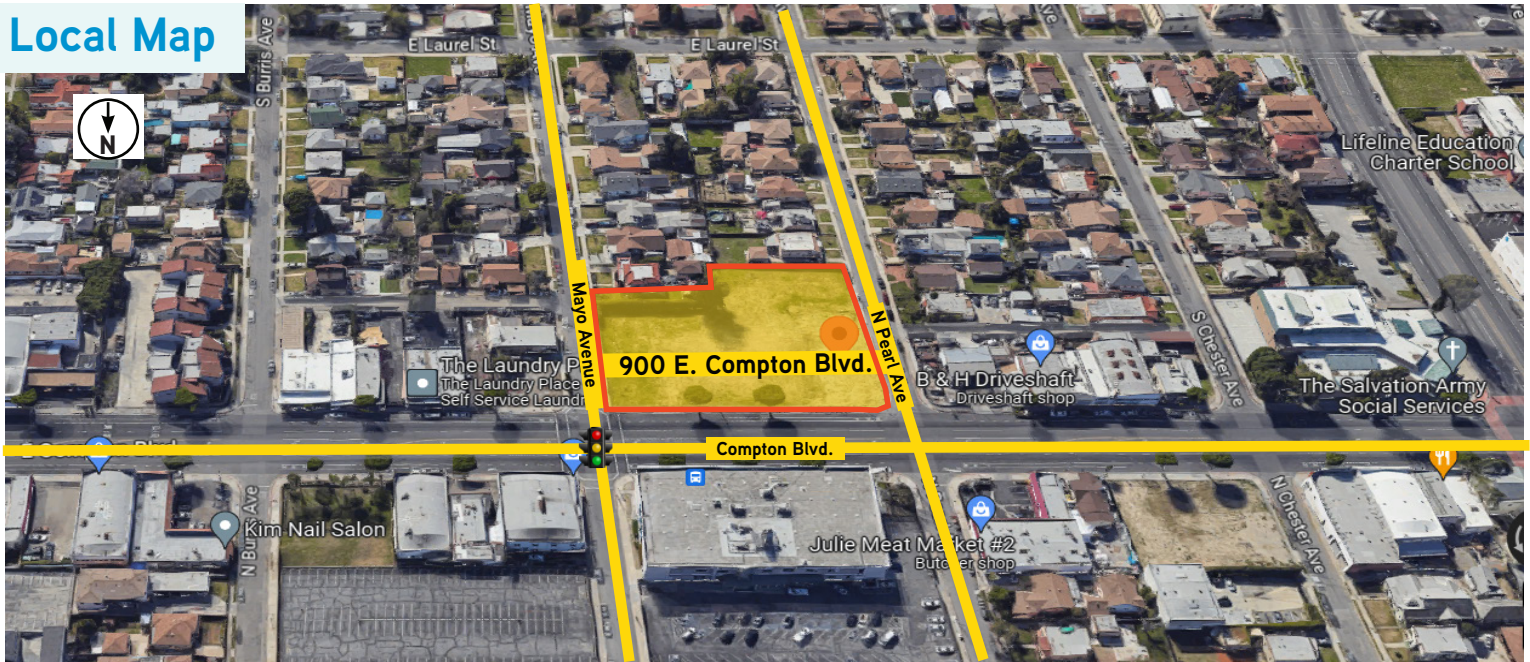
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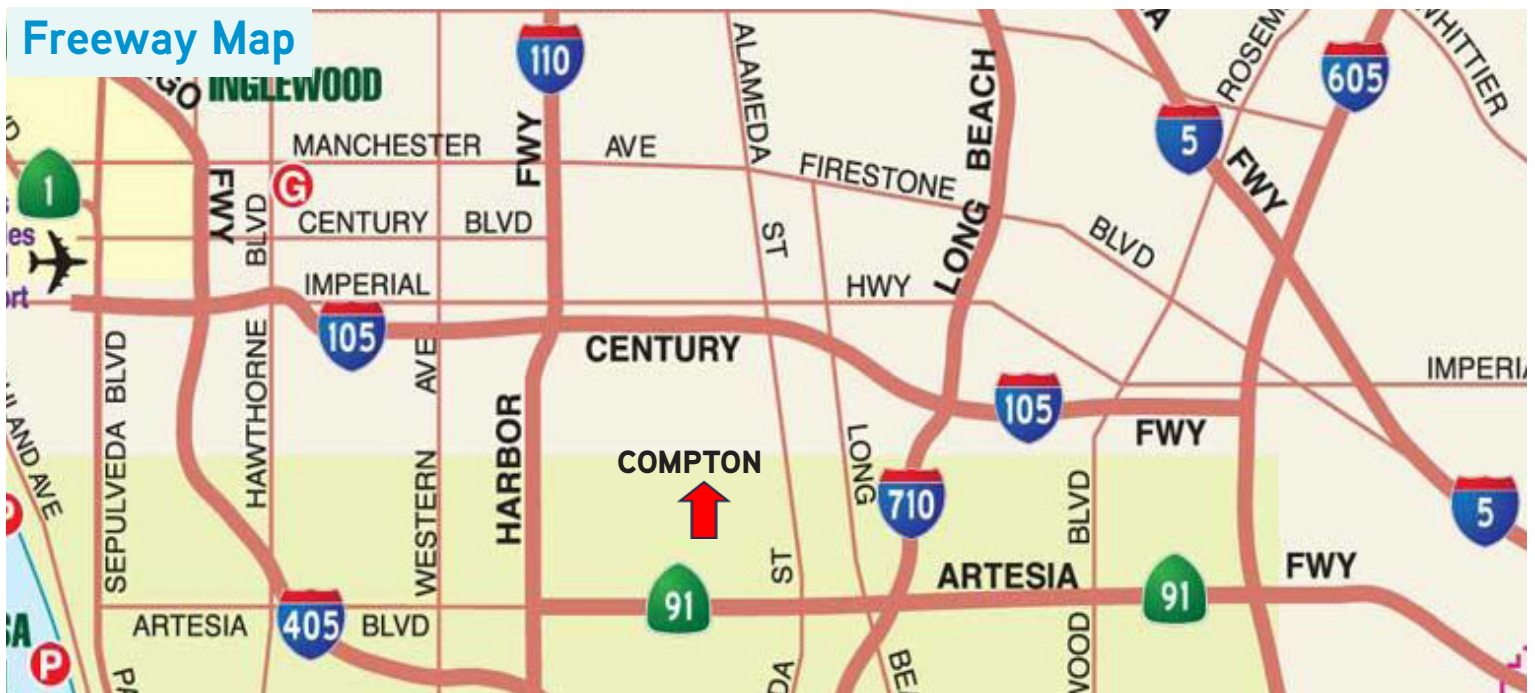
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## Local Map



## Freeway Map



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## Aerial Map



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## Executive Summary

E Compton Blvd & S Pearl Ave, Compton, California, 90221  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.89602  
Longitude: -118.21371

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	41,608	285,174	781,157
2010 Population	42,940	295,224	806,253
2021 Population	43,668	300,056	820,679
2026 Population	43,744	300,465	822,617
2000-2010 Annual Rate	0.32%	0.35%	0.32%
2010-2021 Annual Rate	0.15%	0.14%	0.16%
2021-2026 Annual Rate	0.03%	0.03%	0.05%
2021 Male Population	49.2%	48.7%	48.8%
2021 Female Population	50.8%	51.3%	51.2%
2021 Median Age	28.2	29.6	31.0

In the identified area, the current year population is 820,679. In 2010, the Census count in the area was 806,253. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 822,617 representing a change of 0.05% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 28.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	28.2%	32.0%	35.3%
2021 Black Alone	23.8%	21.3%	18.2%
2021 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2021 Asian Alone	0.3%	1.8%	5.3%
2021 Pacific Islander Alone	0.6%	0.8%	0.7%
2021 Other Race	42.6%	39.7%	35.6%
2021 Two or More Races	3.8%	3.8%	4.3%
2021 Hispanic Origin (Any Race)	74.3%	73.5%	69.7%

Persons of Hispanic origin represent 69.7% of the population in the identified area compared to 18.9% 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 90.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	43	54	61
2000 Households	9,399	67,240	204,447
2010 Households	9,815	69,426	209,290
2021 Total Households	9,958	70,048	211,175
2026 Total Households	9,945	69,868	210,775
2000-2010 Annual Rate	0.43%	0.32%	0.23%
2010-2021 Annual Rate	0.13%	0.08%	0.08%
2021-2026 Annual Rate	-0.03%	-0.05%	-0.04%
2021 Average Household Size	4.35	4.21	3.85

The household count in this area has changed from 209,290 in 2010 to 211,175 in the current year, a change of 0.08% annually. The five-year projection of households is 210,775, a change of -0.04% annually from the current year total. Average household size is currently 3.85, compared to 3.81 in the year 2010. The number of families in the current year is 171,715 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	33.4%	32.6%	35.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$52,315	\$55,537	\$57,621
2026 Median Household Income	\$56,877	\$62,055	\$65,186
2021-2026 Annual Rate	1.69%	2.24%	2.50%
<b>Average Household Income</b>			
2021 Average Household Income	\$63,096	\$69,613	\$74,269
2026 Average Household Income	\$71,529	\$79,612	\$85,207
2021-2026 Annual Rate	2.54%	2.72%	2.79%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$14,443	\$16,254	\$19,148
2026 Per Capita Income	\$16,317	\$18,514	\$21,871
2021-2026 Annual Rate	2.47%	2.64%	2.69%

### Households by Income

Current median household income is \$57,621 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$65,186 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$74,269 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,207 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$19,148 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,871 in five years, compared to \$39,378 for all U.S. households

### Housing

2021 Housing Affordability Index	71	72	67
2000 Total Housing Units	10,145	71,141	214,922
2000 Owner Occupied Housing Units	4,390	35,560	102,508
2000 Renter Occupied Housing Units	5,009	31,680	101,939
2000 Vacant Housing Units	746	3,901	10,475
2010 Total Housing Units	10,515	73,609	220,652
2010 Owner Occupied Housing Units	4,534	36,450	103,412
2010 Renter Occupied Housing Units	5,281	32,976	105,878
2010 Vacant Housing Units	700	4,183	11,362
2021 Total Housing Units	10,708	74,921	224,641
2021 Owner Occupied Housing Units	4,424	35,737	101,073
2021 Renter Occupied Housing Units	5,534	34,310	110,102
2021 Vacant Housing Units	750	4,873	13,466
2026 Total Housing Units	10,730	75,126	225,471
2026 Owner Occupied Housing Units	4,461	35,974	101,756
2026 Renter Occupied Housing Units	5,483	33,894	109,020
2026 Vacant Housing Units	785	5,258	14,696

Currently, 45.0% of the 224,641 housing units in the area are owner occupied; 49.0%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 220,652 housing units in the area - 46.9% owner occupied, 48.0% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 0.80%. Median home value in the area is \$487,151, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.78% annually to \$615,220.

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