

GROUND LEASE OPPORTUNITY >>>

# ±47,045 SF Ground Lease Development

STATE HIGHWAY 74 & HAMMACK AVE | PERRIS, CA 92570



MEADOWBROOK AREA



## RATE:

> Ground Lease Rate: \$135,000 Annual NNN

## THE PROPERTY

- > ±47,045 SF / 1.08 Acres
- > R-R Zone (Rural Residential)
- > CUP Required for Eating Establishments /W Drive-Thru, Fuel Station & Hotel and Other Uses
- > User to Verify Uses
- > ±173 Ft of Frontage State Highway 74 at Hammack Ave.
- > Within The State Hwy 74 Bus Stop Enhancement Zone

## POTENTIAL



Drive Thru



Convenience Store  
& Gas Combo



Hotel  
Extended Stay

## TRAFFIC COUNT

31,270 Est. CPD On State Highway 74  
(Adj. to 2025)

## 2025 DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Population	3,540	19,544	90,781
Avg. HH Income	\$152,182	\$134,007	\$126,444
Med. HH Income	\$132,377	\$104,975	\$101,192

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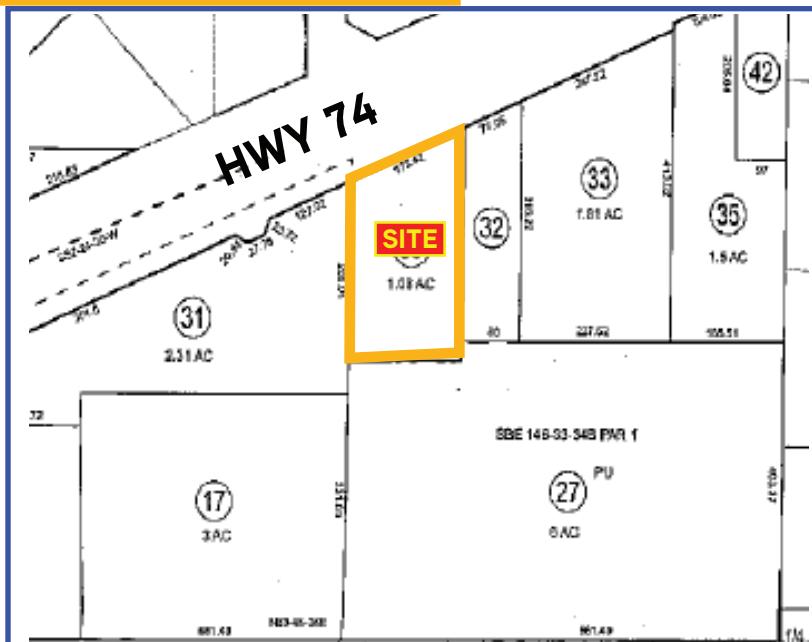
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APNs: 349-060-038-9



1.08 ACRES M/L IN POR SW 1/4 OF SEC 21 T5S R4W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS



Unserved Retail Area



Population in 5-Miles: ±90,781



Traffic Counts CPD (Adj.): 31,120 CPD



1-Mile Avg. Household Income: \$153,182



SEC OF HAMMACK AVE & WOLLENS RD., PERRIS, CA

±173.42 FT OF FRONTAGE.

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## SITE MAP

APN: 349-060-038-9



"NOT TO SCALE"

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## CLOSEUP AERIAL VIEW



“NOT TO SCALE”

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

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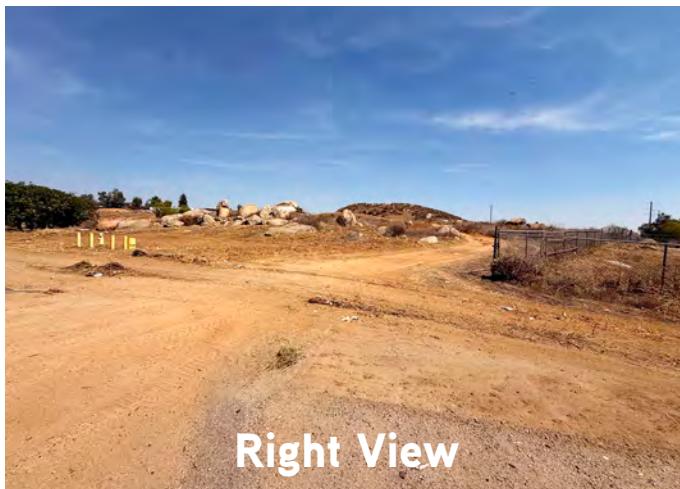
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## PROPERTY PHOTOS



Front View



Right View



Rear View



Side View



Rear View Facing Street

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## AREA MAP AERIAL



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## FREEWAY MAP



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## Demographic and Income Comparison Profile

Rings: 1, 3, 5 mile radii

Latitude: 33.7148

Longitude: -117.3032

	1 mile	3 mile	5 mile
<b>Census 2020 Summary</b>			
Population	3,830	19,023	85,702
Households	937	5,766	25,492
Average Household Size	4.08	3.29	3.36
<b>2025 Summary</b>			
Population	3,540	19,544	90,781
Households	957	6,059	27,559
Families	754	4,623	21,593
Average Household Size	3.69	3.22	3.29
Owner Occupied Housing Units	759	4,324	20,076
Renter Occupied Housing Units	198	1,735	7,483
Median Age	34.1	36.3	35.4
Median Household Income	\$132,375	\$104,975	\$101,192
Average Household Income	\$152,182	\$132,007	\$126,444
<b>2030 Summary</b>			
Population	3,652	20,092	93,096
Households	993	6,263	28,573
Families	781	4,773	22,349
Average Household Size	3.67	3.20	3.25
Owner Occupied Housing Units	796	4,536	21,110
Renter Occupied Housing Units	197	1,727	7,463
Median Age	34.6	37.1	36.3
Median Household Income	\$155,127	\$125,748	\$115,098
Average Household Income	\$171,241	\$147,753	\$140,987
<b>Trends: 2025-2030 Annual Rate</b>			
Population	0.62%	0.55%	0.50%
Households	0.74%	0.66%	0.73%
Families	0.71%	0.64%	0.69%
Owner Households	0.96%	0.96%	1.01%
Median Household Income	3.22%	3.68%	2.61%

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2025 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	50	5.2%	403	6.7%	1,602	5.8%
\$15,000 - \$24,999	14	1.5%	190	3.1%	1,188	4.3%
\$25,000 - \$34,999	47	4.9%	283	4.7%	1,486	5.4%
\$35,000 - \$49,999	61	6.4%	340	5.6%	1,868	6.8%
\$50,000 - \$74,999	114	11.9%	884	14.6%	3,826	13.9%
\$75,000 - \$99,999	97	10.1%	807	13.3%	3,636	13.2%
\$100,000 - \$149,999	145	15.2%	1,001	16.5%	4,936	17.9%
\$150,000 - \$199,999	158	16.5%	1,024	16.9%	4,560	16.5%
\$200,000+	272	28.4%	1,128	18.6%	4,456	16.2%
Median Household Income	\$132,375		\$104,975		\$101,192	
Average Household Income	\$152,182		\$132,007		\$126,444	
Per Capita Income	\$42,183		\$40,468		\$38,166	
2030 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	42	4.2%	371	5.9%	1,484	5.2%
\$15,000 - \$24,999	12	1.2%	153	2.4%	949	3.3%
\$25,000 - \$34,999	38	3.8%	230	3.7%	1,244	4.4%
\$35,000 - \$49,999	50	5.0%	288	4.6%	1,663	5.8%
\$50,000 - \$74,999	100	10.1%	809	12.9%	3,467	12.1%
\$75,000 - \$99,999	85	8.6%	758	12.1%	3,539	12.4%
\$100,000 - \$149,999	147	14.8%	1,010	16.1%	5,190	18.2%
\$150,000 - \$199,999	173	17.4%	1,163	18.6%	5,201	18.2%
\$200,000+	347	34.9%	1,481	23.6%	5,836	20.4%
Median Household Income	\$155,127		\$125,748		\$115,098	
Average Household Income	\$171,241		\$147,753		\$140,987	
Per Capita Income	\$47,679		\$45,566		\$43,009	
2025 Race and Ethnicity						
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,038	29.3%	7,641	39.1%	35,672	39.3%
Black Alone	239	6.8%	1,318	6.7%	5,223	5.8%
American Indian Alone	81	2.3%	300	1.5%	1,373	1.5%
Asian Alone	364	10.3%	1,692	8.7%	5,694	6.3%
Pacific Islander Alone	15	0.4%	59	0.3%	323	0.4%
Some Other Race Alone	1,086	30.7%	4,891	25.0%	25,402	28.0%
Two or More Races	716	20.2%	3,643	18.6%	17,095	18.8%
Hispanic Origin (Any Race)	2,070	58.5%	9,594	49.1%	48,617	53.6%

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**±47,045 SF Ground Lease Development**

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**Executive Summary**
 E Compton Blvd & S Pearl Ave, Compton, California, 90221  
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.89602

Longitude: -118.21371

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	33.4%	32.6%	35.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$52,315	\$55,537	\$57,621
2026 Median Household Income	\$56,877	\$62,055	\$65,186
2021-2026 Annual Rate	1.69%	2.24%	2.50%
<b>Average Household Income</b>			
2021 Average Household Income	\$63,096	\$69,613	\$74,269
2026 Average Household Income	\$71,529	\$79,612	\$85,207
2021-2026 Annual Rate	2.54%	2.72%	2.79%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$14,443	\$16,254	\$19,148
2026 Per Capita Income	\$16,317	\$18,514	\$21,871
2021-2026 Annual Rate	2.47%	2.64%	2.69%
<b>Households by Income</b>			
Current median household income is \$57,621 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$65,186 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$74,269 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,207 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$19,148 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,871 in five years, compared to \$39,378 for all U.S. households			
<b>Housing</b>			
2021 Housing Affordability Index	71	72	67
2000 Total Housing Units	10,145	71,141	214,922
2000 Owner Occupied Housing Units	4,390	35,560	102,508
2000 Renter Occupied Housing Units	5,009	31,680	101,939
2000 Vacant Housing Units	746	3,901	10,475
2010 Total Housing Units	10,515	73,609	220,652
2010 Owner Occupied Housing Units	4,534	36,450	103,412
2010 Renter Occupied Housing Units	5,281	32,976	105,878
2010 Vacant Housing Units	700	4,183	11,362
2021 Total Housing Units	10,708	74,921	224,641
2021 Owner Occupied Housing Units	4,424	35,737	101,073
2021 Renter Occupied Housing Units	5,534	34,310	110,102
2021 Vacant Housing Units	750	4,873	13,466
2026 Total Housing Units	10,730	75,126	225,471
2026 Owner Occupied Housing Units	4,461	35,974	101,756
2026 Renter Occupied Housing Units	5,483	33,894	109,020
2026 Vacant Housing Units	785	5,258	14,696

Currently, 45.0% of the 224,641 housing units in the area are owner occupied; 49.0%, renter occupied; and 6.0% 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 220,652 housing units in the area - 46.9% owner occupied, 48.0% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 0.80%. Median home value in the area is \$487,151, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.78% annually to \$615,220.

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