

FREESTANDING WAREHOUSE/OFFICE BUILDING

FREESTANDING WAREHOUSE/OFFICE BUILDING FOR LEASE



1136 S SANTA FE AVE, COMPTON, 90221



THE SPACE

Location	1136 s Santa Fe Ave Compton, 90221
APN	6164-003-035
Cross Street	E. Caldwell street
Square Feet	4,800
Annual Rent PSF	\$19.80
Lease Type	Modified Gross Tenant is responsible for utilities

Notes Lease Term Negotiable

HIGHLIGHTS

- **FREESTANDING WAREHOUSE/OFFICE BUILDING TOTALING ±** • Rare low coverage site featuring freestanding building 4,800 SF • Excellent access to 91, 710, and 105 Freeways as well as the Alameda Corridor for transportation to the Ports and/or LAX • Secure block wall around the property for enhanced security • Major Santa Fe Ave. frontage • Ground level loading for easy handling and transportation of goods • City of Compton “M-H” (Heavy Manufacturing Zone) zoning, allowing for a variety of industrial uses, Buyer to verify specific use with the City of Compton.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,558	263,959	739,345



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$80,666	\$90,948	\$97,417

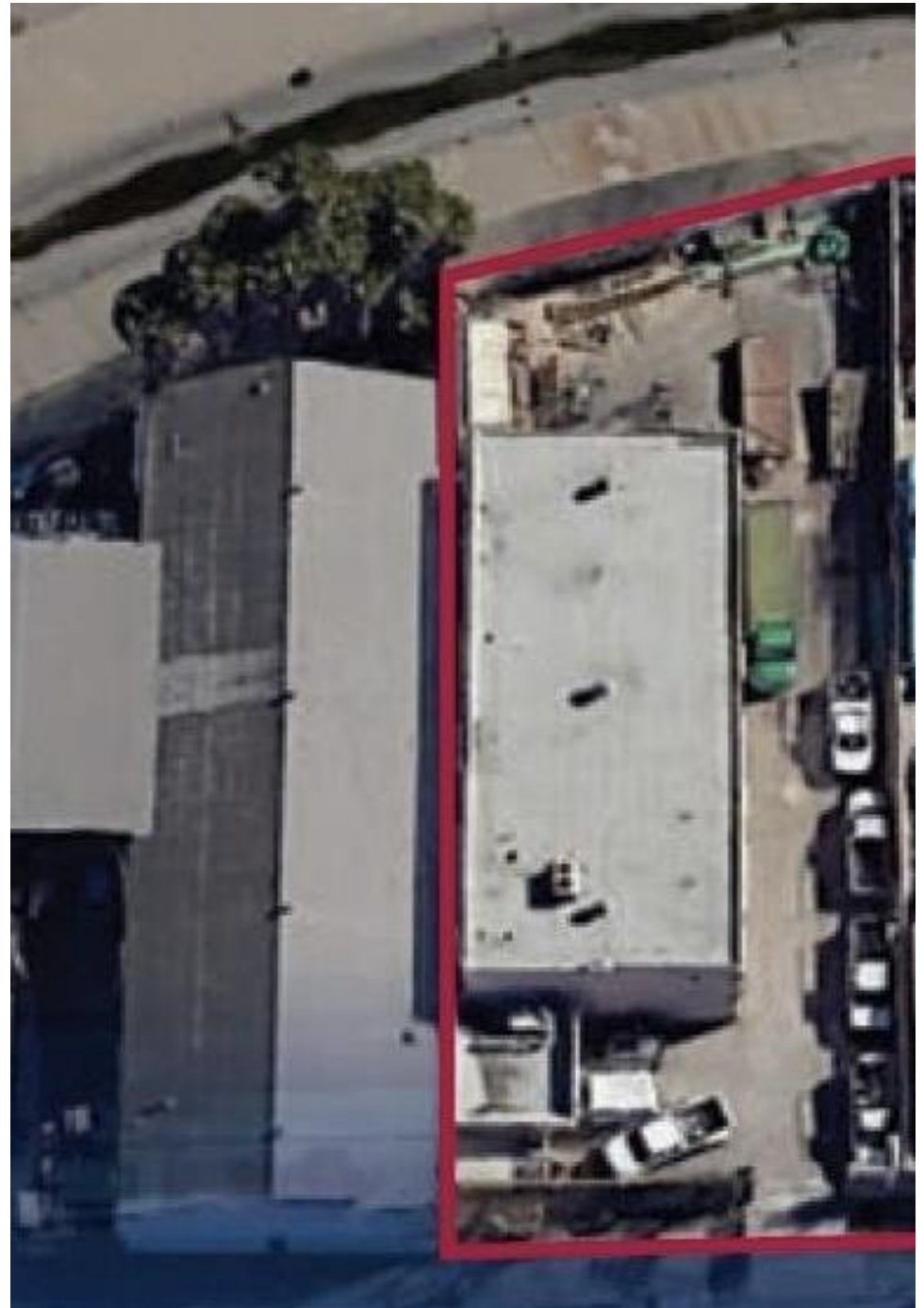


NUMBER OF HOUSEHOLDS

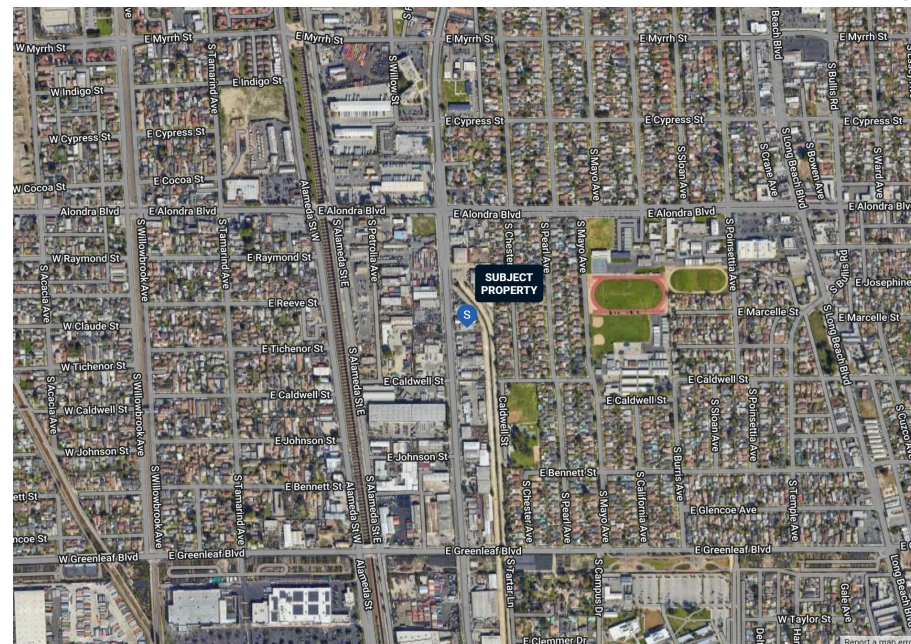
1.00 MILE	3.00 MILE	5.00 MILE
7,726	70,110	210,627

PROPERTY FEATURES

BUILDING SF	4,800
LAND SF	14,729
LAND ACRES	0.34
YEAR BUILT	1962
ZONING TYPE	MH
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1



- The property is located in Compton, a city in the Los Angeles metropolitan area known for its industrial and commercial activity. Compton is home to various businesses, including manufacturing companies and warehouses.
- The property is situated on Santa Fe Ave, a major thoroughfare in Compton that provides easy access to other parts of the city and nearby highways such as the 91 and 710.
- Nearby amenities include retail stores, restaurants, and service providers, making it convenient for employees and customers. Examples of nearby businesses include fast-food restaurants, auto repair shops, and convenience stores.
- The neighborhood surrounding the property is a mix of industrial, commercial, and residential areas. This diverse environment may attract a variety of customers and potential employees for businesses leasing the property.
- Compton has seen ongoing revitalization efforts and economic development initiatives in recent years, indicating potential growth and opportunities for businesses in the area.





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,700	263,603	728,320
2010 Population	31,088	273,986	749,520
2023 Population	29,558	263,959	739,345
2028 Population	28,685	255,956	719,060
2023 African American	6,445	53,740	124,599
2023 American Indian	655	6,280	16,285
2023 Asian	272	8,668	52,951
2023 Hispanic	22,095	189,541	504,352
2023 Other Race	15,452	127,670	326,071
2023 White	2,465	27,003	97,726
2023 Multiracial	4,028	38,616	116,337
2023-2028: Population: Growth Rate	-3.00 %	-3.05 %	-2.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	818	6,598	19,691
\$15,000-\$24,999	550	4,624	13,762
\$25,000-\$34,999	597	5,459	15,073
\$35,000-\$49,999	946	7,496	21,374
\$50,000-\$74,999	1,519	12,558	35,890
\$75,000-\$99,999	1,077	10,297	30,265
\$100,000-\$149,999	1,458	12,612	37,582
\$150,000-\$199,999	439	5,824	18,856
\$200,000 or greater	322	4,641	18,131
Median HH Income	\$63,287	\$70,465	\$74,532
Average HH Income	\$80,666	\$90,948	\$97,417

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,748	68,068	204,394
2010 Total Households	7,412	66,487	198,897
2023 Total Households	7,726	70,110	210,627
2028 Total Households	7,703	69,985	210,757
2023 Average Household Size	3.82	3.71	3.46
2000 Owner Occupied Housing	3,561	35,113	101,017
2000 Renter Occupied Housing	3,690	29,378	93,560
2023 Owner Occupied Housing	3,820	37,897	106,389
2023 Renter Occupied Housing	3,906	32,213	104,238
2023 Vacant Housing	268	2,027	6,587
2023 Total Housing	7,994	72,137	217,214
2028 Owner Occupied Housing	3,898	38,567	108,618
2028 Renter Occupied Housing	3,805	31,418	102,139
2028 Vacant Housing	321	2,438	7,625
2028 Total Housing	8,024	72,423	218,382
2023-2028: Households: Growth Rate	-0.30 %	-0.20 %	0.05 %

Source: esri

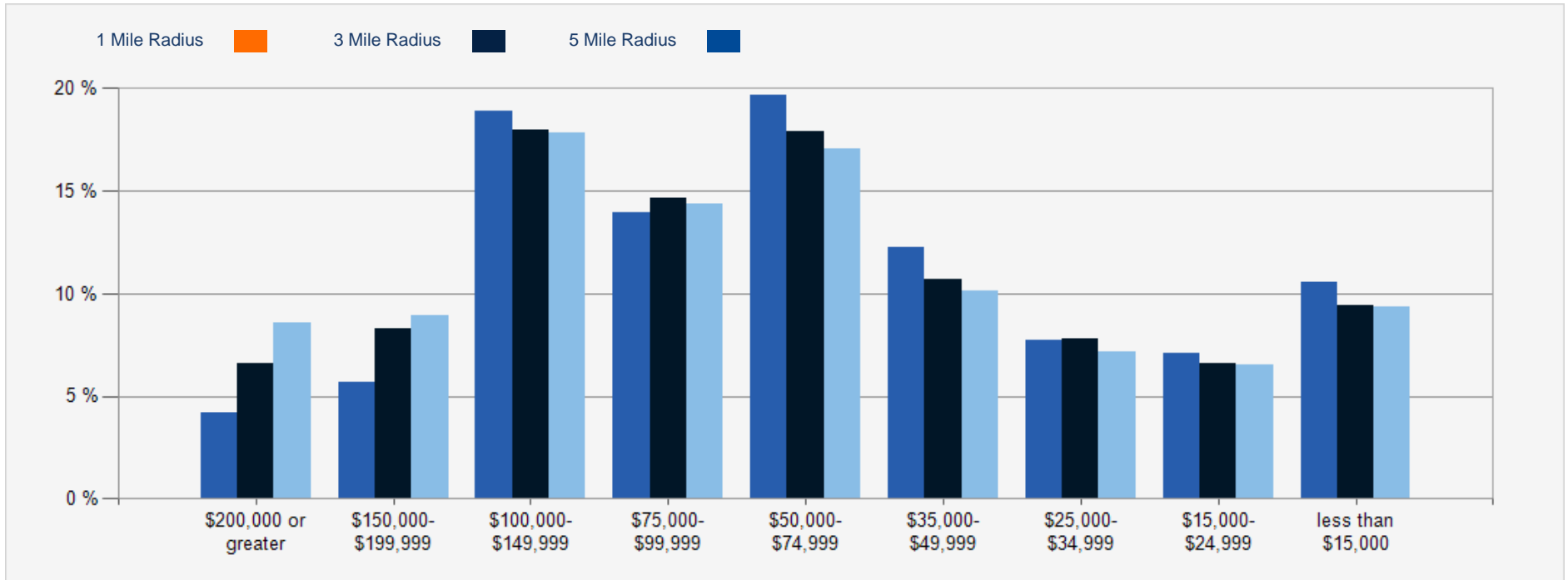
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,188	20,221	56,458
2023 Population Age 35-39	1,996	18,391	51,742
2023 Population Age 40-44	2,047	18,203	51,096
2023 Population Age 45-49	1,819	16,403	46,162
2023 Population Age 50-54	1,832	16,732	47,136
2023 Population Age 55-59	1,623	14,969	42,691
2023 Population Age 60-64	1,469	13,892	40,363
2023 Population Age 65-69	1,131	11,067	33,341
2023 Population Age 70-74	765	7,686	24,402
2023 Population Age 75-79	519	5,338	17,020
2023 Population Age 80-84	322	3,156	10,314
2023 Population Age 85+	313	2,970	10,120
2023 Population Age 18+	21,821	199,287	566,145
2023 Median Age	33	34	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,519	\$71,827	\$75,387
Average Household Income 25-34	\$79,795	\$86,649	\$93,905
Median Household Income 35-44	\$68,647	\$79,753	\$82,777
Average Household Income 35-44	\$87,807	\$101,404	\$109,252
Median Household Income 45-54	\$71,337	\$81,199	\$85,885
Average Household Income 45-54	\$89,091	\$101,788	\$110,189
Median Household Income 55-64	\$65,228	\$73,953	\$77,889
Average Household Income 55-64	\$80,843	\$93,790	\$101,445
Median Household Income 65-74	\$55,237	\$56,055	\$60,830
Average Household Income 65-74	\$73,617	\$80,115	\$86,468
Average Household Income 75+	\$62,450	\$67,374	\$67,040

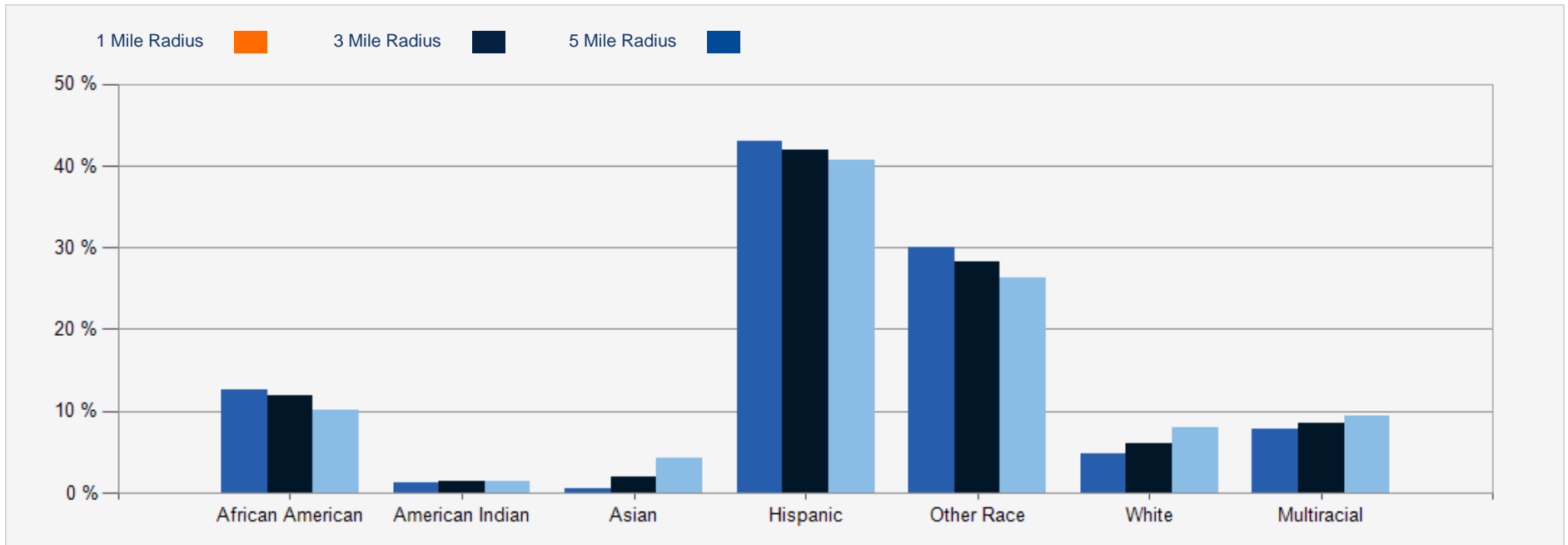
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,175	19,410	53,762
2028 Population Age 35-39	2,023	18,684	52,537
2028 Population Age 40-44	1,902	17,454	49,513
2028 Population Age 45-49	1,872	16,736	47,446
2028 Population Age 50-54	1,622	14,976	42,358
2028 Population Age 55-59	1,464	13,817	39,985
2028 Population Age 60-64	1,377	13,013	37,253
2028 Population Age 65-69	1,203	11,515	34,096
2028 Population Age 70-74	898	8,879	27,476
2028 Population Age 75-79	637	6,239	19,807
2028 Population Age 80-84	360	3,855	12,703
2028 Population Age 85+	311	3,091	10,728
2028 Population Age 18+	21,608	196,576	558,264
2028 Median Age	34	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,640	\$82,413	\$85,366
Average Household Income 25-34	\$91,752	\$101,706	\$110,136
Median Household Income 35-44	\$80,593	\$91,997	\$96,388
Average Household Income 35-44	\$106,070	\$120,702	\$129,573
Median Household Income 45-54	\$84,568	\$96,255	\$101,082
Average Household Income 45-54	\$107,381	\$121,453	\$130,775
Median Household Income 55-64	\$76,910	\$85,236	\$90,999
Average Household Income 55-64	\$96,397	\$112,584	\$121,866
Median Household Income 65-74	\$68,554	\$73,255	\$77,865
Average Household Income 65-74	\$89,620	\$99,478	\$106,484
Average Household Income 75+	\$77,695	\$86,308	\$85,101

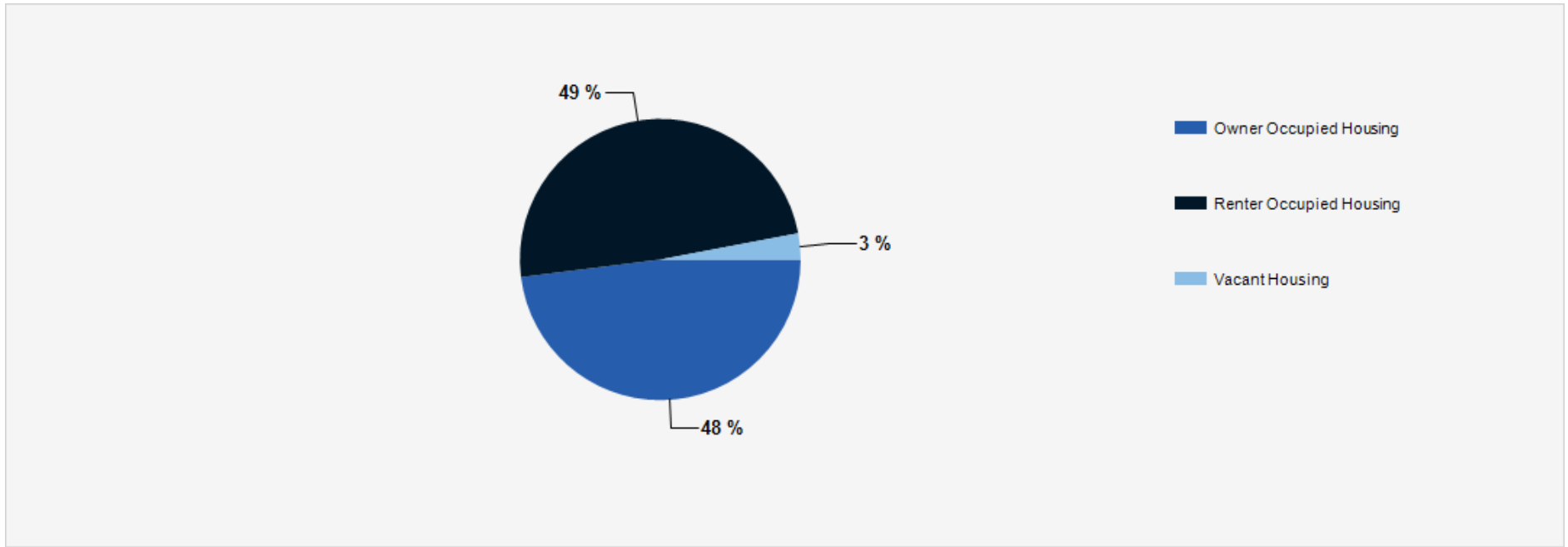
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

