

# FOR LEASE



# 739 SUITE C

## W ROSECRANS AVE

COMPTON, CA 90222



### PROPERTY INFORMATION

<b>ASKING RATE:</b>	\$2.25/sf Modified Gross
<b>TERMS:</b>	3-5 years
<b>SUITE SIZE:</b>	±745 SF
<b>TOTAL BUILDING SF:</b>	±6,400 SF
<b>YEAR BUILT:</b>	1987
<b>ZONING:</b>	COCM
<b>APN:</b>	6153-004-012

### PROPERTY HIGHLIGHTS

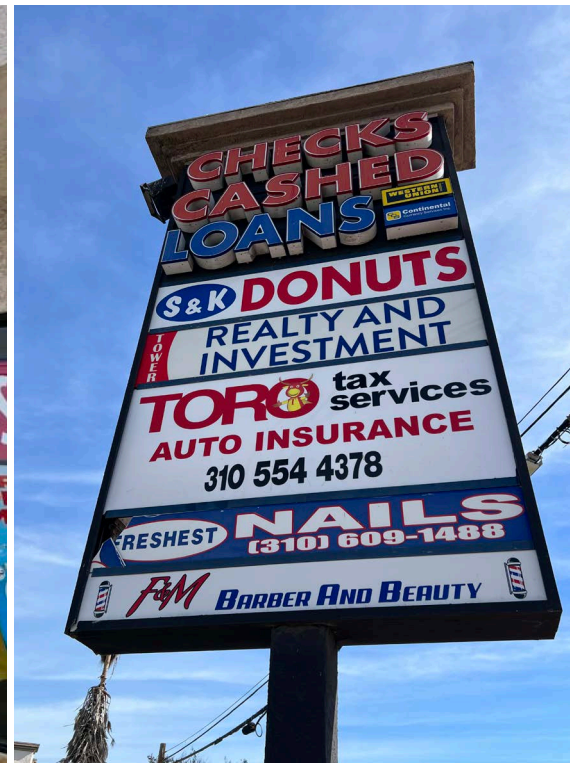
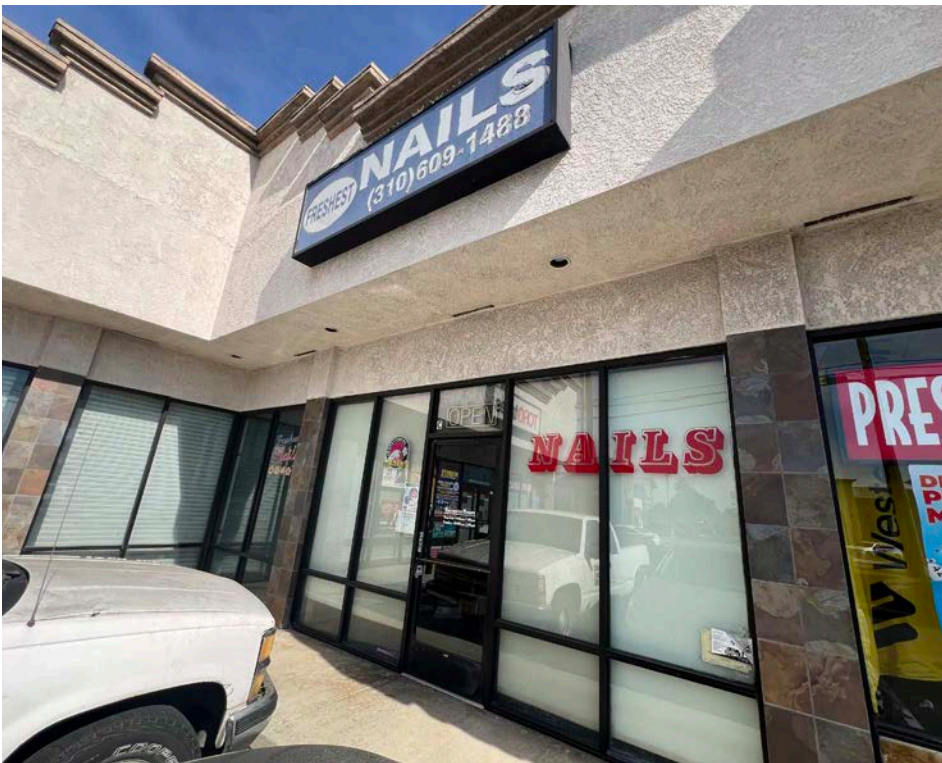
- Prime location in the heart of Compton's retail corridor serving over 57,168 daytime employees in a 3 mile radius.
- Co-Tenants - CCS Check Cashing, F&M Barber, Tower Realty, Donut, Toro Tax.
- Located in close proximity to both the Blue Line Metro Train (65,373 person - weekday ridership) and Line 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  
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**JODI SHOEMAKE** | Founding Principal  
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**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES  
 PASADENA

PROPERTY PHOTOS

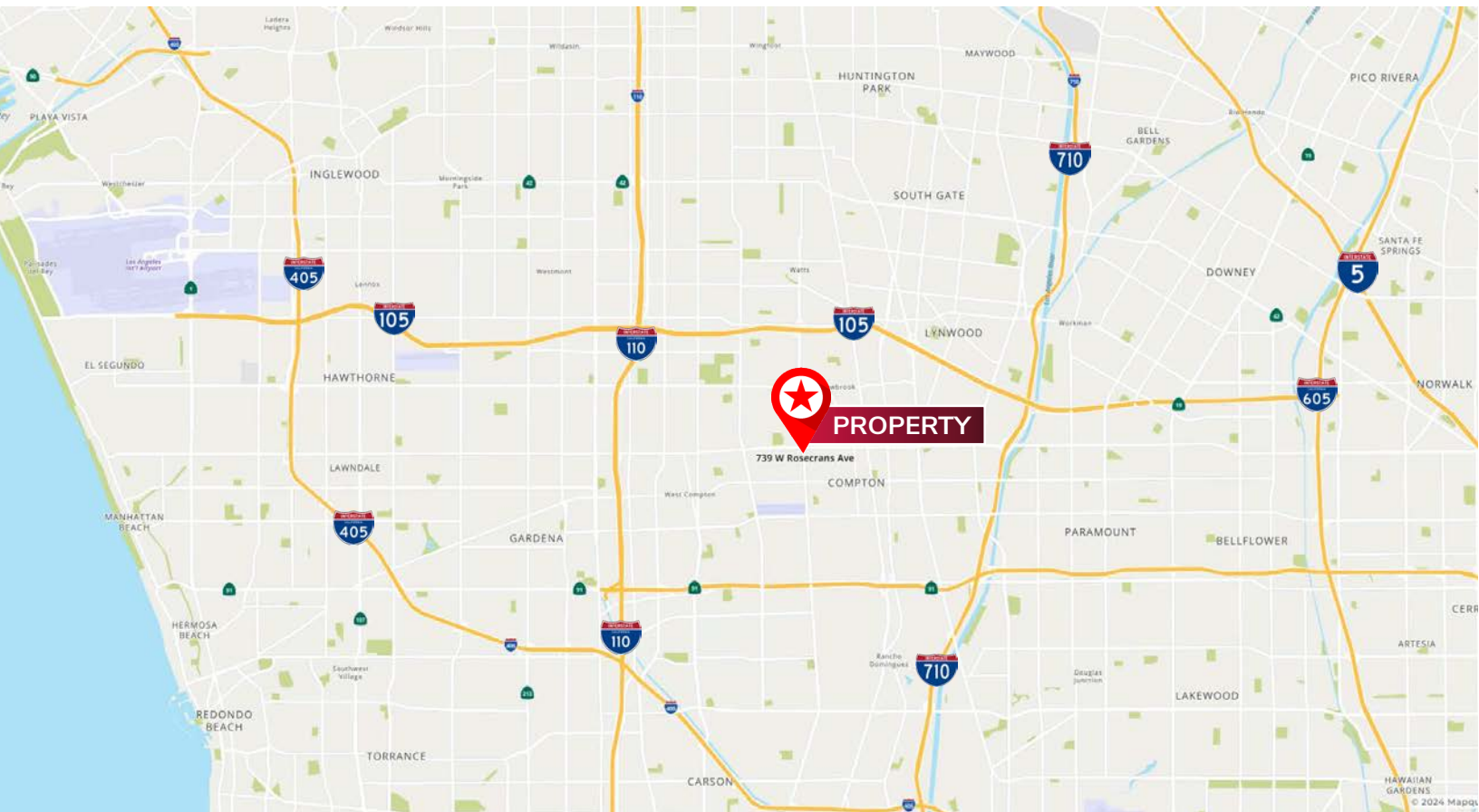


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OVERVIEW MAP



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DEMOGRAPHICS



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



TRAFFIC COUNT

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

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