

RETAIL PAD & STORES FOR LEASE, BUILD TO SUIT OR GROUND LEASE

WILROSE CENTER

809 - 815 WEST ROSECRANS AVENUE | COMPTON | CA 90222
ROSECRANS AVENUE & WILMINGTON AVENUE



Building B - 10,000 SQ. FT. Buildable Shopping Center PAD



10,000 SF Buildable Shopping Center PAD - PERMIT READY!

- › For Lease or Build to Suit - \$2.50 - \$3.00 PSF Mo + \$0.50 PSF NNN Charges
- › Ground Lease - \$150,000 Ann. Rent NNN
- › Center's Lot Size: ±60,801 SF / ±1.40 Acres Total
- › Fully Entitled Pad w\ Working Drawings, Compacted, Utilities Delivered, PERMIT READY!
- › All Common Area Improvements Completed

Locations & Highlights:

- › Located at signalized NWC of Rosecrans Avenue & Wilmington Avenue
- › Major main & main intersection - ±350' frontage on Rosecrans & ±175" on Wilmington
- › Dense in-fill location, high density population with ±863,653 people within 5-miles
- › **Seeking: Fast Food / Bank / Discount Store /Retail / Medical / Office/ Charter School**
- › Area is under served for Brand name retail

PHASE II BLDG B - 10,000 SF Permit Ready

10,000 SQ FT Buildable Shopping Center PAD
For Lease, Build To Suit or Ground Lease



- › Traffic Counts: Rosecrans Avenue & Wilmington Avenue = 72,703 Cars Per Day
(Adj. to 2021)

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com

Sheretta Morris
Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com



Join WilRose Center's Retailers:



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PAD D Corner Pad (Facing Wilmington Ave.)



PAD D Corner Pad (Facing Rosecrans Ave.)

PAD D Lease Rate & Highlights: **LEASED!**

~~2,560 SQ. FT. CORNER PAD D: \$3.50 PSF Mo + \$0.50 PSF NNN Charges~~

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- Area is under served for brand name retail
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- For Lease \ Build to Suit - \$2.50 - \$3.00 PSF Mo + \$0.50 PSF NNN
- Fully Entitled, Permit Ready, 10,000 SF Building, with Working Drawings and All Common Area Improvements Completed
- Ground Lease - \$150,000 Ann. Rent NNN
- Traffic Counts: Rosecrans Avenue & Wilmington Avenue = 72,703 Cars Per Day (Adj. to 2021)

Demographics 2021:

	1-Mile	3-Mile	5-Mile
Population	46,322	251,665	554,436
Average Household Income	\$67,676	\$65,940	\$70,767
Median Household Income	\$56,637	\$51,897	\$54,484

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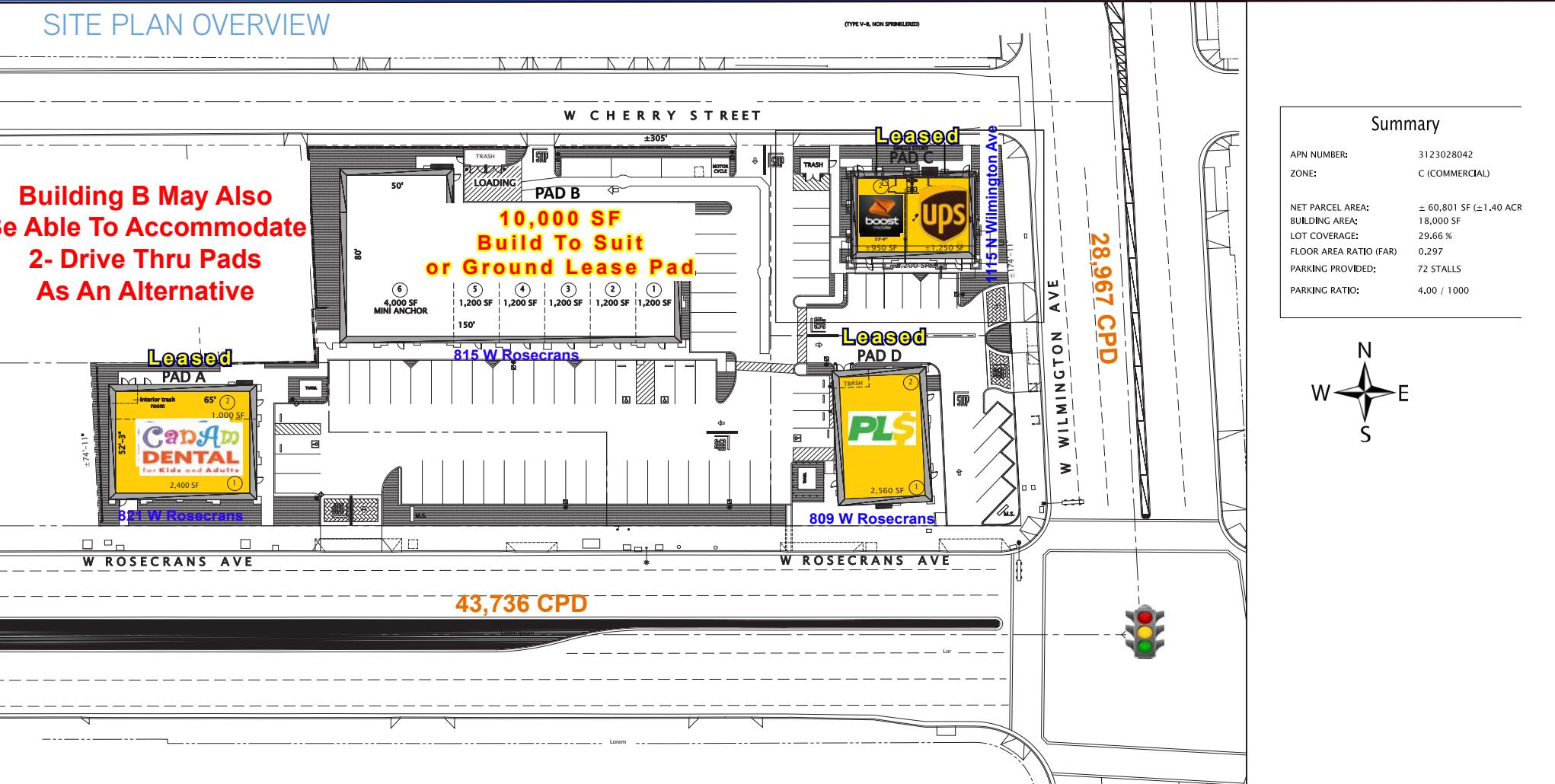
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SITE PLAN OVERVIEW

Building B May Also Be Able To Accommodate 2- Drive Thru Pads As An Alternative



Summary

APN NUMBER:	3123028042
ZONE:	C (COMMERCIAL)
NET PARCEL AREA:	± 60,801 SF (± 1.40 ACR)
BUILDING AREA:	18,000 SF
LOT COVERAGE:	29.66 %
FLOOR AREA RATIO (FAR)	0.297
PARKING PROVIDED:	72 STALLS
PARKING RATIO:	4.00 / 1000



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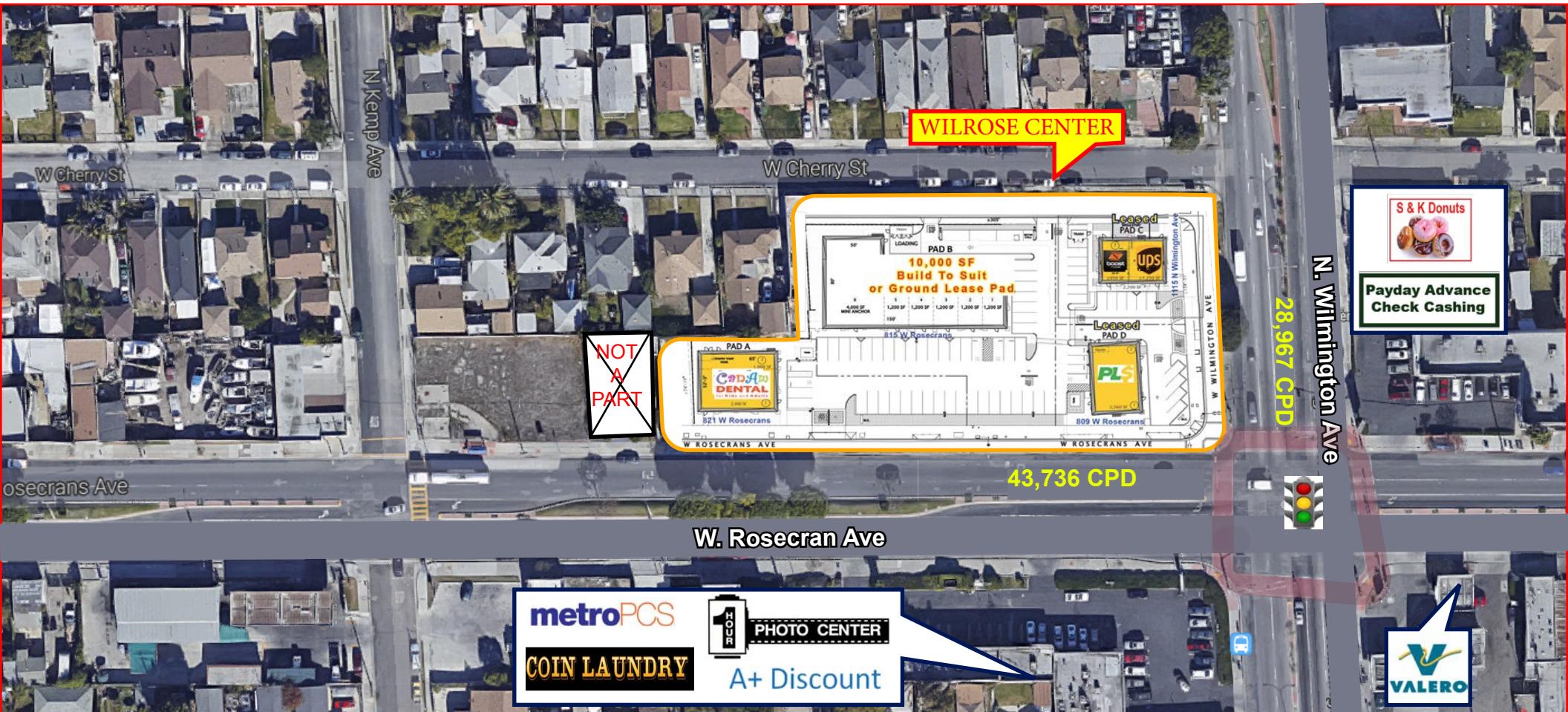
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AERIAL OVERVIEW



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PAD A - 3,400 SF CanAm DENTAL

PAD A



PHASE II BLDG B - 10,000 SF Permit Ready

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CENTER'S MONUMENT SIGN



PAD C - 2,200 SF BOOST MOBILE & UPS STORE

PAD C



CORNER PAD D - 2,560 SF PLS CHECK CASHING - OPENING SOON!

PAD D



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Executive Summary

809 W Rosecrans Ave, Compton, California, 90222
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri

Latitude: 33.90359

Longitude: -118.23846

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	42,626	234,155	529,908
2010 Population	45,539	246,021	542,358
2021 Population	46,322	251,665	554,436
2026 Population	46,364	252,387	557,793
2000-2010 Annual Rate	0.66%	0.50%	0.23%
2010-2021 Annual Rate	0.15%	0.20%	0.20%
2021-2026 Annual Rate	0.02%	0.06%	0.12%
2021 Male Population	48.2%	48.6%	48.9%
2021 Female Population	51.8%	51.4%	51.1%
2021 Median Age	29.6	29.3	31.5

In the identified area, the current year population is 554,436. In 2010, the Census count in the area was 542,358. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 557,793 representing a change of 0.12% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 29.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	28.3%	28.0%	34.1%
2021 Black Alone	31.7%	25.3%	18.6%
2021 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2021 Asian Alone	0.3%	1.1%	6.8%
2021 Pacific Islander Alone	0.7%	0.4%	0.7%
2021 Other Race	35.0%	40.7%	34.9%
2021 Two or More Races	3.2%	3.8%	4.3%
2021 Hispanic Origin (Any Race)	66.4%	71.3%	69.6%

Persons of Hispanic origin represent 69.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 91.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	51	52	58
2000 Households	10,405	55,078	142,315
2010 Households	10,973	57,664	145,200
2021 Total Households	11,055	58,606	147,396
2026 Total Households	11,017	58,564	147,768
2000-2010 Annual Rate	0.53%	0.46%	0.20%
2010-2021 Annual Rate	0.07%	0.14%	0.13%
2021-2026 Annual Rate	-0.07%	-0.01%	0.05%
2021 Average Household Size	4.17	4.20	3.74

The household count in this area has changed from 145,200 in 2010 to 147,396 in the current year, a change of 0.13% annually. The five-year projection of households is 147,768, a change of 0.05% annually from the current year total. Average household size is currently 3.74, compared to 3.72 in the year 2010. The number of families in the current year is 118,223 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	29.9%	35.4%	38.3%
Median Household Income			
2021 Median Household Income	\$56,637	\$51,897	\$54,484
2026 Median Household Income	\$63,465	\$57,058	\$61,593
2021-2026 Annual Rate	2.30%	1.91%	2.48%
Average Household Income			
2021 Average Household Income	\$67,676	\$65,940	\$70,767
2026 Average Household Income	\$77,046	\$75,525	\$81,122
2021-2026 Annual Rate	2.63%	2.75%	2.77%
Per Capita Income			
2021 Per Capita Income	\$16,151	\$15,422	\$18,819
2026 Per Capita Income	\$18,306	\$17,595	\$21,496
2021-2026 Annual Rate	2.54%	2.67%	2.70%
Households by Income			
Current median household income is \$54,484 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$61,593 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$70,767 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$81,122 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$18,819 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,496 in five years, compared to \$39,378 for all U.S. households			
Housing			
2021 Housing Affordability Index	77	67	62
2000 Total Housing Units	11,165	58,544	150,412
2000 Owner Occupied Housing Units	6,060	28,065	67,206
2000 Renter Occupied Housing Units	4,345	27,013	75,110
2000 Vacant Housing Units	760	3,466	8,096
2010 Total Housing Units	11,735	61,417	153,184
2010 Owner Occupied Housing Units	6,305	28,717	67,301
2010 Renter Occupied Housing Units	4,668	28,947	77,899
2010 Vacant Housing Units	762	3,753	7,984
2021 Total Housing Units	11,914	62,860	156,580
2021 Owner Occupied Housing Units	6,154	28,356	66,036
2021 Renter Occupied Housing Units	4,901	30,250	81,360
2021 Vacant Housing Units	859	4,254	9,184
2026 Total Housing Units	11,928	63,059	157,660
2026 Owner Occupied Housing Units	6,182	28,608	66,653
2026 Renter Occupied Housing Units	4,836	29,956	81,115
2026 Vacant Housing Units	911	4,495	9,892

Currently, 42.2% of the 156,580 housing units in the area are owner occupied; 52.0%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 153,184 housing units in the area - 43.9% owner occupied, 50.9% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is \$497,812, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.76% annually to \$627,977.

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