KW COMMERCIAL

FOR SALE
Industrial Buildings

SEC of N Santa Fe Avenue & E Pine Street

COMPTON, CA 90222

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- ± 13,254 SF Industrial Building
- ± 2.43 Acres lot
- Close proximity to I-105, I-710, & US 91
- Zoning (ML) Limited Manufacturing APN 6169-028-022
- Zoning (CL) Limited Commercial APN 6169-028-016, 6169-028-017, 6169-028-019

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Compton is a city located in the Gateway Cities region of southern Los Angeles County, California, situated south of downtown Los Angeles. It is known as the "Hub City" due to its geographic centrality in Los Angeles County.

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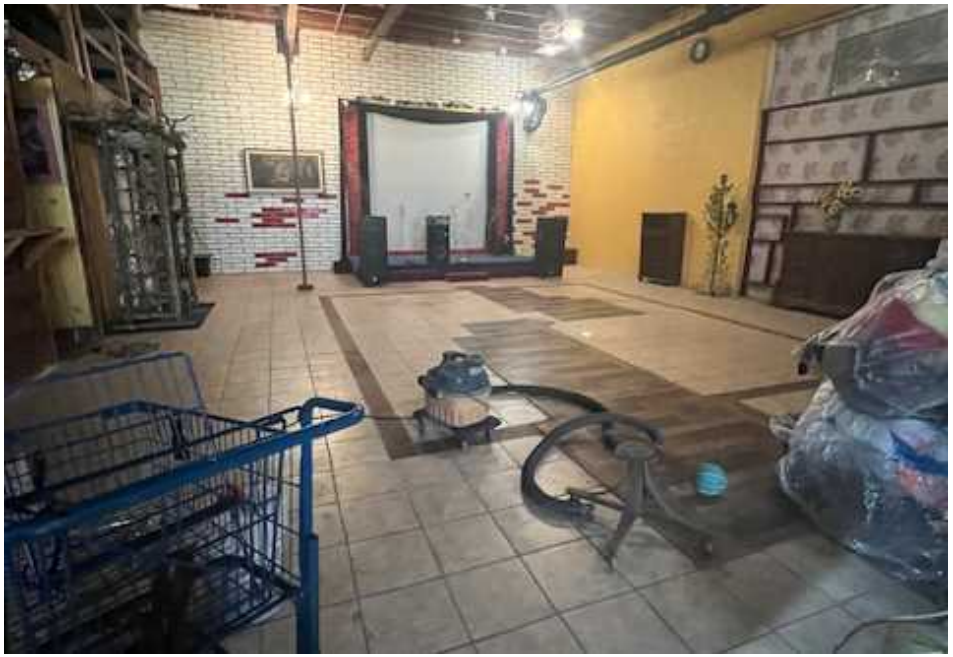

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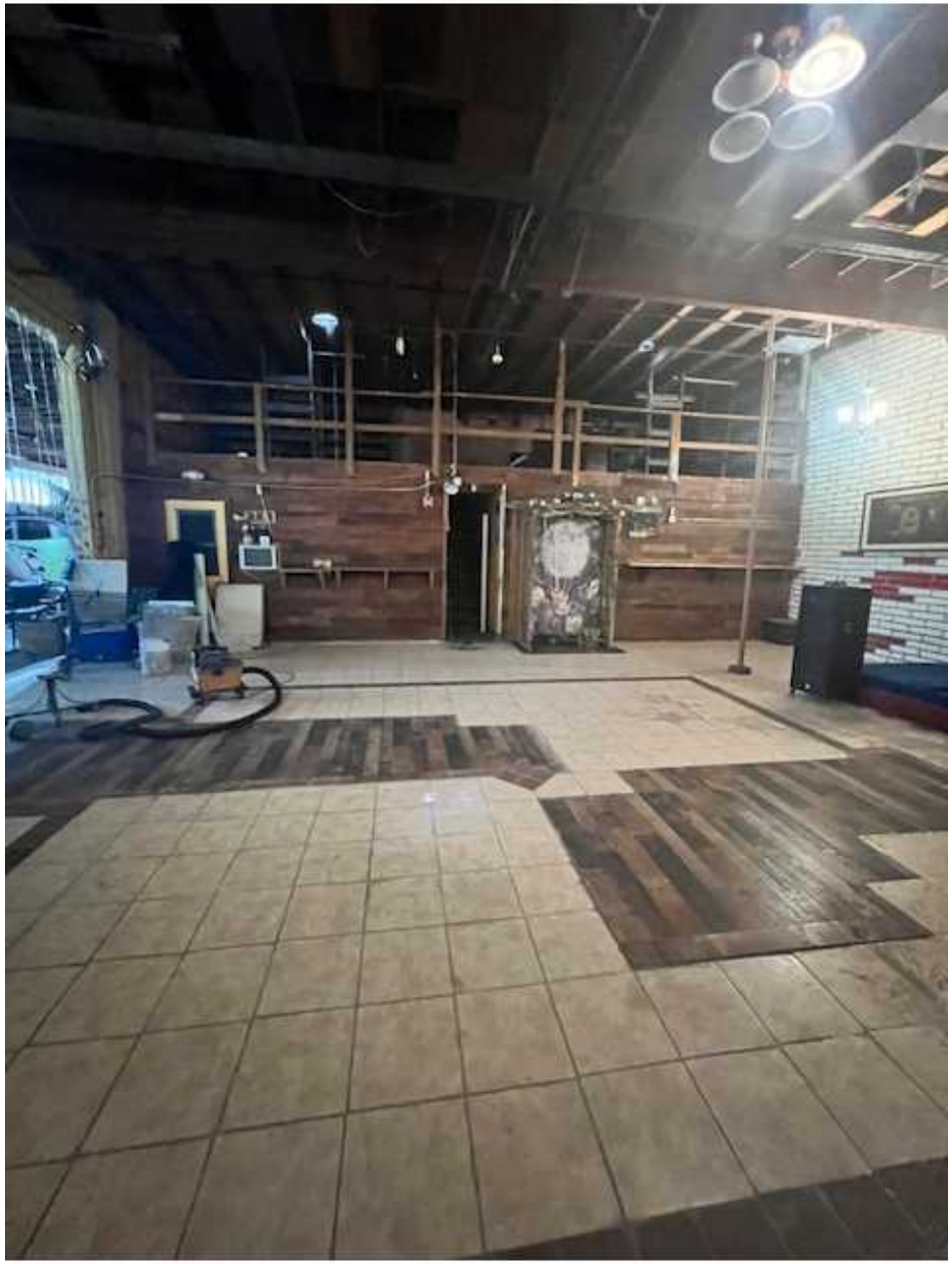

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Executive Summary

541 E Pine St, Compton, California, 90222
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91185
Longitude: -118.21810

	1 mile	3 miles	5 miles
Population			
2010 Population	51,387	357,595	929,748
2020 Population	49,463	357,715	936,553
2023 Population	49,067	352,998	925,032
2028 Population	48,524	348,291	911,842
2010-2020 Annual Rate	-0.38%	0.00%	0.07%
2020-2023 Annual Rate	-0.25%	-0.41%	-0.38%
2023-2028 Annual Rate	-0.22%	-0.27%	-0.29%
2020 Male Population	49.0%	48.6%	48.7%
2020 Female Population	51.0%	51.4%	51.3%
2020 Median Age	30.7	32.0	33.0
2023 Male Population	49.9%	49.4%	49.4%
2023 Female Population	50.1%	50.6%	50.6%
2023 Median Age	27.9	29.4	30.5

In the identified area, the current year population is 925,032. In 2020, the Census count in the area was 936,553. The rate of change since 2020 was -0.38% annually. The five-year projection for the population in the area is 911,842 representing a change of -0.29% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	10.5%	10.7%	12.0%
2023 Black Alone	13.4%	16.1%	15.3%
2023 American Indian/Alaska Native Alone	2.8%	2.5%	2.4%
2023 Asian Alone	0.5%	0.9%	3.2%
2023 Pacific Islander Alone	0.3%	0.3%	0.4%
2023 Other Race	57.5%	53.6%	50.4%
2023 Two or More Races	15.0%	15.9%	16.2%
2023 Hispanic Origin (Any Race)	84.0%	80.5%	77.0%

Persons of Hispanic origin represent 77.0% of the population in the identified area compared to 19.4% 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 79.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	44	51	54
2010 Households	10,959	82,353	234,149
2020 Households	11,672	88,108	247,965
2023 Households	11,619	87,588	246,271
2028 Households	11,590	87,186	244,847
2010-2020 Annual Rate	0.63%	0.68%	0.57%
2020-2023 Annual Rate	-0.14%	-0.18%	-0.21%
2023-2028 Annual Rate	-0.05%	-0.09%	-0.12%
2023 Average Household Size	4.16	3.98	3.71

The household count in this area has changed from 247,965 in 2020 to 246,271 in the current year, a change of -0.21% annually. The five-year projection of households is 244,847, a change of -0.12% annually from the current year total. Average household size is currently 3.71, compared to 3.73 in the year 2020. The number of families in the current year is 202,390 in the specified area.

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esri

Executive Summary

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Latitude: 33.91185
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	51.2%	54.6%	57.9%
Median Household Income			
2023 Median Household Income	$57,487	$59,831	$60,335
2028 Median Household Income	$66,531	$69,387	$70,831
2023-2028 Annual Rate	2.97%	3.01%	3.26%
Average Household Income			
2023 Average Household Income	$76,060	$79,167	$81,346
2028 Average Household Income	$89,027	$91,980	$94,804
2023-2028 Annual Rate	3.20%	3.05%	3.11%
Per Capita Income			
2023 Per Capita Income	$18,104	$19,655	$21,696
2028 Per Capita Income	$21,369	$23,032	$25,504
2023-2028 Annual Rate	3.37%	3.22%	3.29%
GINI Index			
2023 Gini Index	41.2	41.1	41.5
Households by Income			

Current median household income is $60,335 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $70,831 in five years, compared to $82,410 for all U.S. households

Current average household income is $81,346 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $94,804 in five years, compared to $122,048 for all U.S. households

Current per capita income is $21,696 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $25,504 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	48	45	43
2010 Total Housing Units	11,687	87,260	247,210
2010 Owner Occupied Housing Units	4,653	40,162	104,591
2010 Renter Occupied Housing Units	6,307	42,191	129,558
2010 Vacant Housing Units	728	4,907	13,061
2020 Total Housing Units	12,025	90,340	254,709
2020 Owner Occupied Housing Units	5,070	43,122	109,575
2020 Renter Occupied Housing Units	6,602	44,986	138,390
2020 Vacant Housing Units	358	2,204	6,792
2023 Total Housing Units	12,019	90,290	254,203
2023 Owner Occupied Housing Units	4,801	41,695	107,318
2023 Renter Occupied Housing Units	6,818	45,893	138,953
2023 Vacant Housing Units	400	2,702	7,932
2028 Total Housing Units	12,075	90,707	255,350
2028 Owner Occupied Housing Units	4,913	42,329	109,225
2028 Renter Occupied Housing Units	6,677	44,856	135,622
2028 Vacant Housing Units	485	3,521	10,503
Socioeconomic Status Index			
2023 Socioeconomic Status Index	30.7	31.2	31.9

Currently, 42.2% of the 254,203 housing units in the area are owner occupied; 54.7%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 254,709 housing units in the area and 2.7% vacant housing units. The annual rate of change in housing units since 2020 is -0.06%. Median home value in the area is $580,830, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.34% annually to $620,843.

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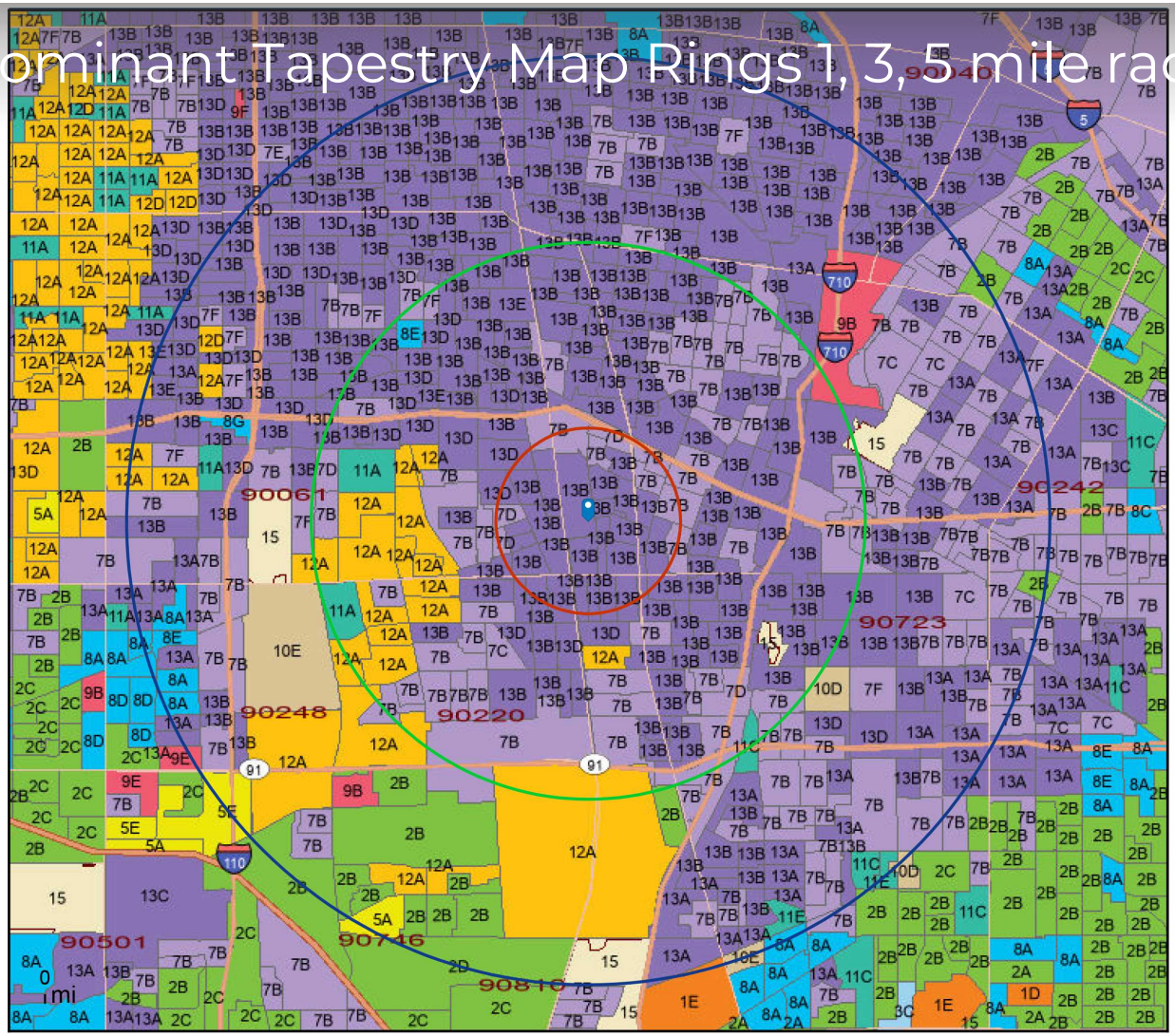
Dominant Tapestry Map Rings 1, 3, 5 mile radii



"Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68 -segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment (neighborhood) is identified by its two-digit Segment Code you see on the above map. The following information focuses on the 1, 3 and 5 mile radii around the subject property."

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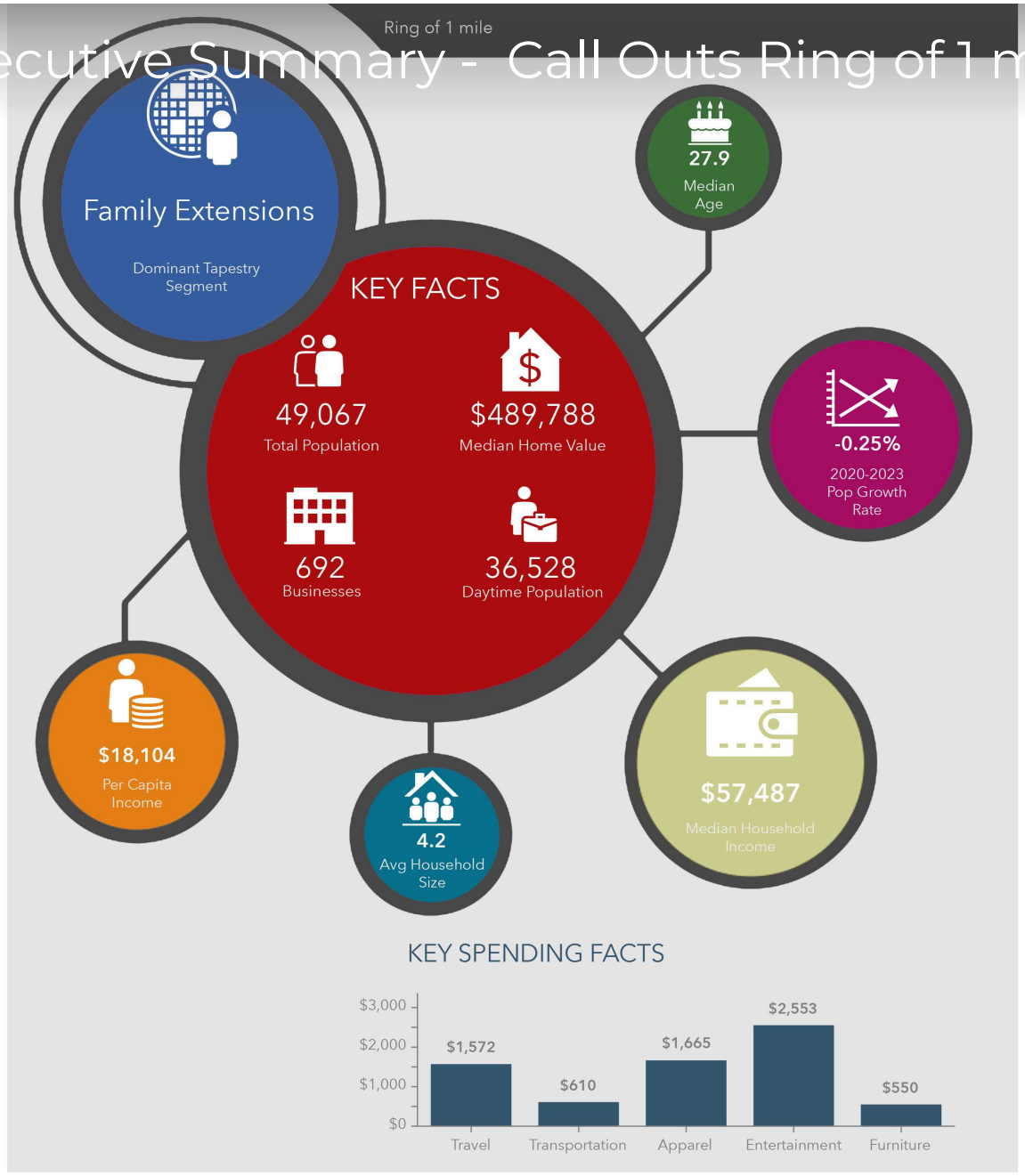
Executive Summary - Call Outs Ring of 1 mile



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Dominant Tapestry Segment Ring of 1 mile

13B

Family Extensions

541 E Pine St, Compton, California, 90222 2
Ring of 1 mile

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

9,298 households are *Family Extensions*

80.0% of households are in this segment

Family Extensions: *Next Wave* LifeMode

Family Extensions is a family-oriented market distinguished by multigenerational households. Their spending reflects their children-baby food and furniture or apparel for children and fast-food and family restaurants...

Learn more...

ABOUT THIS SEGMENT

Family market, primarily married couples with children, but also a number of multigenerational households.

Brand loyalty and environmentally safe products also guide purchasing choices, although these consumers are open to new products.

Family is reflected in purchases - baby products and apparel for children. Banking is done primarily in person. Savings and debt are minimal.

Recent purchases reflect personal style - apparel, personal care products like hair coloring and tooth whiteners.

Use, but do not rely on, technology.

ABOUT THIS AREA

Household Type:
Single Family; Multi-Unit Rentals

Employment:
Svcs

Median Age:
27.9

Median Household Income:$57,487

Education:
13.1% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

49,067	11,619	4.16	44	48	72	$489,788	-0.22%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

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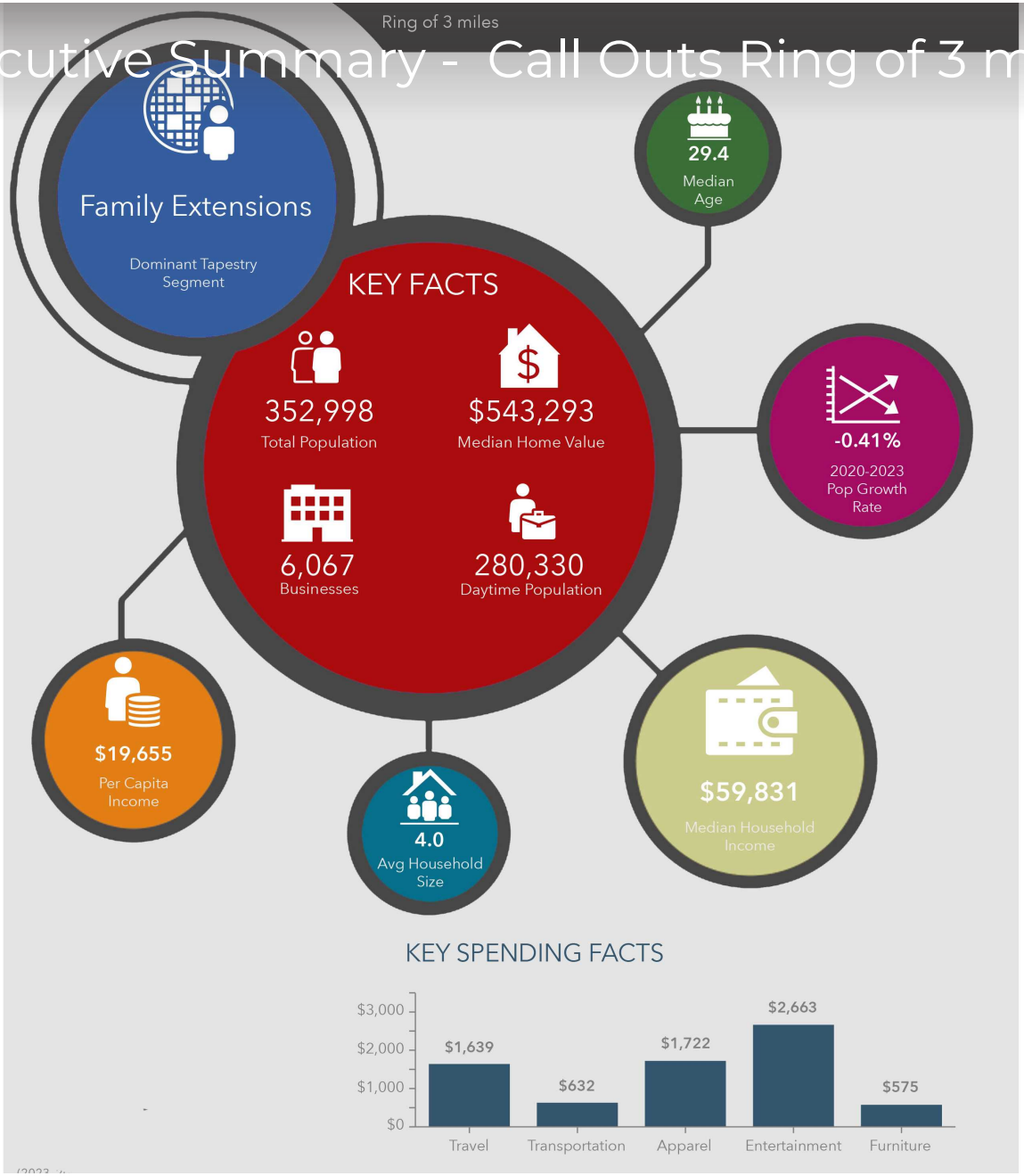
Executive Summary - Call Outs Ring of 3 miles



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Dominant Tapestry Segment Ring of 3 miles

13B

Family Extensions

541 E Pine St, Compton, California, 90222 2
Ring of 3 miles

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

52,257 households are *Family Extensions*

59.7% of households are in this segment

Family Extensions: *Next Wave* LifeMode

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Learn more...

ABOUT THIS SEGMENT

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Use, but do not rely on, technology.

ABOUT THIS AREA

Household Type:
Single Family; Multi-Unit Rentals

Employment:
Svcs

Median Age:
29.4

Median Household Income:$59,831

Education:
16.2% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

352,998	87,588	3.98	51	45	76	$543,293	-0.27%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

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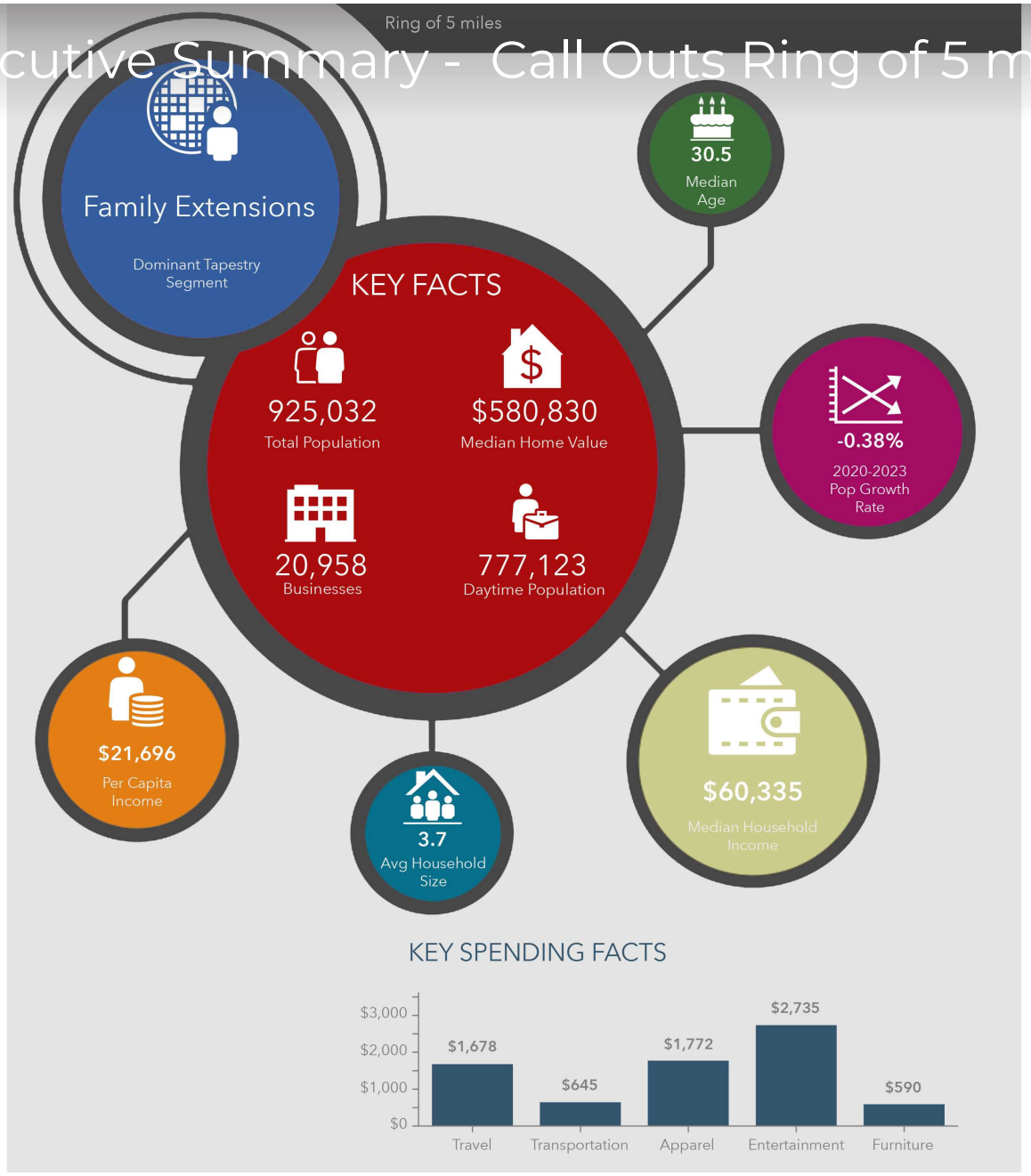
Executive Summary - Call Outs Ring of 5 miles



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Dominant Tapestry Segment Ring of 5 miles

13B

Family Extensions

541 E Pine St, Compton, California, 90222 2
Ring of 5 miles

TAPESTRY SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

128,556 households are *Family Extensions*

52.2% of households are in this segment

Family Extensions: *Next Wave* LifeMode

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Learn more...

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Use, but do not rely on, technology.

ABOUT THIS AREA

Household Type:
Single Family; Multi-Unit Rentals

Employment:
Svcs

Median Age:
30.5

Median Household Income:$60,335

Education:
19.5% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

925,032	246,271	3.71	54	43	79	$580,830	-0.29%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	DiversityIndex	Median Home Value	Forecasted Annual Growth Rate

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