

0.62 ACRES INDUSTRIAL LAND FOR LEASE

1200 S SANTA FE AVE, COMPTON, CA 90221



THE SPACE

Location	1200 s Santa Fe Ave Compton, CA 90221
County	Los Angeles
APN	6164-003-037, 6164-003-036
Cross Street	E. Caldwell street
Square Feet	26889
Annual Rent PSF	\$9.60
Lease Type	Modified Gross Tenant is responsible for utilities

HIGHLIGHTS

- **INDUSTRIAL LAND FOR LEASE** 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• 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
28,817	261,788	740,625



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$80,852	\$91,103	\$97,397



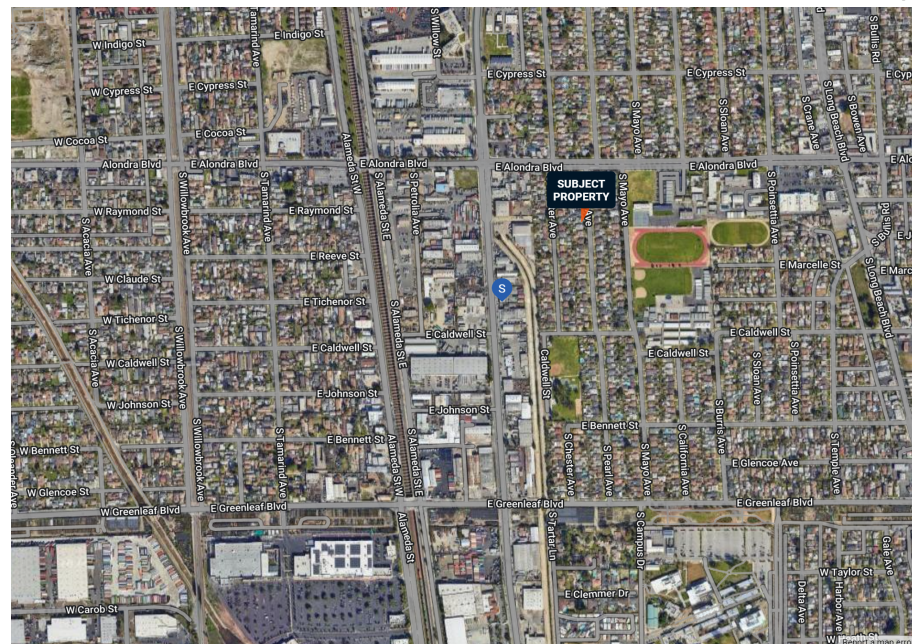
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,564	70,019	211,299

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,120
LAND SF	26,889
LAND ACRES	0.62
YEAR BUILT	1956
ZONING TYPE	MH
FENCED YARD	yes
OFFICE SF	1120

- The property is located in Compton, California, which is a city in the Los Angeles metropolitan area known for its industrial and commercial activity.
- Nearby major highways include the 91 Freeway and the 710 Freeway, providing convenient access for transportation and logistics.
- The property is situated in an industrial zone surrounded by manufacturing and distribution facilities, such as the nearby Tesla Gigafactory and the Compton/Woodley Airport.
- Compton is a diverse community with a mix of residential neighborhoods, shopping centers, and industrial parks, offering a range of amenities for employees and visitors.
- The area has a strong workforce, with a growing population and a strategic location within the Southern California region, making it an attractive hub for businesses seeking expansion opportunities.





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,640	261,516	730,070
2010 Population	29,993	271,509	750,809
2023 Population	28,817	261,788	740,625
2028 Population	28,079	253,851	720,279
2023 African American	6,313	53,470	125,023
2023 American Indian	641	6,226	16,287
2023 Asian	299	8,799	53,716
2023 Hispanic	21,465	187,594	504,069
2023 Other Race	14,964	126,331	325,858
2023 White	2,405	26,628	97,913
2023 Multiracial	3,952	38,339	116,405
2023-2028: Population: Growth Rate	-2.60 %	-3.05 %	-2.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	784	6,610	19,834
\$15,000-\$24,999	531	4,615	13,803
\$25,000-\$34,999	586	5,420	15,104
\$35,000-\$49,999	924	7,485	21,426
\$50,000-\$74,999	1,500	12,513	35,996
\$75,000-\$99,999	1,061	10,271	30,284
\$100,000-\$149,999	1,420	12,615	37,770
\$150,000-\$199,999	447	5,817	18,887
\$200,000 or greater	310	4,672	18,191
Median HH Income	\$63,574	\$70,571	\$74,497
Average HH Income	\$80,852	\$91,103	\$97,397

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,556	67,966	205,067
2010 Total Households	7,215	66,386	199,555
2023 Total Households	7,564	70,019	211,299
2028 Total Households	7,572	69,902	211,419
2023 Average Household Size	3.80	3.70	3.45
2000 Owner Occupied Housing	3,489	35,105	101,287
2000 Renter Occupied Housing	3,576	29,289	93,992
2023 Owner Occupied Housing	3,763	37,906	106,651
2023 Renter Occupied Housing	3,801	32,113	104,648
2023 Vacant Housing	267	2,036	6,591
2023 Total Housing	7,831	72,055	217,890
2028 Owner Occupied Housing	3,858	38,581	108,886
2028 Renter Occupied Housing	3,714	31,321	102,533
2028 Vacant Housing	303	2,441	7,637
2028 Total Housing	7,875	72,343	219,056
2023-2028: Households: Growth Rate	0.10 %	-0.15 %	0.05 %

Source: esri

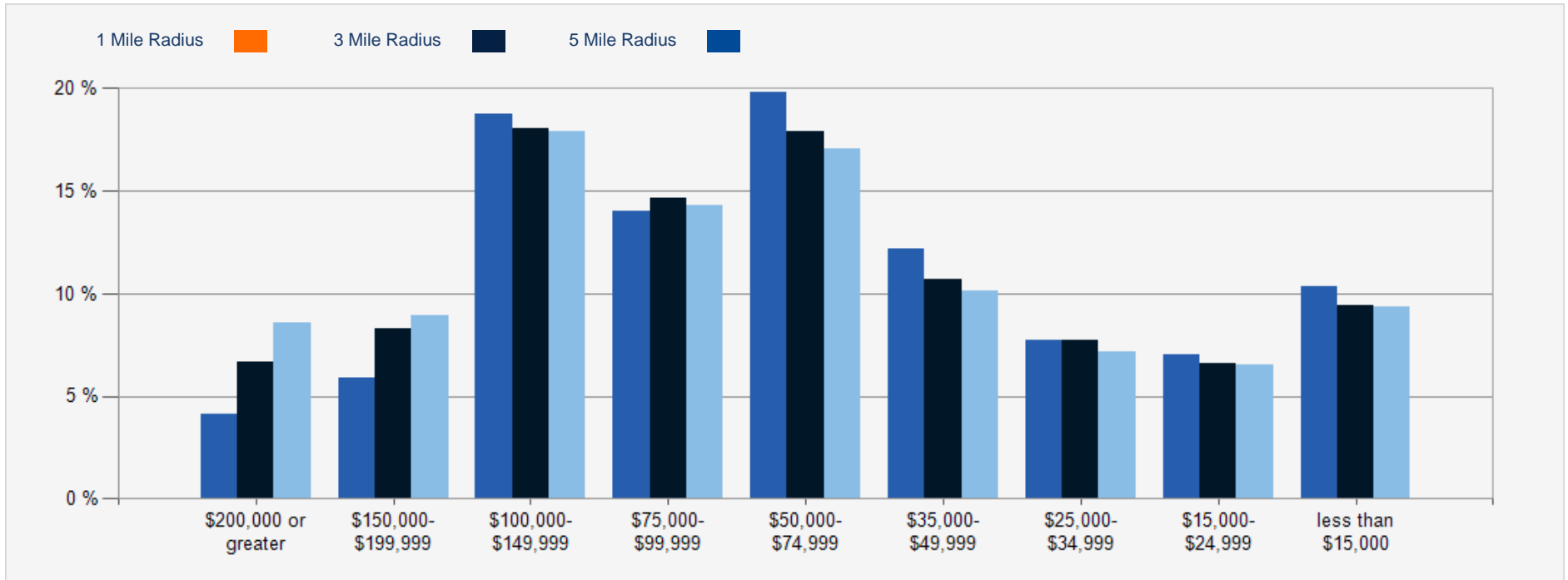
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,139	19,930	56,564
2023 Population Age 35-39	1,956	18,155	51,822
2023 Population Age 40-44	1,990	18,002	51,168
2023 Population Age 45-49	1,775	16,250	46,216
2023 Population Age 50-54	1,792	16,613	47,198
2023 Population Age 55-59	1,573	14,888	42,770
2023 Population Age 60-64	1,421	13,826	40,452
2023 Population Age 65-69	1,101	11,017	33,474
2023 Population Age 70-74	743	7,658	24,538
2023 Population Age 75-79	511	5,318	17,114
2023 Population Age 80-84	314	3,154	10,392
2023 Population Age 85+	304	2,962	10,186
2023 Population Age 18+	21,263	197,452	567,271
2023 Median Age	33	34	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,837	\$71,909	\$75,402
Average Household Income 25-34	\$80,216	\$86,829	\$93,954
Median Household Income 35-44	\$68,761	\$79,947	\$82,821
Average Household Income 35-44	\$87,890	\$101,765	\$109,307
Median Household Income 45-54	\$70,887	\$81,292	\$85,914
Average Household Income 45-54	\$88,562	\$101,928	\$110,195
Median Household Income 55-64	\$65,623	\$74,050	\$77,931
Average Household Income 55-64	\$81,269	\$93,925	\$101,472
Median Household Income 65-74	\$56,221	\$56,200	\$60,804
Average Household Income 65-74	\$74,380	\$80,248	\$86,406
Average Household Income 75+	\$62,718	\$67,329	\$66,856

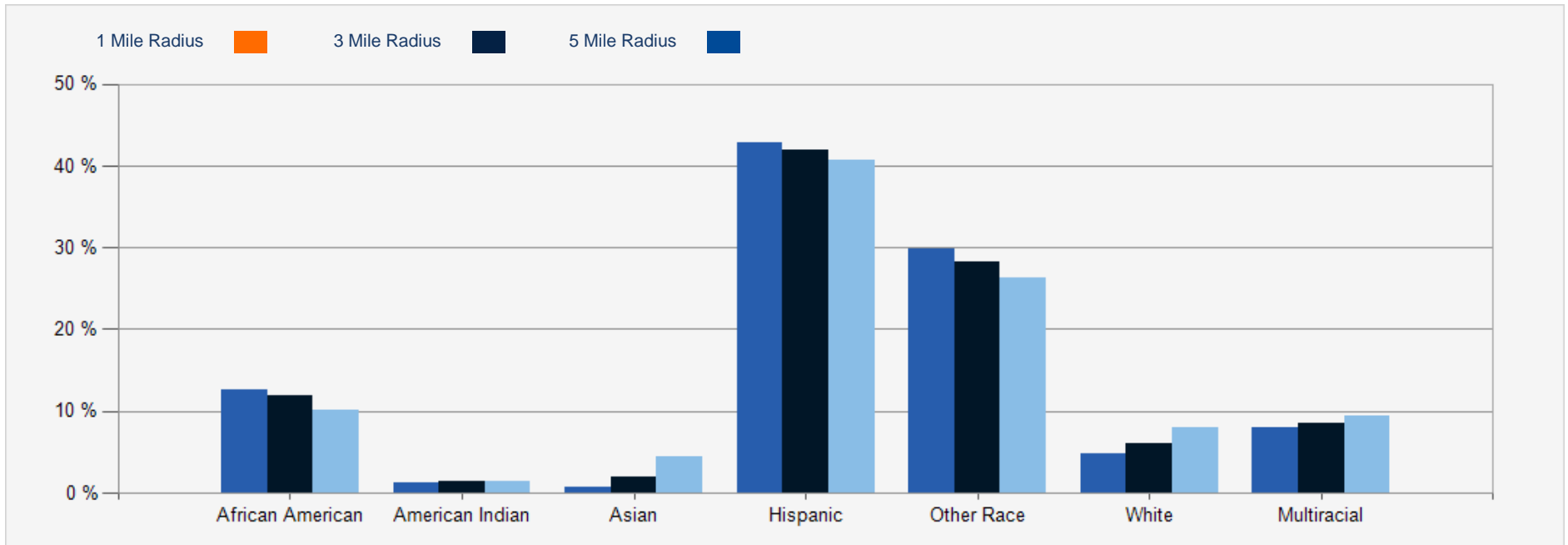
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,133	19,128	53,853
2028 Population Age 35-39	1,988	18,443	52,631
2028 Population Age 40-44	1,854	17,267	49,587
2028 Population Age 45-49	1,842	16,586	47,510
2028 Population Age 50-54	1,593	14,855	42,418
2028 Population Age 55-59	1,420	13,739	40,046
2028 Population Age 60-64	1,338	12,953	37,332
2028 Population Age 65-69	1,173	11,464	34,206
2028 Population Age 70-74	872	8,850	27,608
2028 Population Age 75-79	630	6,214	19,927
2028 Population Age 80-84	353	3,852	12,808
2028 Population Age 85+	304	3,084	10,797
2028 Population Age 18+	21,133	194,769	559,336
2028 Median Age	33	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,965	\$82,523	\$85,411
Average Household Income 25-34	\$92,177	\$101,960	\$110,177
Median Household Income 35-44	\$80,475	\$92,339	\$96,457
Average Household Income 35-44	\$106,131	\$121,215	\$129,610
Median Household Income 45-54	\$83,910	\$96,365	\$101,114
Average Household Income 45-54	\$106,346	\$121,615	\$130,782
Median Household Income 55-64	\$77,247	\$85,328	\$91,081
Average Household Income 55-64	\$96,815	\$112,774	\$121,886
Median Household Income 65-74	\$70,264	\$73,403	\$77,811
Average Household Income 65-74	\$90,564	\$99,620	\$106,395
Average Household Income 75+	\$77,968	\$86,223	\$84,836

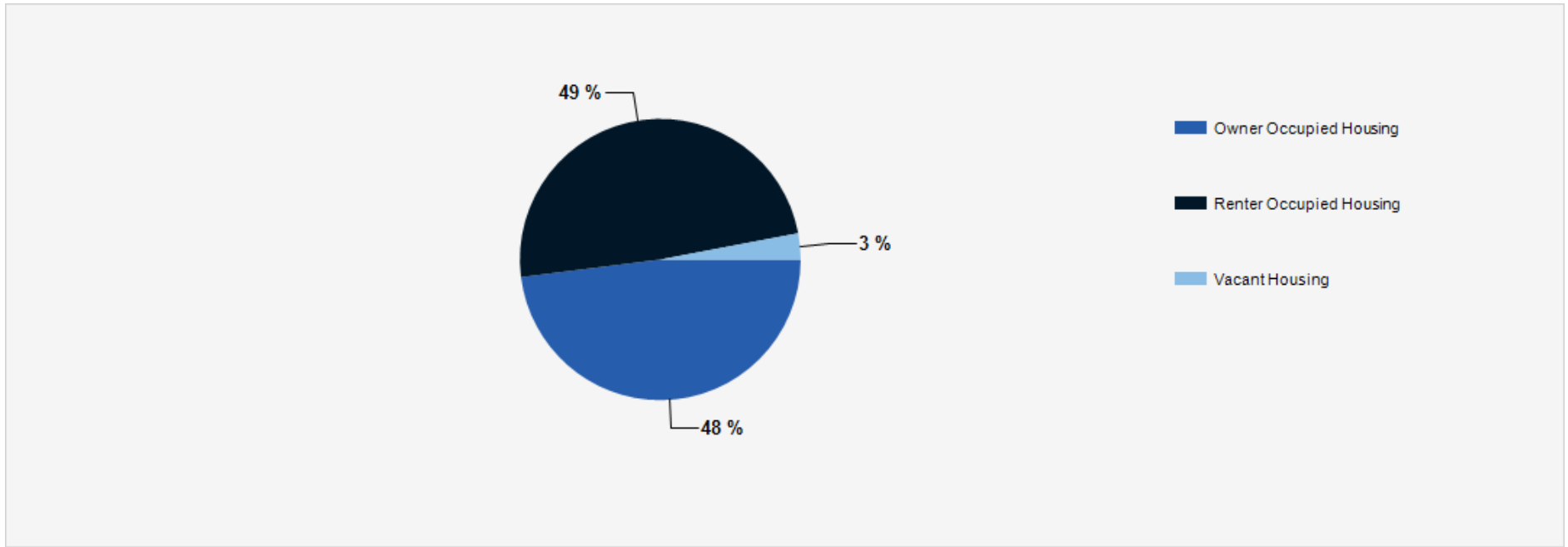
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

