

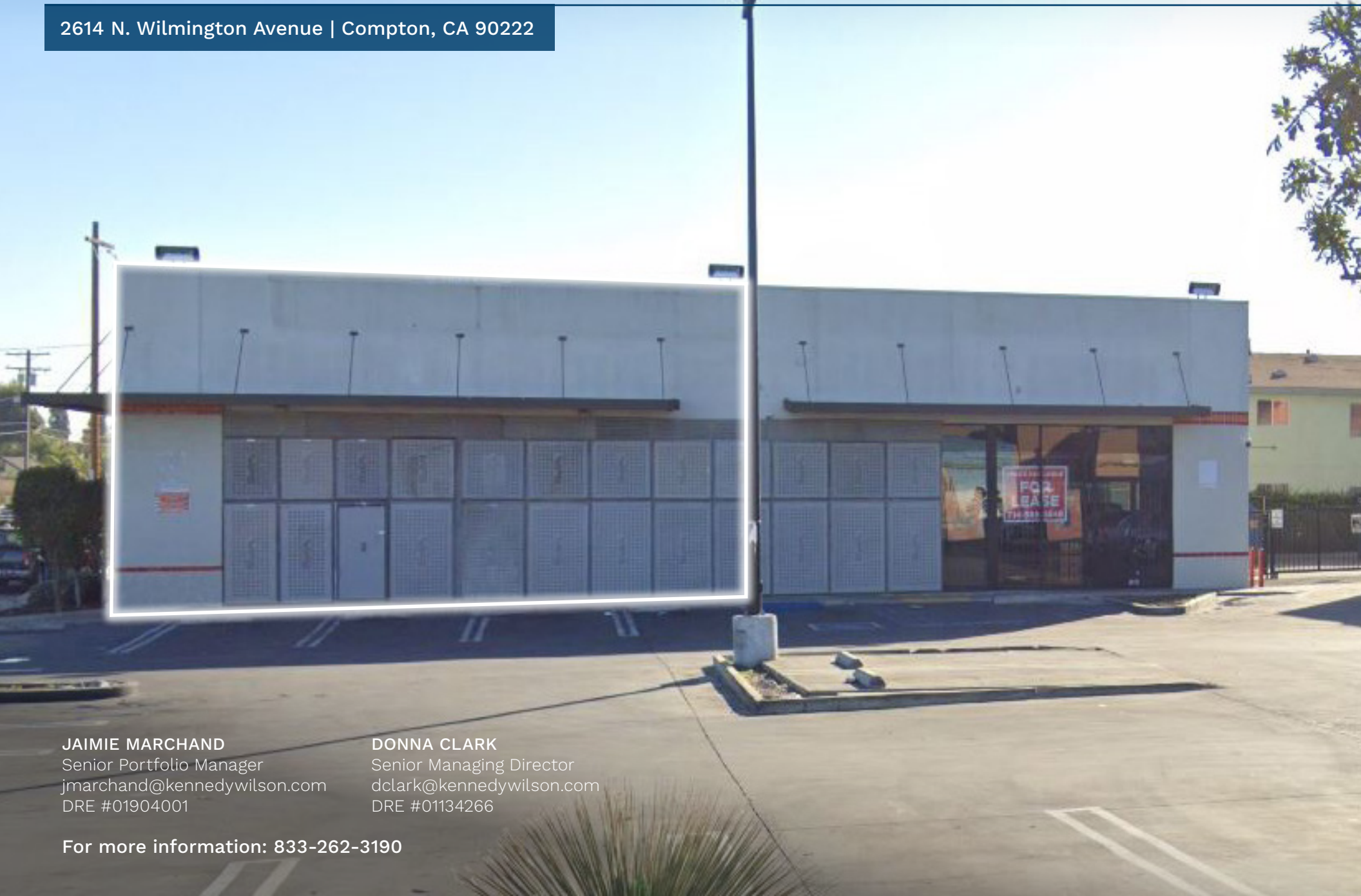
FORMER 7-ELEVEN · PROMINENT CORNER OF WILMINGTON & EL SEGUNDO

KENNEDY WILSON

BROKERAGE

# Retail Space for Sublease

2614 N. Wilmington Avenue | Compton, CA 90222



**JAIMIE MARCHAND**

Senior Portfolio Manager  
jmarchand@kennedywilson.com  
DRE #01904001

**DONNA CLARK**

Senior Managing Director  
dclark@kennedywilson.com  
DRE #01134266

For more information: 833-262-3190

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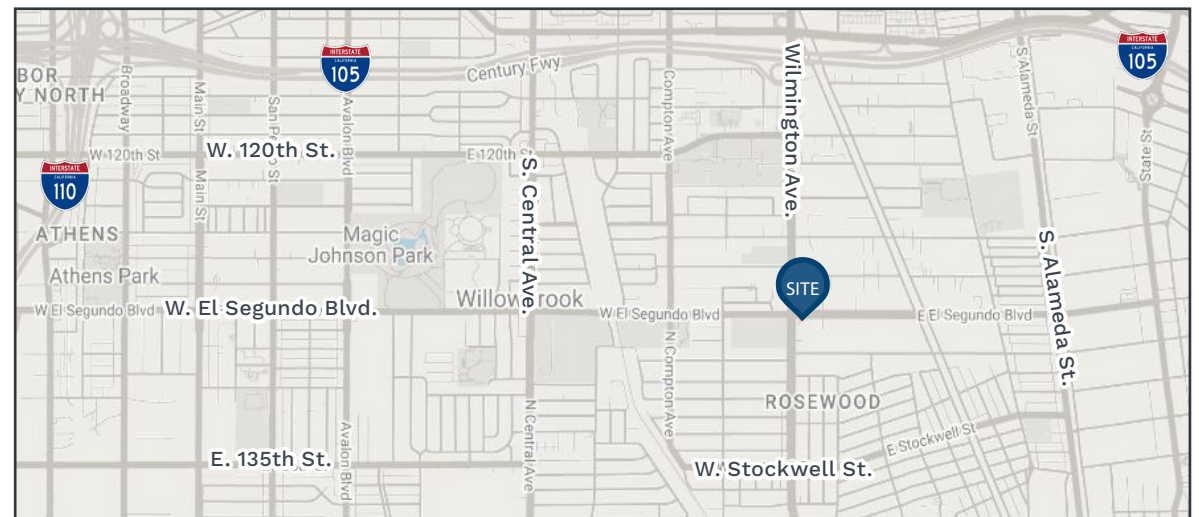
### AVAILABLE

Size: ±2,550 SF  
Rent: \$2.16 PSF/Mo., NNN  
Initial Lease  
Term Through: December 31, 2025

### PROPERTY HIGHLIGHTS

- Former vacant 7-Eleven adjacent to busy AutoZone
- Signalized hard corner of Wilmington Ave. and El Segundo Blvd. with 15,561 CPD
- Great parking with two points of ingress/egress
- Near Willowbrook Middle School and Martin Luther King, Jr. Community Hospital
- Surrounded by dense residential population

*Prospective tenants are hereby advised that all uses are subject to City approval*



# FORMER 7-ELEVEN · PROMINENT CORNER OF WILMINGTON & EL SEGUNDO

## Retail Space for Sublease



	1 Mile	2 Mile	5 Mile
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>32,209</b>	<b>120,168</b>	<b>701,894</b>
2028 Projected Population	31,929	119,120	696,478
2010 Census Population	31,859	118,861	690,474
Projected Annual Growth 2023 to 2028	-0.87%	-0.87%	-0.77%
Historical Annual Growth 2010 to 2023	1.10%	1.10%	1.65%
2023 Median Age	39.1	38.4	38.3
<b>HOUSEHOLDS</b>			
2023 Estimated Households	8,635	33,381	200,298
2028 Projected Households	8,562	33,076	198,633
2010 Census Households	8,521	33,051	197,377
Projected Annual Growth 2023 to 2028	-0.85%	-0.91%	-0.83%
Historical Annual Growth 2010 to 2023	1.34%	1.00%	1.48%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	53.1%	54.8%	58.4%
2023 Estimated Black or African American	1.78%	2.23%	2.58%
2023 Estimated Asian or Pacific Islander	40.4%	37.9%	33.6%
2023 Estimated American Indian or Native Alaskan	1.27%	1.37%	1.34%
2023 Estimated Other Races	2.70%	2.90%	3.26%
2023 Estimated Hispanic	40.4%	41.1%	41.2%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$96,345</b>	<b>\$92,586</b>	<b>\$100,512</b>
2023 Estimated Median Household Income	\$72,384	\$72,742	\$79,597
<b>EDUCATION</b>			
2023 Estimated High School Graduate	24.7%	23.1%	21.6%
2023 Estimated Some College	23.4%	25.2%	25.9%
2023 Estimated Associates Degree Only	7.94%	8.05%	8.25%
2023 Estimated Bachelors Degree Only	15.1%	15.4%	16.8%
2023 Estimated Graduate Degree	4.27%	4.91%	6.46%

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Kennedy Wilson Brokerage | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190

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