



7106 Compton Avenue

Los Angeles, California 90001

Property Highlights

- Existing Turnkey Dental Office for Lease
- Onsite Parking Available
- Monument Signage Available
- Long Term Tenancy at Center
- Just off Signalized Intersection
- High Disposable Income Neighborhood
- Located on Major Intersection
- High Density Area

cricket
wireless

Pizza
Hut



AutoZone



Offering Summary

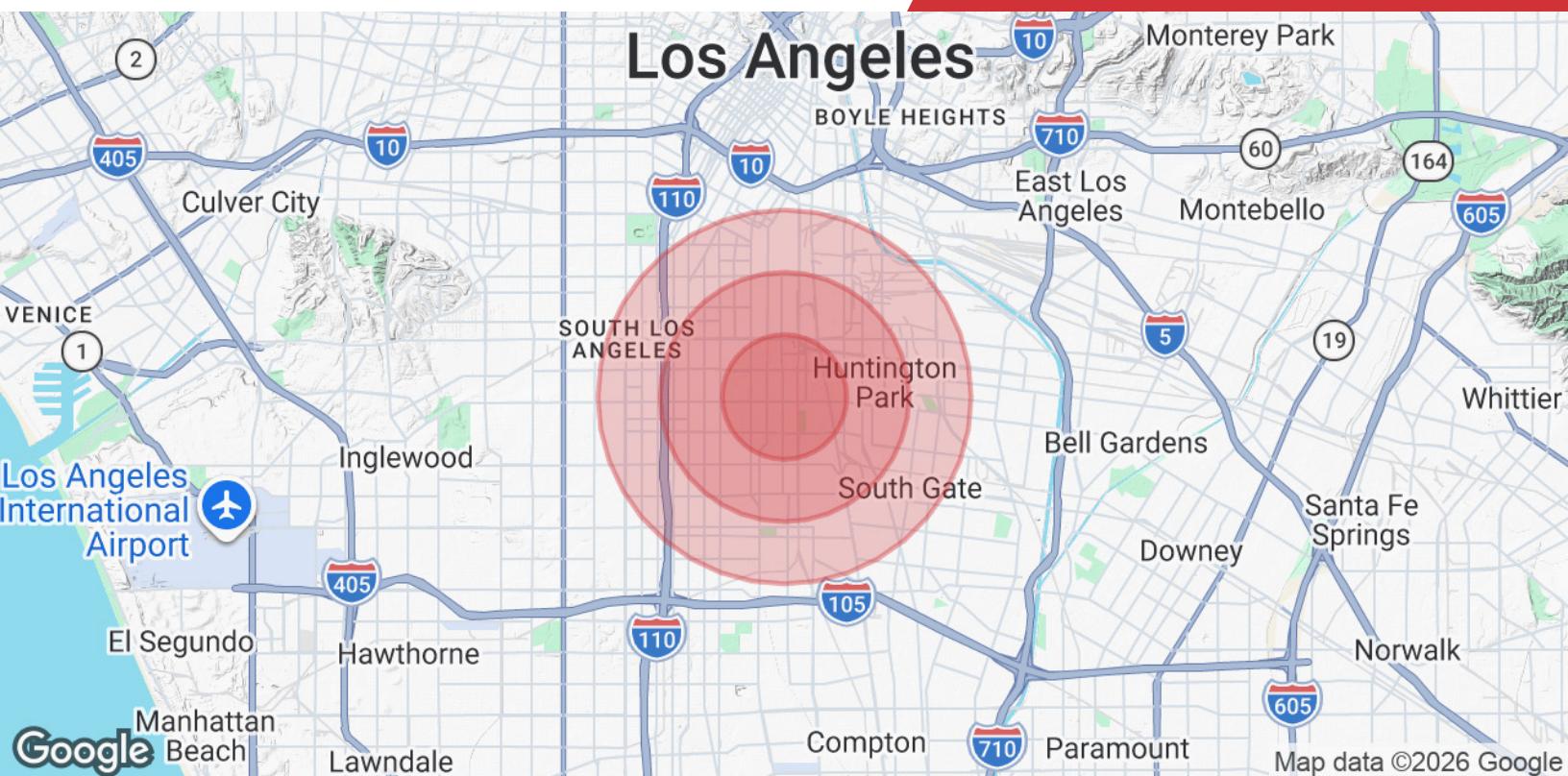
Lease Rate:	\$2.50 SF/yr (NNN)
Building Size:	9,802 SF
Available SF:	2,500 SF
Lot Size:	12,635 SF

For More Information

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Population

	1 Mile	2 Miles	3 Miles
Total Population	53,745	225,761	487,397
Average Age	32.0	31.8	32.1
Average Age (Male)	32.0	30.7	30.9
Average Age (Female)	32.3	32.9	33.3

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	12,854	55,928	122,657
# of Persons per HH	4.2	4.0	4.0
Average HH Income	\$75,491	\$72,446	\$73,302
Average House Value	\$498,378	\$528,143	\$546,244

2023 American Community Survey (ACS)