

DOWNTOWN LOS ANGELES

COMPTON CITY HALL
& CIVIC CENTER

GameStop

jamba

GNC

24 FITNESS

PartyCity

ROSS
DRESS FOR LESS

BEST
BUY

HOME DEPOT



PRIME DRIVE-THRU END-CAP
OPPORTUNITY (DIVISIBLE)
1,400 - 3,800 SF AVAILABLE

AT & T



STARBUCKS

NAVY
FEDERAL
Credit Union



usbank

T-MOBILE

CRYSTAL CASINO
& HOTEL

PETSMART



five BELOW

Marshalls

DOLLAR TREE



ON+ON

BANK OF
AMERICA

FREeway PYLON
SIGNAGE AVAILABLE!

ARTESIA BLVD

ALAMEDA ST

221,000 VPD



GATEWAY
TOWNE CENTER

COMPTON, CALIFORNIA

NWC ALAMEDA STREET & 91 FREEWAY
1795 S. ALAMEDA | COMPTON CA 90220

come find *your style.*

strategically located.

*Gateway Towne Center
is the dominant shopping
center for the region,
serving a population of
over 750,000.*

STRATEGICALLY LOCATED RIGHT OFF
THE 91 FREEWAY, WITH NEARBY
710 ACCESS, BOTH MAJOR TRAFFIC
CORRIDORS ACROSS LOS ANGELES.



TENANTS

anchor tenants.

ANCHOR TENANTS INCLUDE:

TARGET

BEST BUY

HOME DEPOT

ULTA

PET SMART

ROSS DRESS FOR LESS

MARSHALLS



TENANTS



Gateway Towne Center is a friendly, popular gathering place with respected fast casual eateries, and shops to compliment the existing anchor tenants.

socialize. connect. dine.



TENANTS

socialize. connect. dine.

site plan.

1400-3800 SF AVAILABLE

SITE PLAN

GATEWAY
TOWNE CENTER

S TAMARIND AVE

E GREENLEAF BLVD

ALAMEDA ST

E ARTESIA BLVD

GARDENA FWY

1795 S ALAMEDA | COMPTON, CA 90220



Wells Fargo

AT&T

Red Persimmon



Ono Hawaiian BBQ



Starbucks

usbank

T-Mobile



West Coast Dental



Bank of America

Daniels

Pollo Loco

PETSMART

ULTA

GameStop

jamba

GNC

Denim Exchange

The Home Depot

24 FITNESS

PartyCity

ROSS
DRESS FOR LESS

BEST BUY

Marshalls

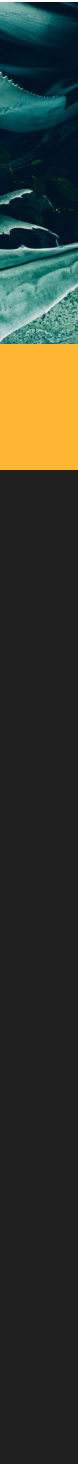
Dollar Tree

ON + ON



FIVE BELOW

91



DRIVE-THRU SPACE

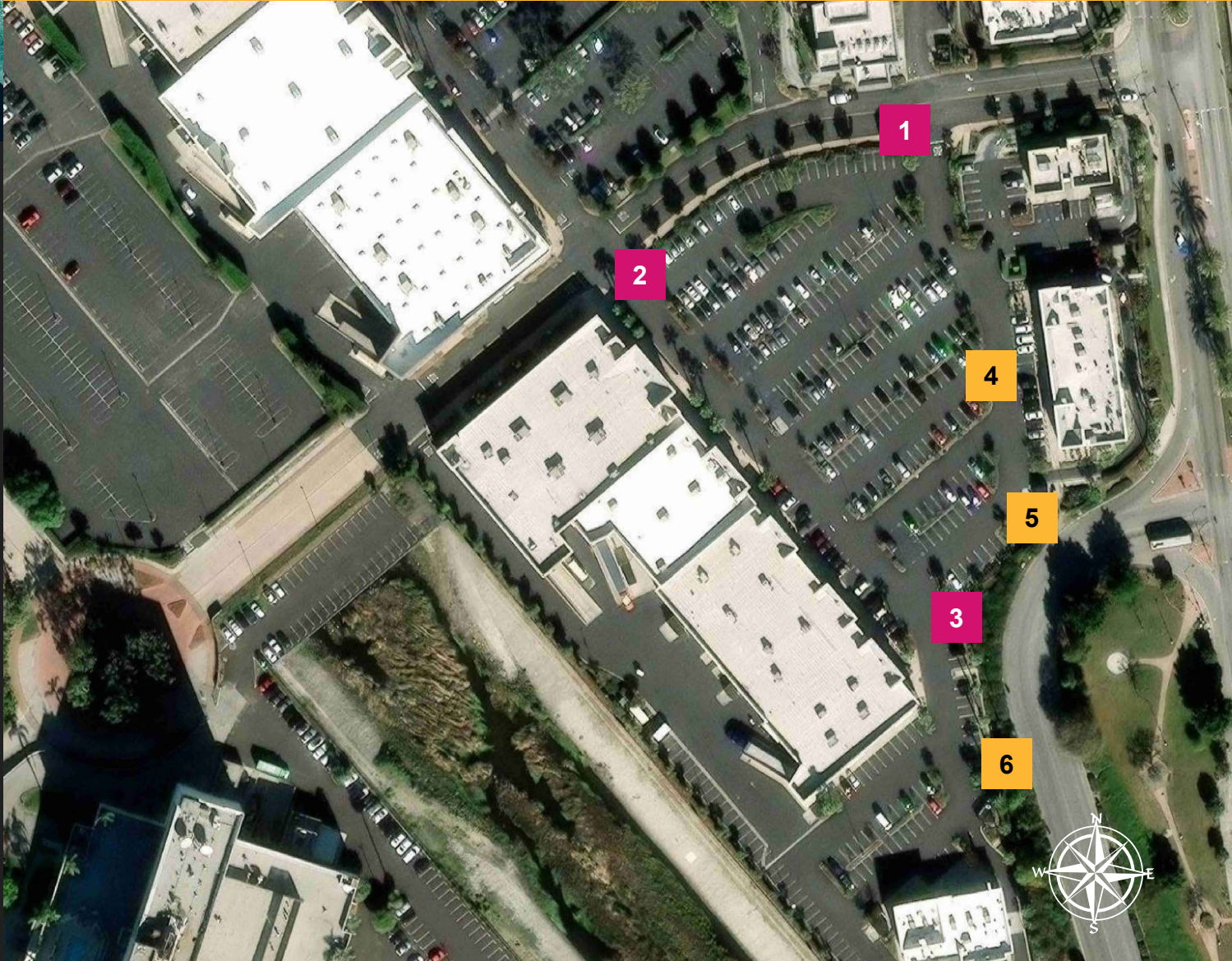
1,400-3,800 SF Available.



DRIVE-THRU SPACE



Wayfinding



EXISTING SIGNAGE
Locations 1 - 3



PROPOSED SIGNAGE
Locations 4 - 6



NORTHBOUND



SOUTHBOUND



221,000 *VPD* on 91.

ALAMEDA ST (25,821 VPD)

PETSMART

ULTA
BEAUTY

five BELOW

Marshall's

DOLLAR TREE

CRYSTAL CASINO
& HOTEL



GameStop

jamba

GNC

24 FITNESS

Party City

ROSS
DRESS FOR LESS

BEST
BUY



TENANTS

our audience.

A woman with curly hair is smiling and looking at a green bell pepper in her hands. She is in a grocery store, with shelves of jars and other items visible in the background.

who is **our audience.**

TAPESTRY SEGMENT	PERCENT	DESCRIPTION
FAMILY EXTENSIONS	37.90%	Family oriented, often distinguished by multigenerational households. Their spending reflects their children—baby food and furniture or children's apparel—and convenience—fast-food and family restaurants. Consumer choices also focus on personal style, as well as the latest trends and fashions.
URBAN VILLAGES	14.40%	Multigenerational and multilingual. Trendy and fashion conscious, they are risk takers. These consumers focus on their children and maintain a healthy lifestyle that includes a respect for both nature and gardening. Well connected with their smart-phones, but more likely to shop in person. Their favorite stores are Costco, Trader Joe's, Target or Macy's.
FRESH AMBITIONS	10.00%	Young families, many of whom are recent immigrants, focus both their life and work around their children. They spend what they have on their children. Residents spend more than one-third of their income on rent in older row houses or multiunit buildings. They budget wisely not only to make ends meet but also to save for trips abroad to see their relatives.

by the numbers.

	1 MILES	3 MILES	5 MILES
POPULATION	20,960	266,754	734,659
AVERAGE HOUSEHOLD INCOME	\$75,589	\$83,528	\$90,156
DAYTIME POPULATION	24,342	234,221	672,440





come find your style.

GATEWAY TOWNE CENTER

COMPTON, CALIFORNIA
NWC ALAMEDA STREET & 91 FREEWAY
1795 S. ALAMEDA | COMPTON CA 90220

FOR MORE INFORMATION, PLEASE CONTACT:

JAMIE BROOKS

Senior Vice President
Lic. 01434718
+1 310 550 2631
jamie.brooks@cbre.com

SAM AARON

Senior Associate
Lic. 01828428
+1 310 550 2571
sam.aaron@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE