FOR LEASE

739 BARENTIAL OF COMPTON, CA 90222

CHECKS CASHED

PROPERTY INFORMATION

\$2.25/sf Modified Gross		
3-5 years		
±745 SF		
±6,400 SF		
1987		
COCM		
6153-004-012		



PROPERTY HIGHLIGHTS -

- Prime location in the heart of Compton's retail corridor serving over 57,168 daytime employees in a 3 mile radius.
- Co-Tenants CCS Check Cashing, F&M Barber, Tower Realty, Donut, Toro Tax.
- Located in close proximity to both the Blue Line Metro Train (65,373 person weekday ridership) and Line 55-355 Metro Bus (8,500 person weekday ridership) stops
- Conveniently located to freeways I-105, I-710, CA 91 and I-110
- Signalized, hard corner of Wilmington and Rosecrans
- Busy Intersection! High-Density Demographics and Traffic Counts!

DAN BACANI | Founding Principal **626.240.2781** dbacani@lee-associates.com License ID 01385413

JODI SHOEMAKE | Founding Principal 626.240.2780 jshoemake@lee-associates.com License ID 01833063



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM

739 W ROSECRANS AVE | SUITE C

PROPERTY PHOTOS



DAN BACANI | Founding Principal 626.240.2781 dbacani@lee-associates.com License ID 01385413

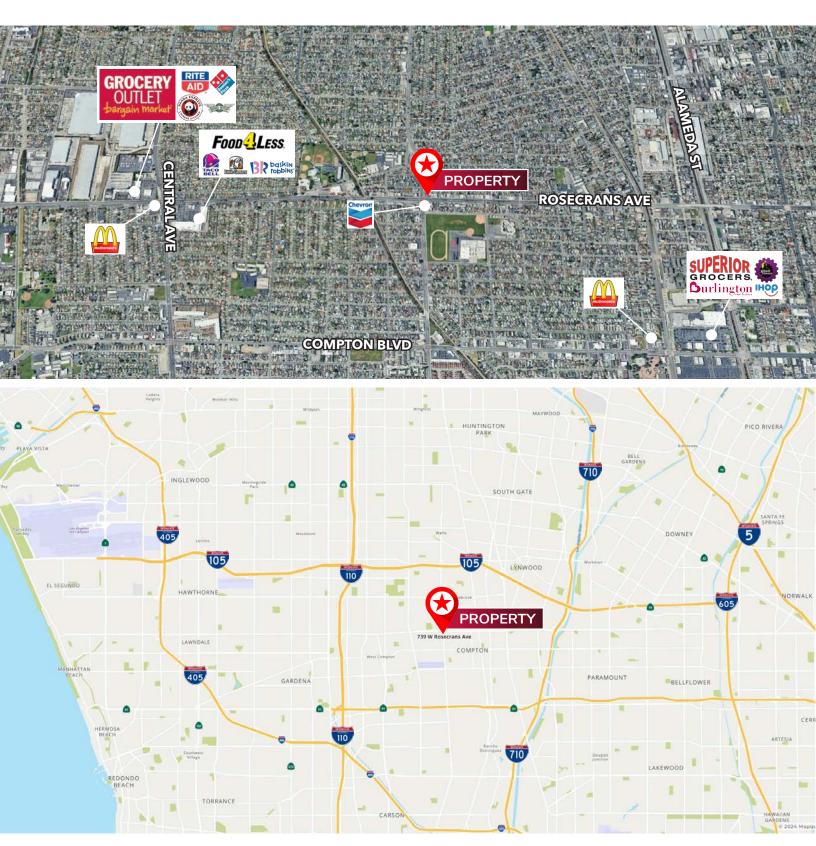
JODI SHOEMAKE | Founding Principal 626.240.2780 jshoemake@lee-associates.com License ID 01833063



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

739 W ROSECRANS AVE | SUITE C

OVERVIEW MAP



DAN BACANI | Founding Principal 626.240.2781 dbacani@lee-associates.com License ID 01385413

JODI SHOEMAKE | Founding Principal 626.240.2780 jshoemake@lee-associates.com License ID 01833063



The information contained herein is obtained from sources believed to be reliable. However, we have not conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM ed it and make no guaran on of this property is used for example and is submitted subject to errors, omissions, change of price of LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

739 W ROSECRANS AVE I SUITE C COMPTON, CA 90222 DEMOGRAPHICS		FOR LEASE
1-MILE RADIUS	2-MILE RADIUS	3-MILE RADIUS
44,490 population	135,425 population	286,119 population
\$572,296 median home value	\$572,187 median home value	\$579,294 median home value
\$75,523 avg. household income	\$66,823 avg. household income	\$64,980 avg. household income
33.4 median age	33.4 median age	33.4 median age



Collection St	Cross St	Dist.	Year	Count
Rosecrans Ave	Dwight Ave	0.23	2014	36,146

DAN BACANI | Founding Principal 626.240.2781 dbacani@lee-associates.com License ID 01385413 JODI SHOEMAKE | Founding Principal 626.240.2780 jshoemake@lee-associates.com License ID 01833063



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM