

RETAIL STORE FOR LEASE

ROSECRANS CROSSINGS

2251 WEST ROSECRANS AVENUE | COMPTON | CA 90222



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Legendary Commercial | 1725 Camino Palmero St., Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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Lease Rates & Availability

- › Lease Rate: \$3.00 Per Sq. Ft.
- › NNN Charges: $\pm 0.95\text{¢}$ Per Sq. Ft.
- › Available: 1,064 Sq. Ft. In-Line Store

Location & Highlights

- › Rosecrans Crossing is a $\pm 25,235$ Square Feet Newer Shopping Center Anchored by 7-Eleven, Metro By T-Mobile, WingStop, Domino's, Bank Of America, Juliet Beauty Supply, Burger Restaurant, Computer Repair, Fashion Nails, & MLK-LA Healthcare.
- › Major Arterial Street and traffic just west of Rosecrans Ave. & Central Ave. and shadow anchored by Panda Express, Starbucks, Grocery Outlet & Rite Aid.
- › Heavy Traffic: $\pm 65,642$ Cars Per Day on W. Rosecrans Ave. and S. Central Ave.



2024 Trade Area Demographics

	1-Mile	3-Mile	5-Mile
Population	29,163	274,768	829,403
Average Household Income	\$98,554	\$87,950	\$90,771
Median Household Income	\$80,037	\$66,027	\$67,903

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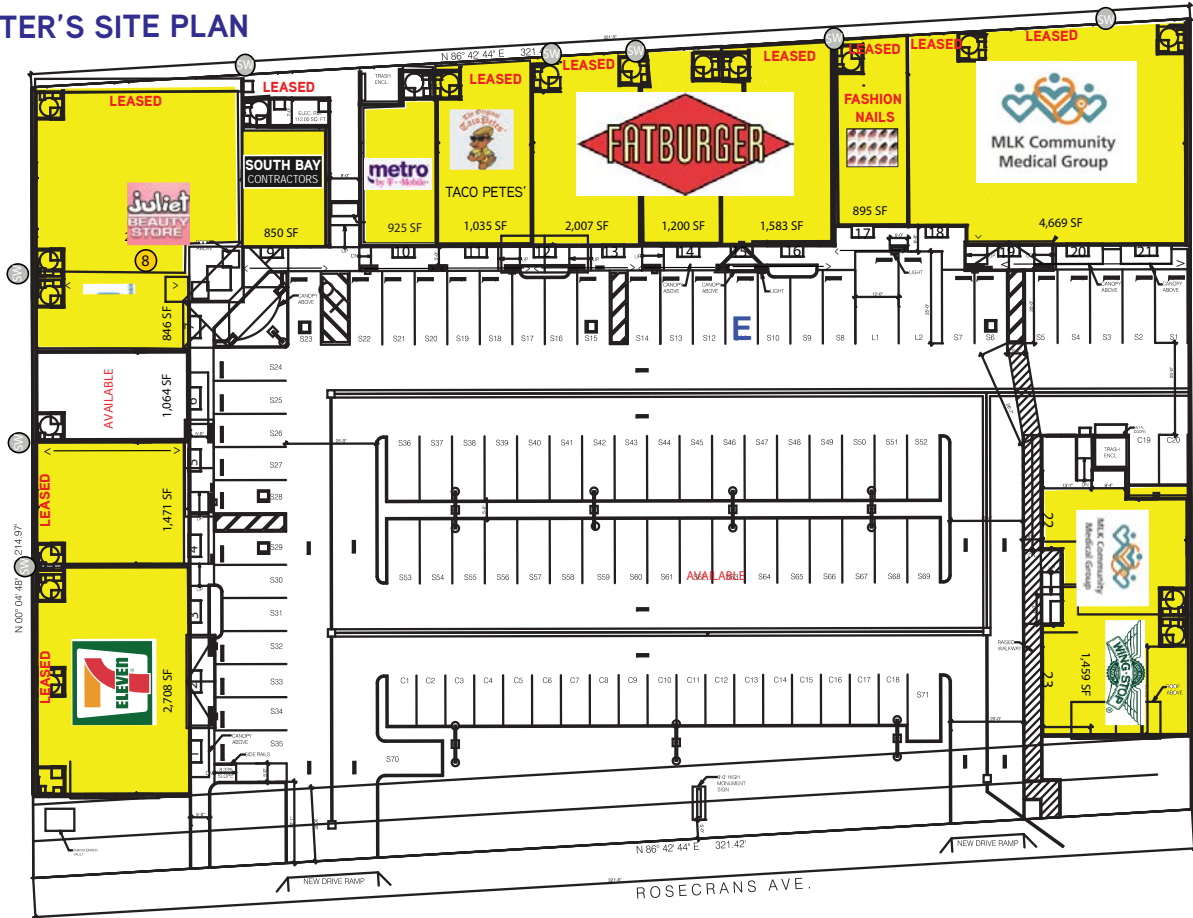
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CENTER'S SITE PLAN



Adjoining Tenants
(N.A.P)



Drive - Thru



Drive-Thru

S CENTRAL AVENUE



ROSECRANS AVENUE

□ AVAILABLE ■ LEASED ■ PENDING



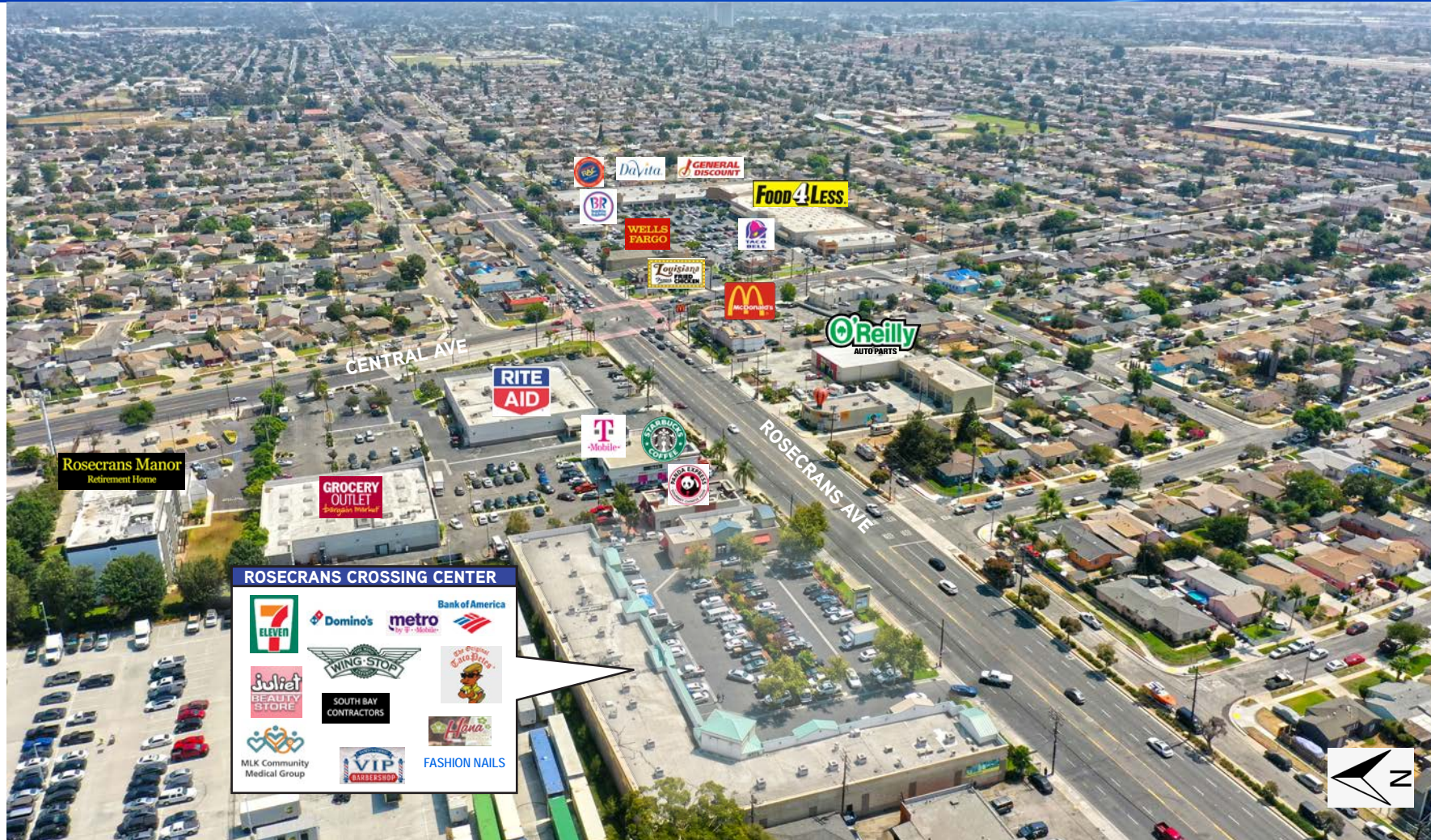
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Demographic and Income Comparison Profile

2251 W. Rosecrans Ave Compton, CA, 90222, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.9033

Longitude: -118.2544

	1 mile	3 mile	5 mile
Census 2020 Summary			
Population	29,900	283,669	854,192
Households	8,038	74,853	235,159
Average Household Size	3.70	3.72	3.59
2024 Summary			
Population	29,163	274,768	829,403
Households	8,020	74,445	234,961
Families	6,327	57,607	180,134
Average Household Size	3.62	3.62	3.49
Owner Occupied Housing Units	5,597	36,695	108,128
Renter Occupied Housing Units	2,423	37,750	126,833
Median Age	36.3	34.3	35.0
Median Household Income	\$80,037	\$66,027	\$67,903
Average Household Income	\$98,554	\$87,950	\$90,771
2029 Summary			
Population	28,410	267,480	807,970
Households	8,050	74,526	235,601
Families	6,361	57,774	180,980
Average Household Size	3.51	3.52	3.39
Owner Occupied Housing Units	5,683	37,507	110,788
Renter Occupied Housing Units	2,367	37,020	124,813
Median Age	37.1	35.0	35.9
Median Household Income	\$94,754	\$79,348	\$80,733
Average Household Income	\$118,997	\$105,470	\$108,493
Trends: 2024-2029 Annual Rate			
Population	-0.52%	-0.54%	-0.52%
Households	0.07%	0.02%	0.05%
Families	0.11%	0.06%	0.09%
Owner Households	0.31%	0.44%	0.49%
Median Household Income	3.43%	3.74%	3.52%

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2024 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	792	9.9%	9,165	12.3%	25,873	11.0%
\$15,000 - \$24,999	558	7.0%	5,725	7.7%	16,812	7.2%
\$25,000 - \$34,999	401	5.0%	5,675	7.6%	17,742	7.6%
\$35,000 - \$49,999	544	6.8%	7,462	10.0%	25,189	10.7%
\$50,000 - \$74,999	1,389	17.3%	12,776	17.2%	40,671	17.3%
\$75,000 - \$99,999	1,268	15.8%	10,014	13.5%	33,141	14.1%
\$100,000 - \$149,999	1,644	20.5%	13,117	17.6%	39,784	16.9%
\$150,000 - \$199,999	793	9.9%	5,446	7.3%	18,550	7.9%
\$200,000+	631	7.9%	5,063	6.8%	17,195	7.3%
Median Household Income	\$80,037		\$66,027		\$67,903	
Average Household Income	\$98,554		\$87,950		\$90,771	
Per Capita Income	\$27,133		\$24,048		\$25,795	

2029 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	676	8.4%	8,019	10.8%	22,632	9.6%
\$15,000 - \$24,999	411	5.1%	4,364	5.9%	12,625	5.4%
\$25,000 - \$34,999	312	3.9%	4,721	6.3%	14,547	6.2%
\$35,000 - \$49,999	421	5.2%	6,274	8.4%	20,952	8.9%
\$50,000 - \$74,999	1,186	14.7%	11,639	15.6%	37,188	15.8%
\$75,000 - \$99,999	1,223	15.2%	10,200	13.7%	34,373	14.6%
\$100,000 - \$149,999	1,831	22.7%	14,862	19.9%	45,085	19.1%
\$150,000 - \$199,999	1,083	13.5%	7,336	9.8%	24,347	10.3%
\$200,000+	907	11.3%	7,109	9.5%	23,845	10.1%
Median Household Income	\$94,754		\$79,348		\$80,733	
Average Household Income	\$118,997		\$105,470		\$108,493	
Per Capita Income	\$33,735		\$29,621		\$31,722	

2024 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,926	6.6%	23,644	8.6%	84,135	10.1%
Black Alone	11,104	38.1%	69,509	25.3%	175,513	21.2%
American Indian Alone	503	1.7%	5,594	2.0%	18,140	2.2%
Asian Alone	213	0.7%	10,126	3.7%	46,816	5.6%
Pacific Islander Alone	107	0.4%	1,150	0.4%	3,722	0.4%
Some Other Race Alone	12,130	41.6%	130,257	47.4%	382,252	46.1%
Two or More Races	3,178	10.9%	34,487	12.6%	118,826	14.3%
Hispanic Origin (Any Race)	17,030	58.4%	185,133	67.4%	566,410	68.3%

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