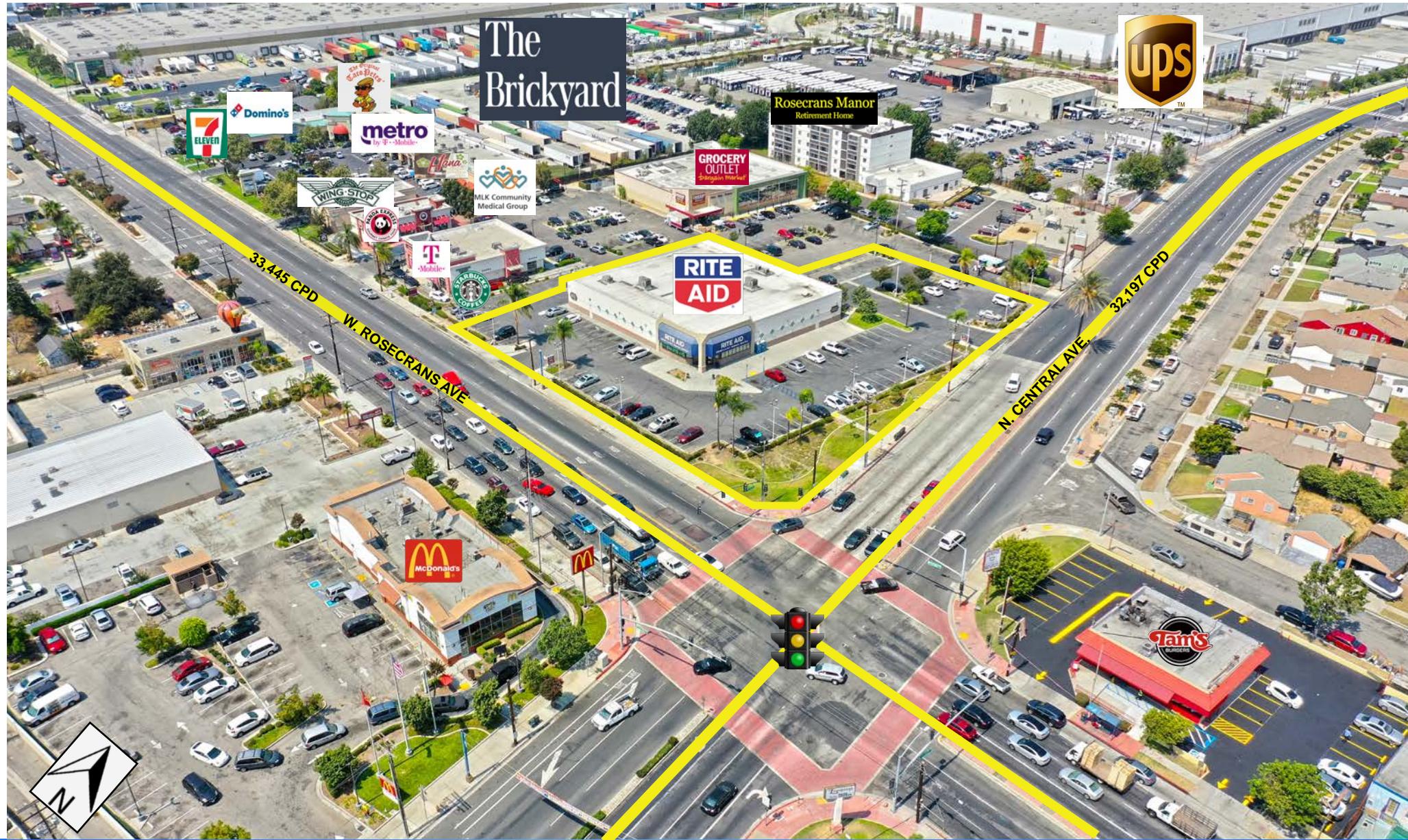


FOR LEASE

FORMER RITE AID BUILDING

1001 N. Central Avenue, Compton, CA 90222

±16,756 Sq. Ft. Freestanding Former Rite Aid Building



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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1001 N. Central Avenue Compton, CA

RETAIL AVAILABILITY & LEASE RATE

- › Freestanding Former Rite Aid Building - Available August 1, 2025
- › Rental Rates: \$2.00 PSF + ±0.75¢ NNNs
- › Store Size Availability: ±16,756 SF / ±81,375 SF Lot
- › Located on Signalized NWC of Central Avenue & Rosecrans Avenue

2024 DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	29,163	274,768	829,403
Median House Hold Income:	\$80,037	\$66,027	\$67,903
Average House Hold Income:	\$98,554	\$87,950	\$90,771

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PROPERTY SUMMARY

APNs:	6134-020-083, 6134-020-084, 6134-020-086
Property Address:	1001 N. Central Avenue Compton, CA 90222
Location:	NW Corner of N. Central Avenue & W. Rosecrans Avenue
Tenants:	±16,756 SF Building - Vacant
Property Type:	Commercial Building
Entitled Building Size:	±16,756 Square Feet
Land Area:	±81,375 Square Feet \ 1.87 Acre
Frontage:	292.17 Feet on N. Central Avenue (Lessee to Verify) 307 Feet on W. Rosecrans Avenue (Lessee to Verify)
Year Built:	1999
Zoning:	COCL
Lot Coverage:	±21%
Floor Area Ratio (FAR):	±21%
Parking Provided:	76 Stalls (Lessee to Verify)
Parking Ratio:	±4.54 Per 1,000 (Lessee to Verify)
Demographics:	1 Mile Radius = 29,163 People / \$98,554 Avg Income 3 Mile Radius = 274,768 People / \$87,950 Avg Income 5 Mile Radius = 829,403 People / \$90,771 Avg Income
Traffic Count: (Adj to 2024)	Total = ±65,642 Cars Per Day

Neighboring Distribution Centers and Tenants:



PROPERTY HIGHLIGHTS

- **1999 Construction**
- **Dense Urban Infill Location:** The property is located in a densely populated area of Compton with ±29,163 people in a 1-mile radius, ±274,768 people in a 3-mile radius and ±829,403 people in a 5-mile radius. The average household income is \$98,554 in 1-mile radius, \$87,950 in a 3-mile radius, and \$90,771 in a 5 mile radius.
- **Strong Traffic Counts:** The combined traffic counts at the signalized intersection of N. Central Avenue and W. Rosecrans Avenue is ±65,642 vehicles per day.
- **Located at one of the busiest intersections (±65,642 cars per day) of Compton at the NWC of Central Avenue & Rosecrans Avenue. Adjacent to The Brickyard in Compton, a recently developed 1-million sq. ft. industrial Park featuring a 525,000 SF UPS and Best Distribution Centers.**



Compton The Hub City

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AREA RETAILERS



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RESIDENTIAL DENSITY - AERIAL VIEW



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FOR LEASE

FORMER RITE AID BUILDING

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CENTER PHOTOS



BUILDING DRIVE THRU



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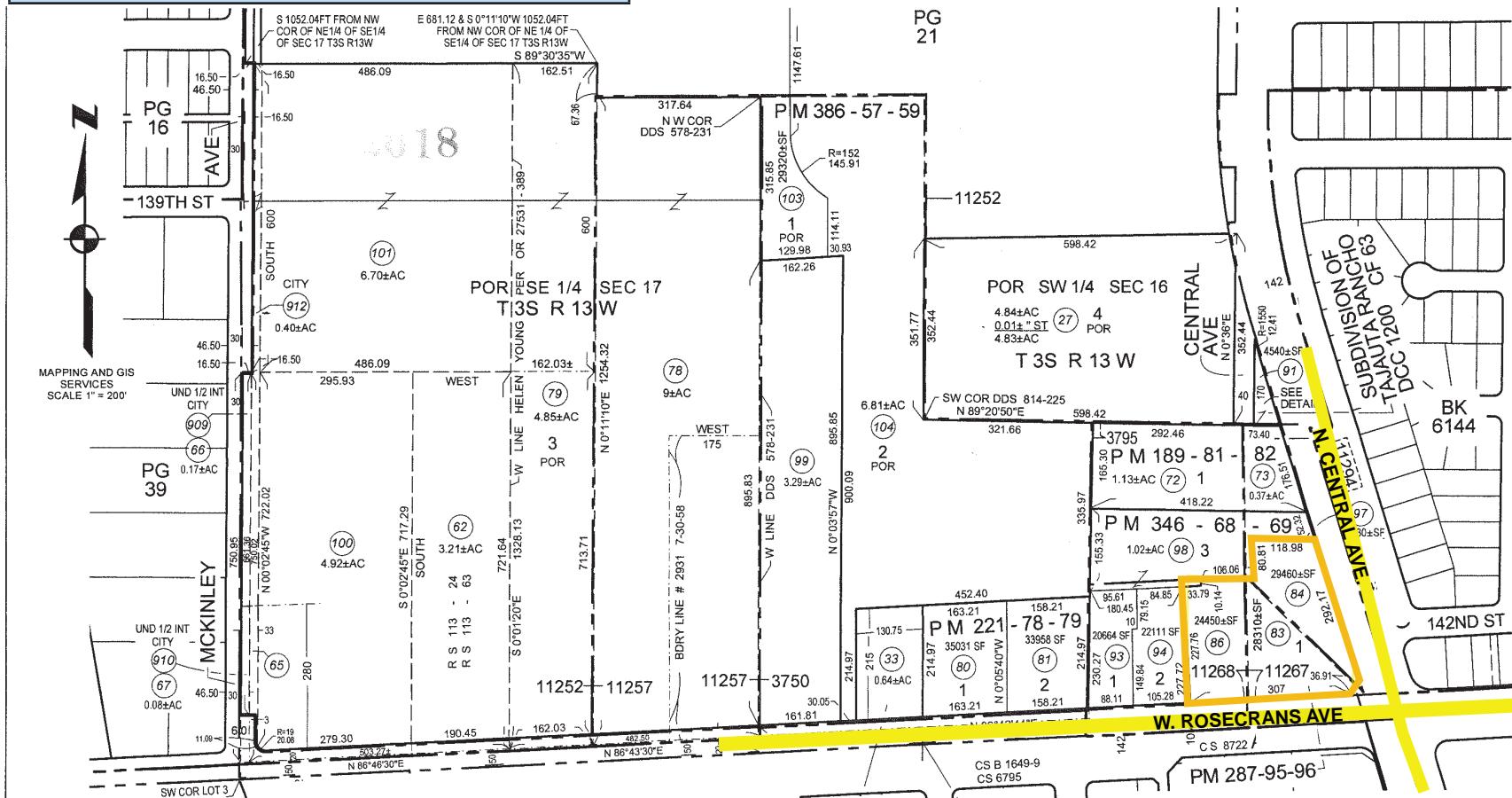
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PARCEL MAP

APN's: 6134-020-083, 6134-020-084, 6134-020-086



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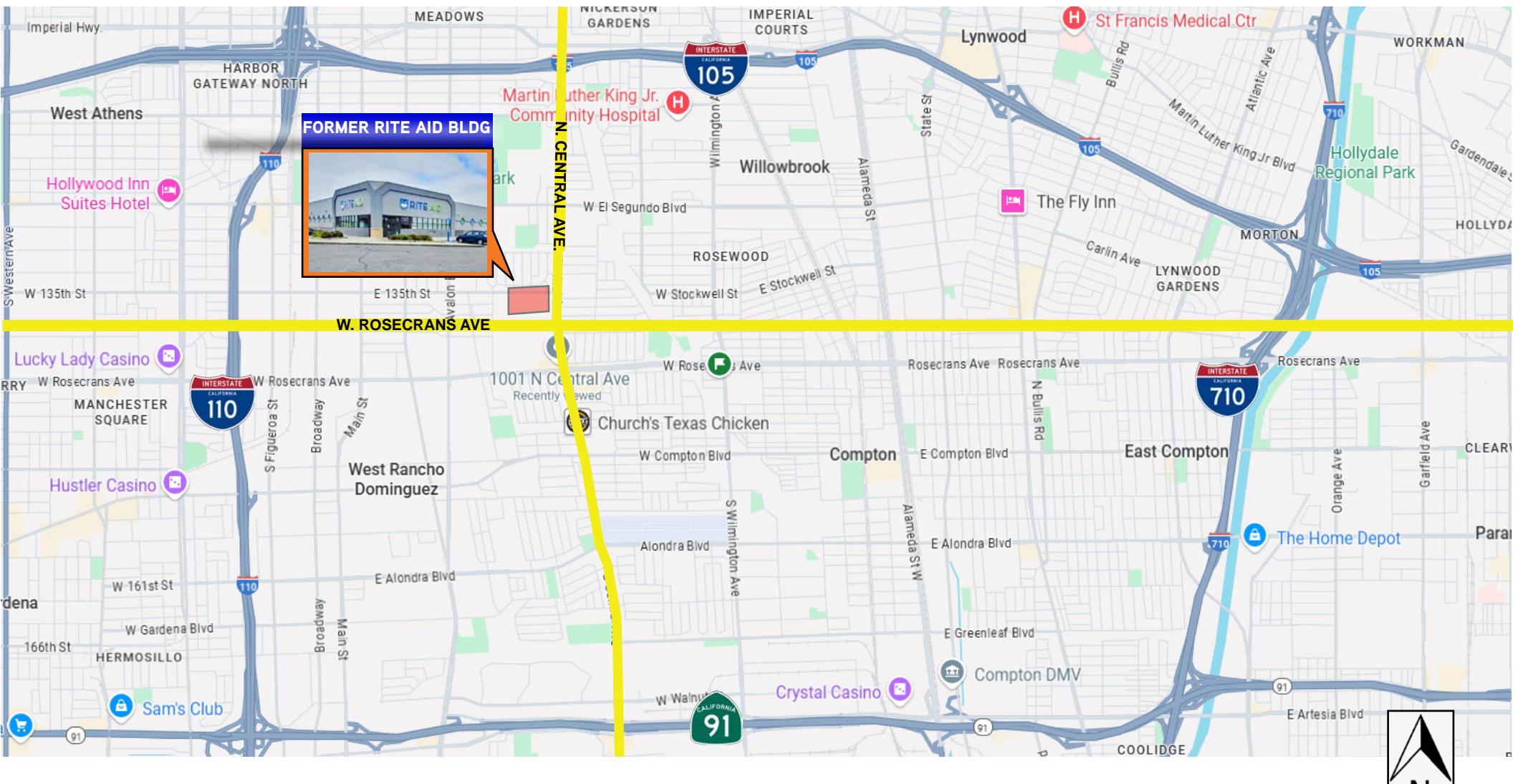
FORMER RITE AID BUILDING

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AREA FREEWAYS



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Demographic and Income Comparison Profile

1001 N Central Ave, Compton, CA, 90222, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.9033

Longitude: -118.2544

	1 mile	3 mile	5 mile			
Census 2020 Summary						
Population	29,900	283,669	854,192			
Households	8,038	74,853	235,159			
Average Household Size	3.70	3.72	3.59			
2024 Summary						
Population	29,163	274,768	829,403			
Households	8,020	74,445	234,961			
Families	6,327	57,607	180,134			
Average Household Size	3.62	3.62	3.49			
Owner Occupied Housing Units	5,597	36,695	108,128			
Renter Occupied Housing Units	2,423	37,750	126,833			
Median Age	36.3	34.3	35.0			
Median Household Income	\$80,037	\$66,027	\$67,903			
Average Household Income	\$98,554	\$87,950	\$90,771			
2029 Summary						
Population	28,410	267,480	807,970			
Households	8,050	74,526	235,601			
Families	6,361	57,774	180,980			
Average Household Size	3.51	3.52	3.39			
Owner Occupied Housing Units	5,683	37,507	110,788			
Renter Occupied Housing Units	2,367	37,020	124,813			
Median Age	37.1	35.0	35.9			
Median Household Income	\$94,754	\$79,348	\$80,733			
Average Household Income	\$118,997	\$105,470	\$108,493			
Trends: 2024-2029 Annual Rate						
Population	-0.52%	-0.54%	-0.52%			
Households	0.07%	0.02%	0.05%			
Families	0.11%	0.06%	0.09%			
Owner Households	0.31%	0.44%	0.49%			
Median Household Income	3.43%	3.74%	3.52%			
2024 Population by Age						
Age 0 - 4	1,737	6.0%	17,266	6.3%	50,524	6.1%
Age 5 - 9	1,787	6.1%	18,448	6.7%	53,726	6.5%
Age 10 - 14	2,029	7.0%	20,283	7.4%	58,753	7.1%
Age 15 - 19	2,136	7.3%	21,069	7.7%	62,105	7.5%
Age 20 - 24	2,133	7.3%	21,652	7.9%	64,066	7.7%
Age 25 - 34	4,215	14.5%	41,668	15.2%	126,126	15.2%
Age 35 - 44	4,051	13.9%	37,863	13.8%	115,168	13.9%
Age 45 - 54	3,574	12.3%	33,742	12.3%	103,666	12.5%
Age 55 - 64	3,477	11.9%	30,266	11.0%	92,211	11.1%
Age 65 - 74	2,390	8.2%	19,976	7.3%	62,276	7.5%
Age 75 - 84	1,055	3.6%	8,743	3.2%	29,386	3.5%
Age 85+	580	2.0%	3,791	1.4%	11,397	1.4%

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1001 N Central Ave, Compton, CA, 90222, USA

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Latitude: 33.9033

Longitude: -118.2544

2024 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	792	9.9%	9,165	12.3%	25,873	11.0%
\$15,000 - \$24,999	558	7.0%	5,725	7.7%	16,812	7.2%
\$25,000 - \$34,999	401	5.0%	5,675	7.6%	17,742	7.6%
\$35,000 - \$49,999	544	6.8%	7,462	10.0%	25,189	10.7%
\$50,000 - \$74,999	1,389	17.3%	12,776	17.2%	40,671	17.3%
\$75,000 - \$99,999	1,268	15.8%	10,014	13.5%	33,141	14.1%
\$100,000 - \$149,999	1,644	20.5%	13,117	17.6%	39,784	16.9%
\$150,000 - \$199,999	793	9.9%	5,446	7.3%	18,550	7.9%
\$200,000+	631	7.9%	5,063	6.8%	17,195	7.3%
Median Household Income	\$80,037		\$66,027		\$67,903	
Average Household Income	\$98,554		\$87,950		\$90,771	
Per Capita Income	\$27,133		\$24,048		\$25,795	
2029 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	676	8.4%	8,019	10.8%	22,632	9.6%
\$15,000 - \$24,999	411	5.1%	4,364	5.9%	12,625	5.4%
\$25,000 - \$34,999	312	3.9%	4,721	6.3%	14,547	6.2%
\$35,000 - \$49,999	421	5.2%	6,274	8.4%	20,952	8.9%
\$50,000 - \$74,999	1,186	14.7%	11,639	15.6%	37,188	15.8%
\$75,000 - \$99,999	1,223	15.2%	10,200	13.7%	34,373	14.6%
\$100,000 - \$149,999	1,831	22.7%	14,862	19.9%	45,085	19.1%
\$150,000 - \$199,999	1,083	13.5%	7,336	9.8%	24,347	10.3%
\$200,000+	907	11.3%	7,109	9.5%	23,845	10.1%
Median Household Income	\$94,754		\$79,348		\$80,733	
Average Household Income	\$118,997		\$105,470		\$108,493	
Per Capita Income	\$33,735		\$29,621		\$31,722	
2024 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,926	6.6%	23,644	8.6%	84,135	10.1%
Black Alone	11,104	38.1%	69,509	25.3%	175,513	21.2%
American Indian Alone	503	1.7%	5,594	2.0%	18,140	2.2%
Asian Alone	213	0.7%	10,126	3.7%	46,816	5.6%
Pacific Islander Alone	107	0.4%	1,150	0.4%	3,722	0.4%
Some Other Race Alone	12,130	41.6%	130,257	47.4%	382,252	46.1%
Two or More Races	3,178	10.9%	34,487	12.6%	118,826	14.3%
Hispanic Origin (Any Race)	17,030	58.4%	185,133	67.4%	566,410	68.3%

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