

# FOR SALE

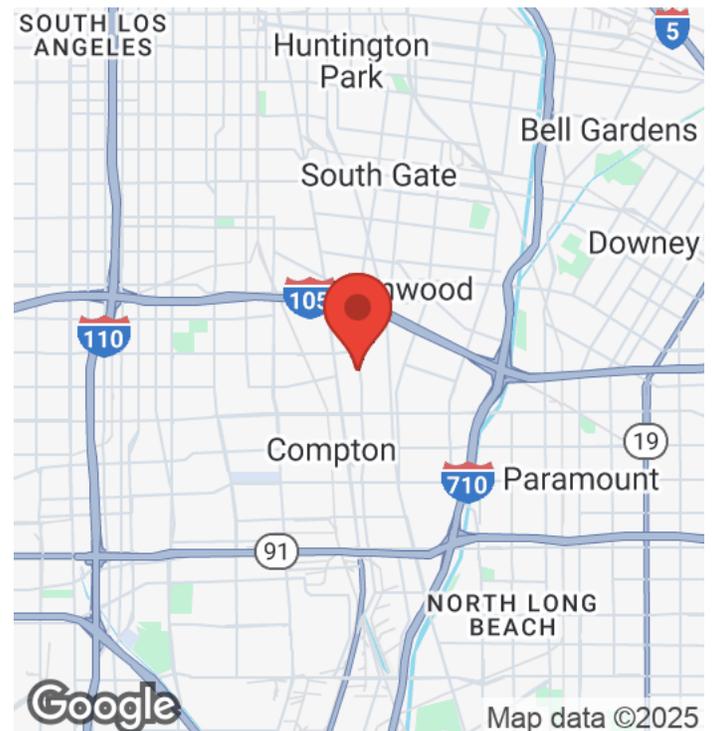
Industrial Land ± 0.95 Acre

2121 & 2203 N  
Santa Fe Avenue  
Compton, CA 90222



## Property Highlights

- APN 6169-028-017 & 6169-028-016
- Zoning (ML) Limited Manufacturing
- Land ± 0.95 Acre
- Concrete Parking Lot
- Great Development Opportunity
- Whole Yard in Concrete for Low Maintenance Costs
- Approx. 143 Linear Feet of Frontage



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# AREA DESCRIPTION

Industrial Land ± 0.95 Acre  
2121 & 2203 N Santa Fe Avenue | Compton, CA 90222



**Compton is a city located in the Gateway Cities region of southern Los Angeles County, California, situated south of downtown Los Angeles.**

**It is known as the "Hub City" due to its geographic centrality in Los Angeles County.**



## Executive Summary

Prepared by David Neault, CCIM

Latitude: 33.91177

Longitude: -118.21819

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	50,896	358,825	929,079
2020 Population	49,007	359,010	935,871
2025 Population	47,222	344,831	900,202
2030 Population	46,338	337,724	881,889
2010-2020 Annual Rate	-0.38%	0.01%	0.07%
2020-2025 Annual Rate	-0.70%	-0.76%	-0.74%
2025-2030 Annual Rate	-0.38%	-0.42%	-0.41%
2020 Male Population	49.0%	48.6%	48.7%
2020 Female Population	51.0%	51.4%	51.3%
2020 Median Age	30.7	32.0	33.0
2025 Male Population	49.7%	49.3%	49.4%
2025 Female Population	50.3%	50.7%	50.6%
2025 Median Age	31.8	33.0	33.9

In the identified area, the current year population is 900,202. In 2020, the Census count in the area was 935,871. The rate of change since 2020 was -0.74% annually. The five-year projection for the population in the area is 881,889 representing a change of -0.41% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 33.9, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	10.3%	10.4%	11.7%
2025 Black Alone	13.2%	16.0%	15.2%
2025 American Indian/Alaska Native Alone	2.8%	2.6%	2.4%
2025 Asian Alone	0.5%	0.9%	3.3%
2025 Pacific Islander Alone	0.3%	0.3%	0.4%
2025 Other Race	57.9%	53.8%	50.7%
2025 Two or More Races	15.0%	16.0%	16.3%
2025 Hispanic Origin (Any Race)	84.2%	80.6%	77.1%

Persons of Hispanic origin represent 77.1% of the population in the identified area compared to 19.7% 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 79.2 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	55	62	63
2010 Households	10,825	82,662	234,020
2020 Households	11,532	88,440	247,824
2025 Households	11,606	88,830	248,248
2030 Households	11,652	89,002	248,739
2010-2020 Annual Rate	0.63%	0.68%	0.57%
2020-2025 Annual Rate	0.12%	0.08%	0.03%
2025-2030 Annual Rate	0.08%	0.04%	0.04%
2025 Average Household Size	4.01	3.83	3.58

The household count in this area has changed from 247,824 in 2020 to 248,248 in the current year, a change of 0.03% annually. The five-year projection of households is 248,739, a change of 0.04% annually from the current year total. Average household size is currently 3.58, compared to 3.73 in the year 2020. The number of families in the current year is 196,855 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 05, 2025



## Executive Summary

Prepared by David Neault, CCIM

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	52.2%	53.2%	56.1%
<b>Median Household Income</b>			
2025 Median Household Income	\$68,547	\$71,404	\$71,086
2030 Median Household Income	\$78,973	\$81,635	\$81,096
2025-2030 Annual Rate	2.87%	2.71%	2.67%
<b>Average Household Income</b>			
2025 Average Household Income	\$87,017	\$90,110	\$91,382
2030 Average Household Income	\$97,852	\$101,934	\$103,167
2025-2030 Annual Rate	2.37%	2.50%	2.46%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$21,611	\$23,262	\$25,277
2030 Per Capita Income	\$24,846	\$26,908	\$29,177
2025-2030 Annual Rate	2.83%	2.95%	2.91%
<b>GINI Index</b>			
2025 Gini Index	42.5	42.1	42.7
<b>Households by Income</b>			
Current median household income is \$71,086 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$81,096 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$91,382 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$103,167 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$25,277 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$29,177 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	47	46	44
2010 Total Housing Units	11,556	87,580	247,073
2010 Owner Occupied Housing Units	4,563	40,396	104,597
2010 Renter Occupied Housing Units	6,262	42,266	129,423
2010 Vacant Housing Units	731	4,918	13,053
2020 Total Housing Units	11,890	90,671	254,591
2020 Owner Occupied Housing Units	4,971	43,348	109,574
2020 Renter Occupied Housing Units	6,561	45,092	138,250
2020 Vacant Housing Units	358	2,210	6,800
2025 Total Housing Units	11,975	91,167	255,370
2025 Owner Occupied Housing Units	5,033	43,655	110,200
2025 Renter Occupied Housing Units	6,573	45,175	138,048
2025 Vacant Housing Units	369	2,337	7,122
2030 Total Housing Units	12,044	91,735	256,998
2030 Owner Occupied Housing Units	5,156	44,653	112,521
2030 Renter Occupied Housing Units	6,496	44,349	136,218
2030 Vacant Housing Units	392	2,733	8,259
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	30.7	31.3	32.1

Currently, 43.2% of the 255,370 housing units in the area are owner occupied; 54.1%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 254,591 housing units in the area and 2.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.06%. Median home value in the area is \$637,549, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.93% annually to \$736,654.

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**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

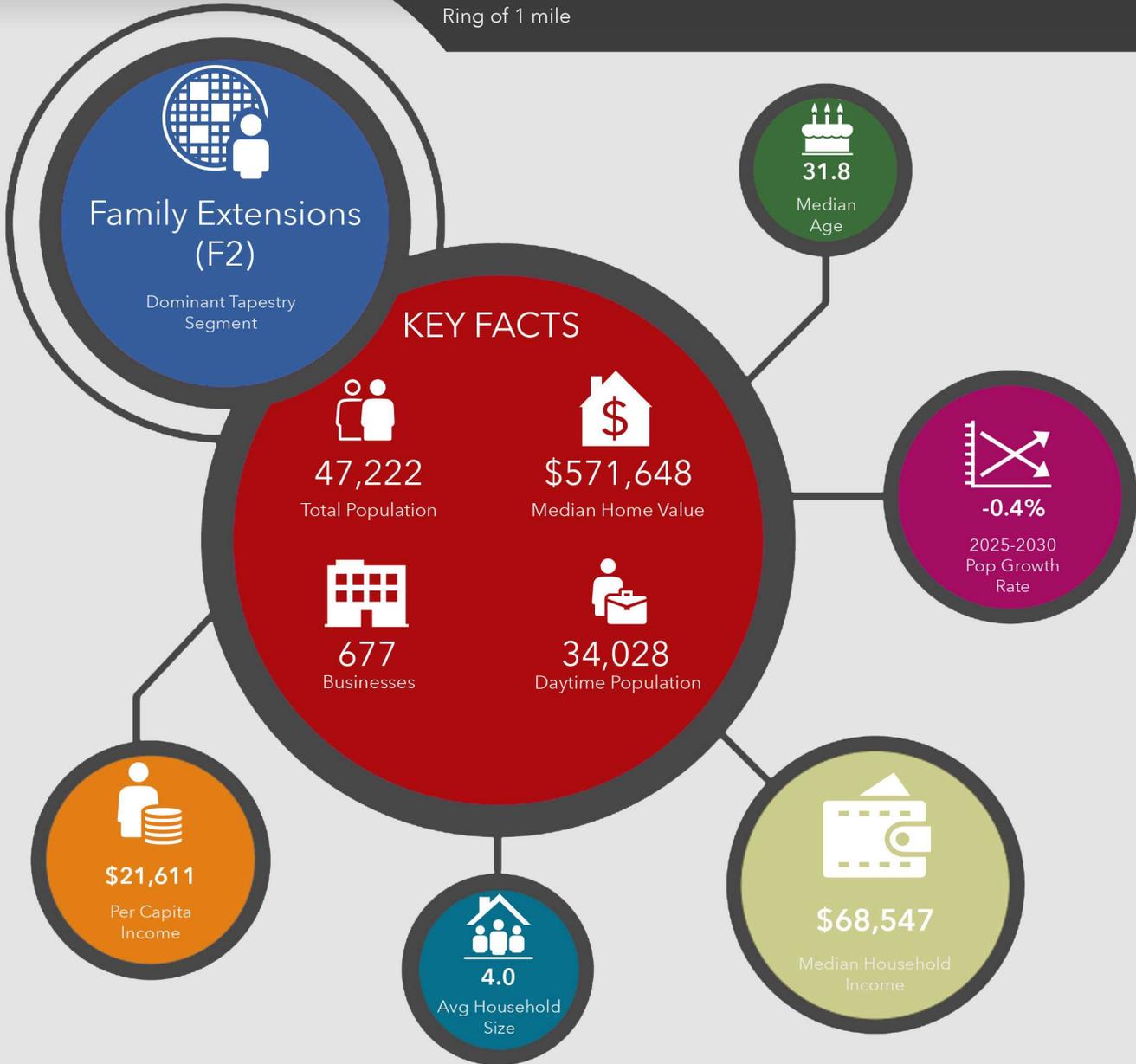
September 05, 2025





## Executive Summary - Call Outs Ring of 1 mile

Ring of 1 mile



### KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

## Dominant Tapestry Segment Ring of 1 mile



**F2**

Family Extensions

Ring of 1 mile



**ArcGIS**  
**TAPESTRY**  
The Fabric of US Neighborhoods

### DOMINANT TAPESTRY SEGMENT

 **9,627** households are *Family Extensions*  
**82.9%** of households are in this segment

**Family Extensions:** *Urban Harmony* LifeMode

This segment is characterized by metro multigenerational renters on the West Coast.

[Learn more...](#)

### ABOUT THIS SEGMENT

 These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.

 They often go to movie theaters and theme parks for entertainment.

 Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.

 Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.

### ABOUT THIS AREA

**Household Type:**  
Multi-Units, Single Family

**Employment:**  
Industrial, Svcs

**Median Age:**  
31.8

**Median Household Income:**  
\$68,547

**Education:**  
15.9% College degree (2+ years)

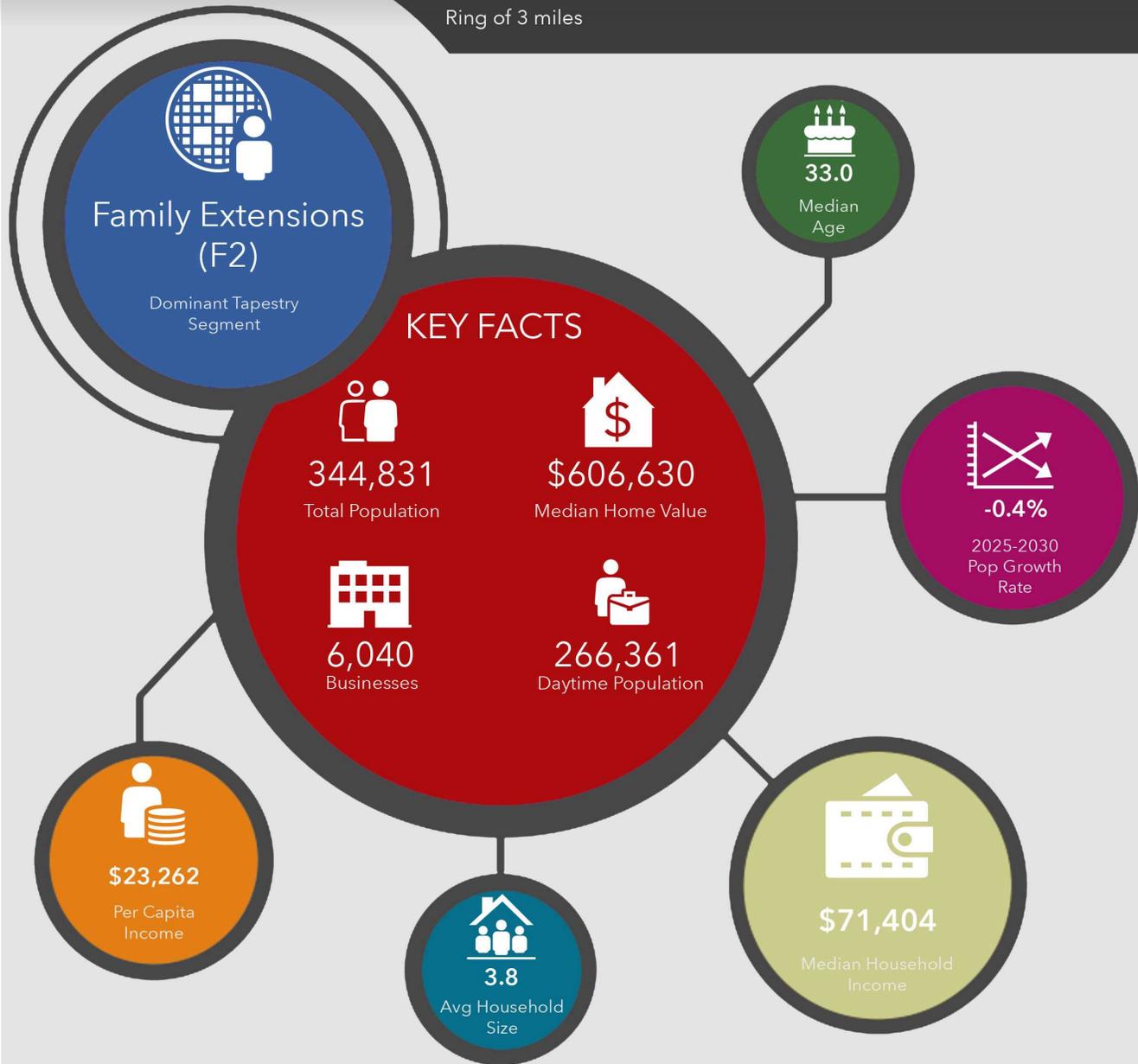


**KEY FACTS FOR THIS AREA**  
*Click facts to 'Explore for more' details*

<b>47,222</b>	<b>11,606</b>	<b>4.01</b>	<b>55</b>	<b>47</b>	<b>72</b>	<b>\$571,648</b>	<b>-0.38%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability Index	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

## Executive Summary - Call Outs Ring of 3 miles

Ring of 3 miles



### KEY SPENDING FACTS



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© 2025 Esri

Spending facts are average annual dollars per household

## Dominant Tapestry Segment Ring of 3 miles



**F2**

Ring of 3 miles

### Family Extensions



**ArcGIS TAPESTRY**  
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT	ABOUT THIS SEGMENT	ABOUT THIS AREA
 <p><b>49,948</b> households are <i>Family Extensions</i> <b>56.2%</b> of households are in this segment</p> <p><b>Family Extensions:</b> <i>Urban Harmony</i> LifeMode</p> <p>This segment is characterized by metro multigenerational renters on the West Coast.</p> <p><a href="#">Learn more...</a></p>	 <p>These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.</p>  <p>They often go to movie theaters and theme parks for entertainment.</p>  <p>Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.</p>  <p>Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.</p>	<p><b>Household Type:</b> Multi-Units, Single Family</p> <p><b>Employment:</b> Industrial, Svcs</p> <p><b>Median Age:</b> 33.0</p> <p><b>Median Household Income:</b> \$71,404</p> <p><b>Education:</b> 19.8% College degree (2+ years)</p>



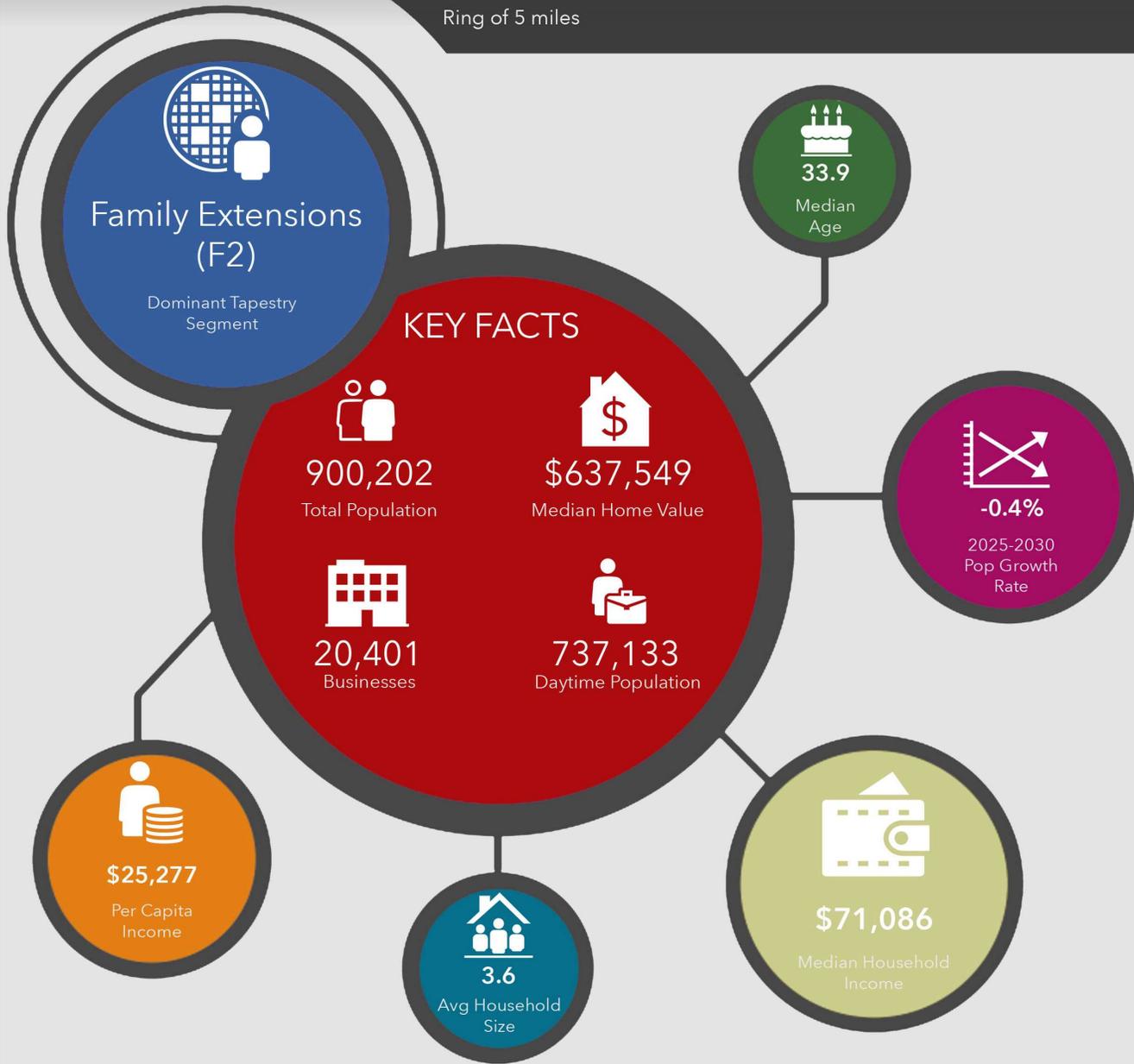
### KEY FACTS FOR THIS AREA

*Click facts to 'Explore for more' details*

<b>344,831</b>	<b>88,830</b>	<b>3.83</b>	<b>62</b>	<b>46</b>	<b>76</b>	<b>\$606,630</b>	<b>-0.42%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability Index	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

# Executive Summary - Call Outs Ring of 5 miles

Ring of 5 miles



## KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

## Dominant Tapestry Segment Ring of 5 miles



**F2**

Ring of 5 miles

### Family Extensions



**ArcGIS TAPESTRY**  
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT	ABOUT THIS SEGMENT	ABOUT THIS AREA
 <p><b>141,007</b> households are <i>Family Extensions</i> 56.8% of households are in this segment</p> <p><b>Family Extensions:</b> <i>Urban Harmony</i> LifeMode</p> <p>This segment is characterized by metro multigenerational renters on the West Coast.</p> <p><a href="#">Learn more...</a></p>	 <p>These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.</p>  <p>They often go to movie theaters and theme parks for entertainment.</p>  <p>Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.</p>  <p>Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.</p>	<p><b>Household Type:</b> Multi-Units, Single Family</p> <p><b>Employment:</b> Industrial, Svcs</p> <p><b>Median Age:</b> 33.9</p> <p><b>Median Household Income:</b> \$71,086</p> <p><b>Education:</b> 22.2% College degree (2+ years)</p>



### KEY FACTS FOR THIS AREA

*Click facts to 'Explore for more' details*

<b>900,202</b>	<b>248,248</b>	<b>3.58</b>	<b>63</b>	<b>44</b>	<b>79</b>	<b>\$637,549</b>	<b>-0.41%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability Index	Diversity Index	Median Home Value	Forecasted Annual Growth Rate