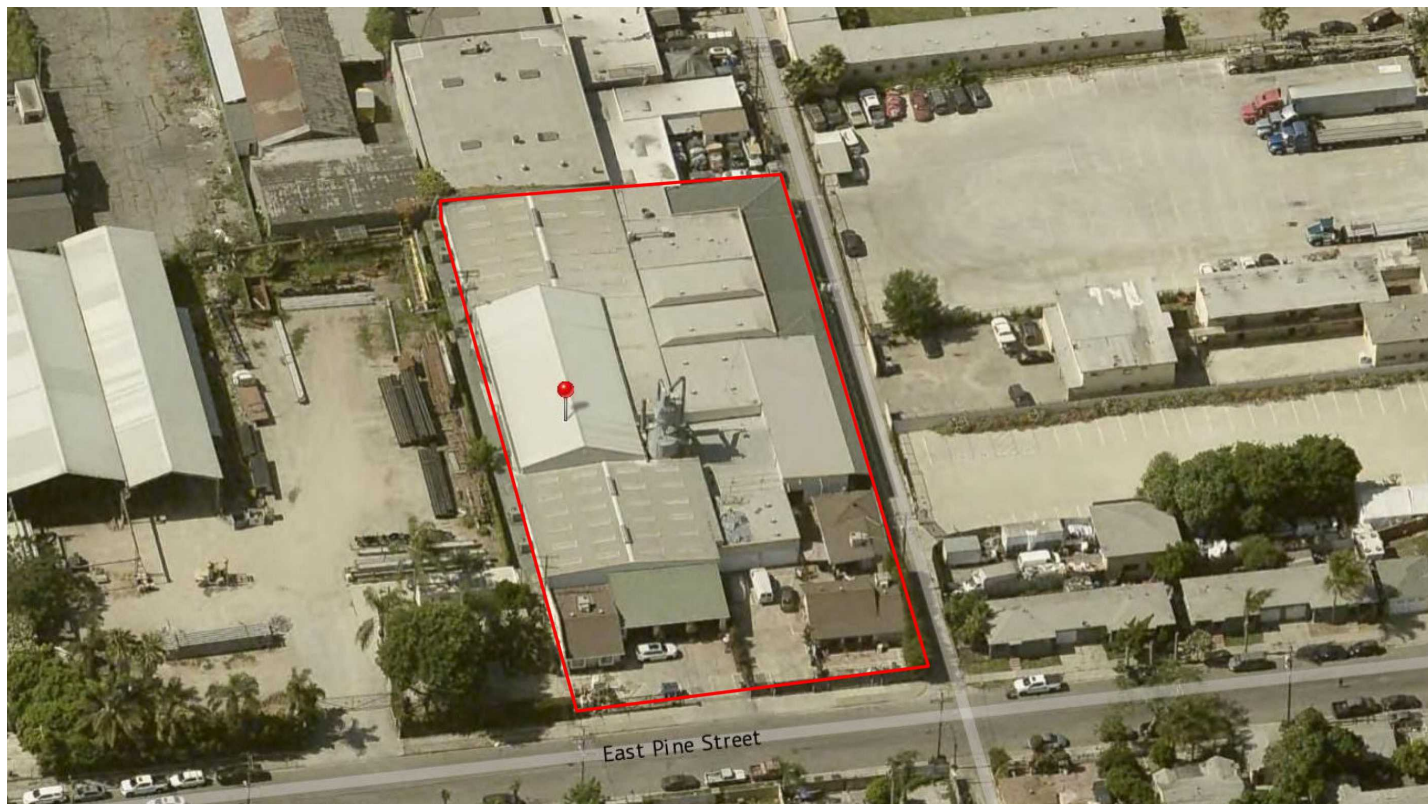


FOR SALE

Industrial Buildings

533 & 541 E Pine St
Compton, CA 90222



Property Highlights

- APN 6169-028-022
- Zoning: (ML) Limited Manufacturing / (MH) Heavy Manufacturing
- Building 13,254 Square Feet
- Land \pm 1 Acre



ALAN DESZCZ
Director, DRE# 01196130
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AREA DESCRIPTION

For Sale Industrial Buildings
533 & 541 East Pine Street | Compton, CA 90222

02



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.

PROPERTY PHOTOS

For Sale Industrial Buildings
533 & 541 East Pine Street | Compton, CA 90222

03



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Executive Summary

Prepared by David Neault, CCIM

Latitude: 33.91177

Longitude: -118.21819

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population			
2010 Population	50,896	358,825	929,079
2020 Population	49,007	359,010	935,871
2025 Population	47,222	344,831	900,202
2030 Population	46,338	337,724	881,889
2010-2020 Annual Rate	-0.38%	0.01%	0.07%
2020-2025 Annual Rate	-0.70%	-0.76%	-0.74%
2025-2030 Annual Rate	-0.38%	-0.42%	-0.41%
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
2025 Male Population	49.7%	49.3%	49.4%
2025 Female Population	50.3%	50.7%	50.6%
2025 Median Age	31.8	33.0	33.9

In the identified area, the current year population is 900,202. In 2020, the Census count in the area was 935,871. The rate of change since 2020 was -0.74% annually. The five-year projection for the population in the area is 881,889 representing a change of -0.41% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	10.3%	10.4%	11.7%
2025 Black Alone	13.2%	16.0%	15.2%
2025 American Indian/Alaska Native Alone	2.8%	2.6%	2.4%
2025 Asian Alone	0.5%	0.9%	3.3%
2025 Pacific Islander Alone	0.3%	0.3%	0.4%
2025 Other Race	57.9%	53.8%	50.7%
2025 Two or More Races	15.0%	16.0%	16.3%
2025 Hispanic Origin (Any Race)	84.2%	80.6%	77.1%

Persons of Hispanic origin represent 77.1% of the population in the identified area compared to 19.7% 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 79.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	55	62	63
2010 Households	10,825	82,662	234,020
2020 Households	11,532	88,440	247,824
2025 Households	11,606	88,830	248,248
2030 Households	11,652	89,002	248,739
2010-2020 Annual Rate	0.63%	0.68%	0.57%
2020-2025 Annual Rate	0.12%	0.08%	0.03%
2025-2030 Annual Rate	0.08%	0.04%	0.04%
2025 Average Household Size	4.01	3.83	3.58

The household count in this area has changed from 247,824 in 2020 to 248,248 in the current year, a change of 0.03% annually. The five-year projection of households is 248,739, a change of 0.04% annually from the current year total. Average household size is currently 3.58, compared to 3.73 in the year 2020. The number of families in the current year is 196,855 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 05, 2025



Executive Summary

Prepared by David Neault, CCIM

Latitude: 33.91177

Longitude: -118.21819

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	52.2%	53.2%	56.1%
Median Household Income			
2025 Median Household Income	\$68,547	\$71,404	\$71,086
2030 Median Household Income	\$78,973	\$81,635	\$81,096
2025-2030 Annual Rate	2.87%	2.71%	2.67%
Average Household Income			
2025 Average Household Income	\$87,017	\$90,110	\$91,382
2030 Average Household Income	\$97,852	\$101,934	\$103,167
2025-2030 Annual Rate	2.37%	2.50%	2.46%
Per Capita Income			
2025 Per Capita Income	\$21,611	\$23,262	\$25,277
2030 Per Capita Income	\$24,846	\$26,908	\$29,177
2025-2030 Annual Rate	2.83%	2.95%	2.91%
GINI Index			
2025 Gini Index	42.5	42.1	42.7
Households by Income			
Current median household income is \$71,086 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$81,096 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$91,382 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$103,167 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$25,277 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$29,177 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	47	46	44
2010 Total Housing Units	11,556	87,580	247,073
2010 Owner Occupied Housing Units	4,563	40,396	104,597
2010 Renter Occupied Housing Units	6,262	42,266	129,423
2010 Vacant Housing Units	731	4,918	13,053
2020 Total Housing Units	11,890	90,671	254,591
2020 Owner Occupied Housing Units	4,971	43,348	109,574
2020 Renter Occupied Housing Units	6,561	45,092	138,250
2020 Vacant Housing Units	358	2,210	6,800
2025 Total Housing Units	11,975	91,167	255,370
2025 Owner Occupied Housing Units	5,033	43,655	110,200
2025 Renter Occupied Housing Units	6,573	45,175	138,048
2025 Vacant Housing Units	369	2,337	7,122
2030 Total Housing Units	12,044	91,735	256,998
2030 Owner Occupied Housing Units	5,156	44,653	112,521
2030 Renter Occupied Housing Units	6,496	44,349	136,218
2030 Vacant Housing Units	392	2,733	8,259
Socioeconomic Status Index			
2025 Socioeconomic Status Index	30.7	31.3	32.1

Currently, 43.2% of the 255,370 housing units in the area are owner occupied; 54.1%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 254,591 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 \$637,549, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.93% annually to \$736,654.

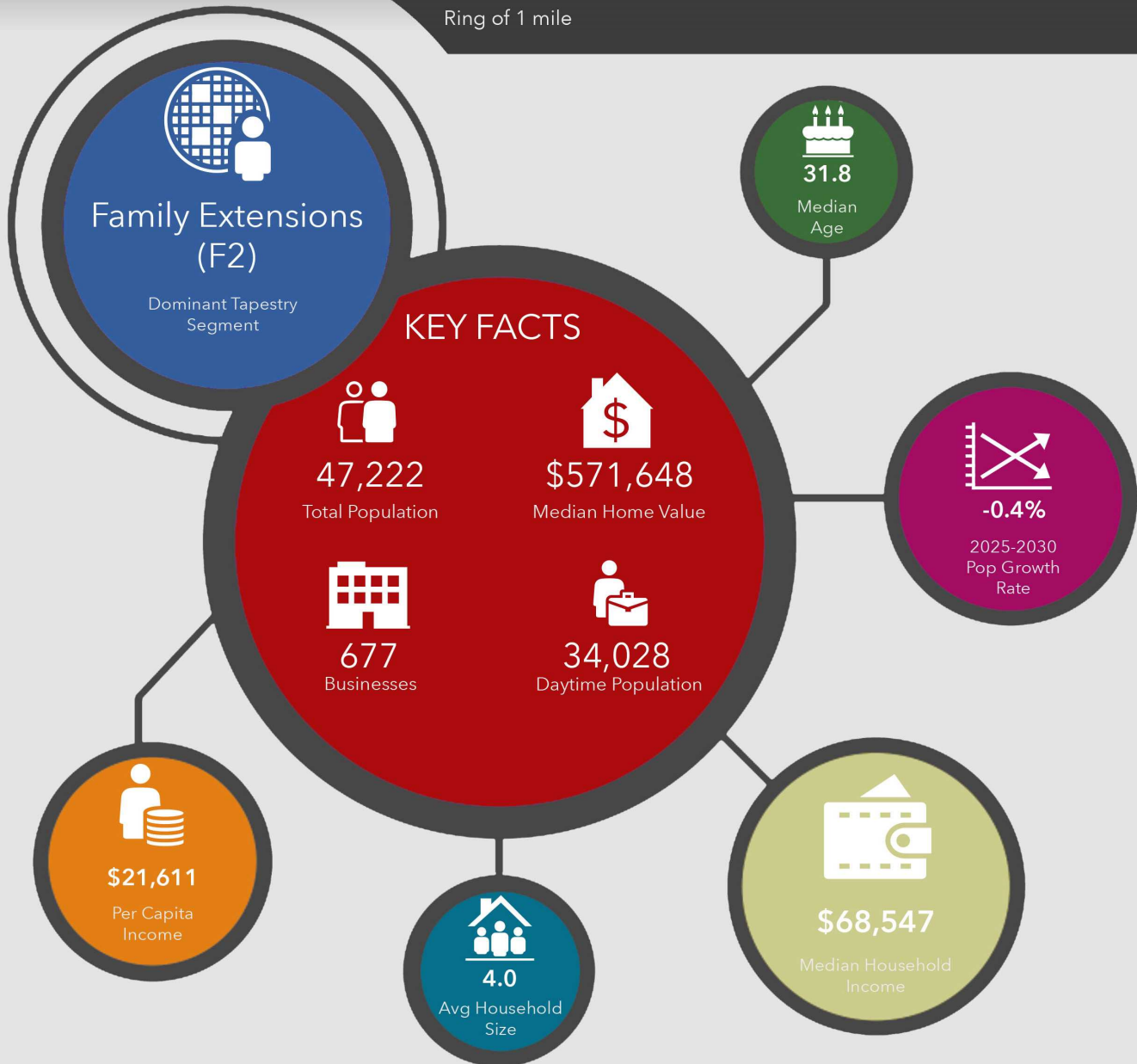
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 05, 2025

Executive Summary - Call Outs Ring of 1 mile

Ring of 1 mile



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Dominant Tapestry Segment Ring of 1 mile




Family Extensions

Ring of 1 mile



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT


 **9,627** households are *Family Extensions*
82.9% of households are in this segment


Family Extensions: *Urban Harmony* LifeMode

This segment is characterized by metro multigenerational renters on the West Coast.


[Learn more...](#)

ABOUT THIS SEGMENT

 These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.

 They often go to movie theaters and theme parks for entertainment.

 Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.

 Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.

ABOUT THIS AREA

Household Type:
Multi-Units, Single Family

Employment:
Industrial, Svcs

Median Age:
31.8

Median Household Income:
\$68,547

Education:
15.9% College degree (2+ years)

KEY FACTS FOR THIS AREA

[Click facts to 'Explore for more' details](#)

47,222

Population

11,606

Households

4.01

Avg Size
Household

55

Wealth Index

47

Housing Affordability
Index

72

Diversity Index

\$571,648

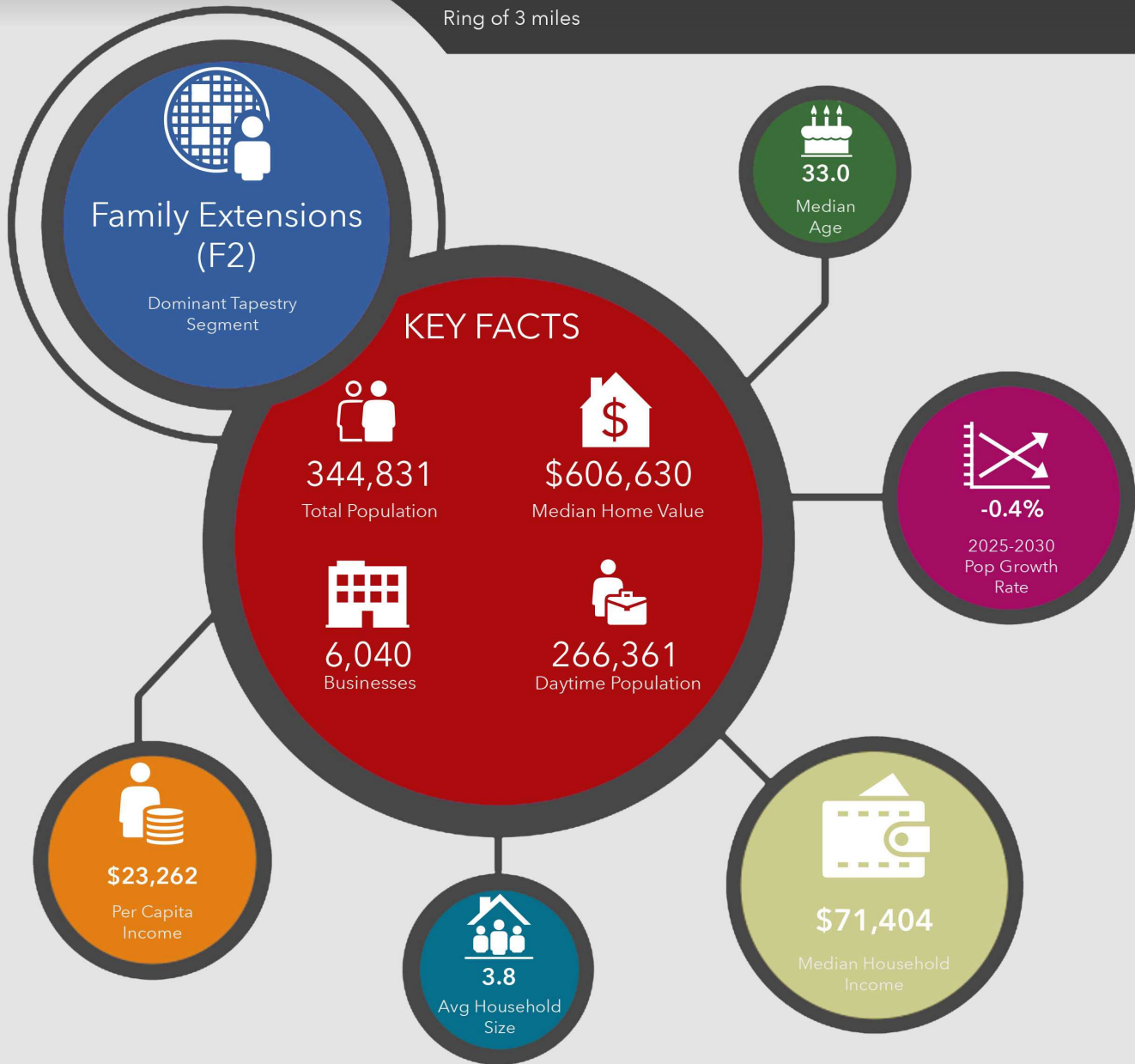
Median Home Value

-0.38%

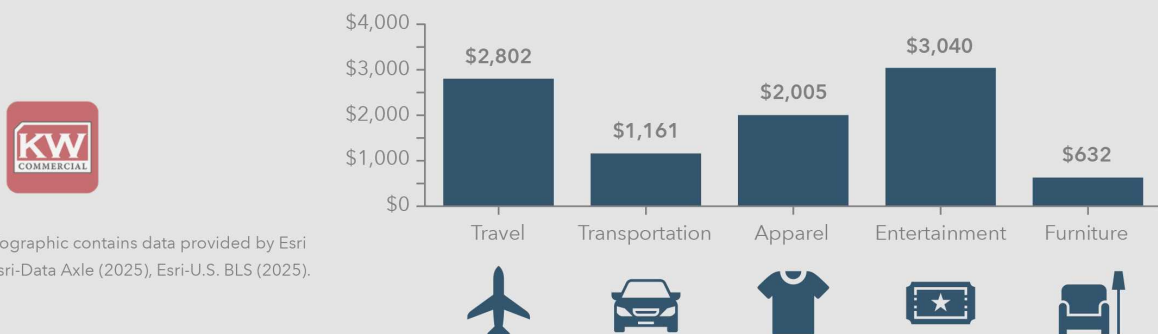
Forecasted Annual
Growth Rate

Executive Summary - Call Outs Ring of 3 miles

Ring of 3 miles



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Dominant Tapestry Segment Ring of 3 miles



Family Extensions

Ring of 3 miles



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT



49,948 households are *Family Extensions*

56.2% of households are in this segment

Family Extensions: *Urban Harmony* LifeMode

This segment is characterized by metro multigenerational renters on the West Coast.

[Learn more...](#)

ABOUT THIS SEGMENT



These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.



They often go to movie theaters and theme parks for entertainment.



Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.



Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.

ABOUT THIS AREA

Household Type:

Multi-Units, Single Family

Employment:

Industrial, Svcs

Median Age:

33.0

Median Household Income:

\$71,404

Education:

19.8% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

344,831

Population

88,830

Households

3.83

Avg Size
Household

62

Wealth Index

46

Housing Affordability
Index

76

Diversity Index

\$606,630

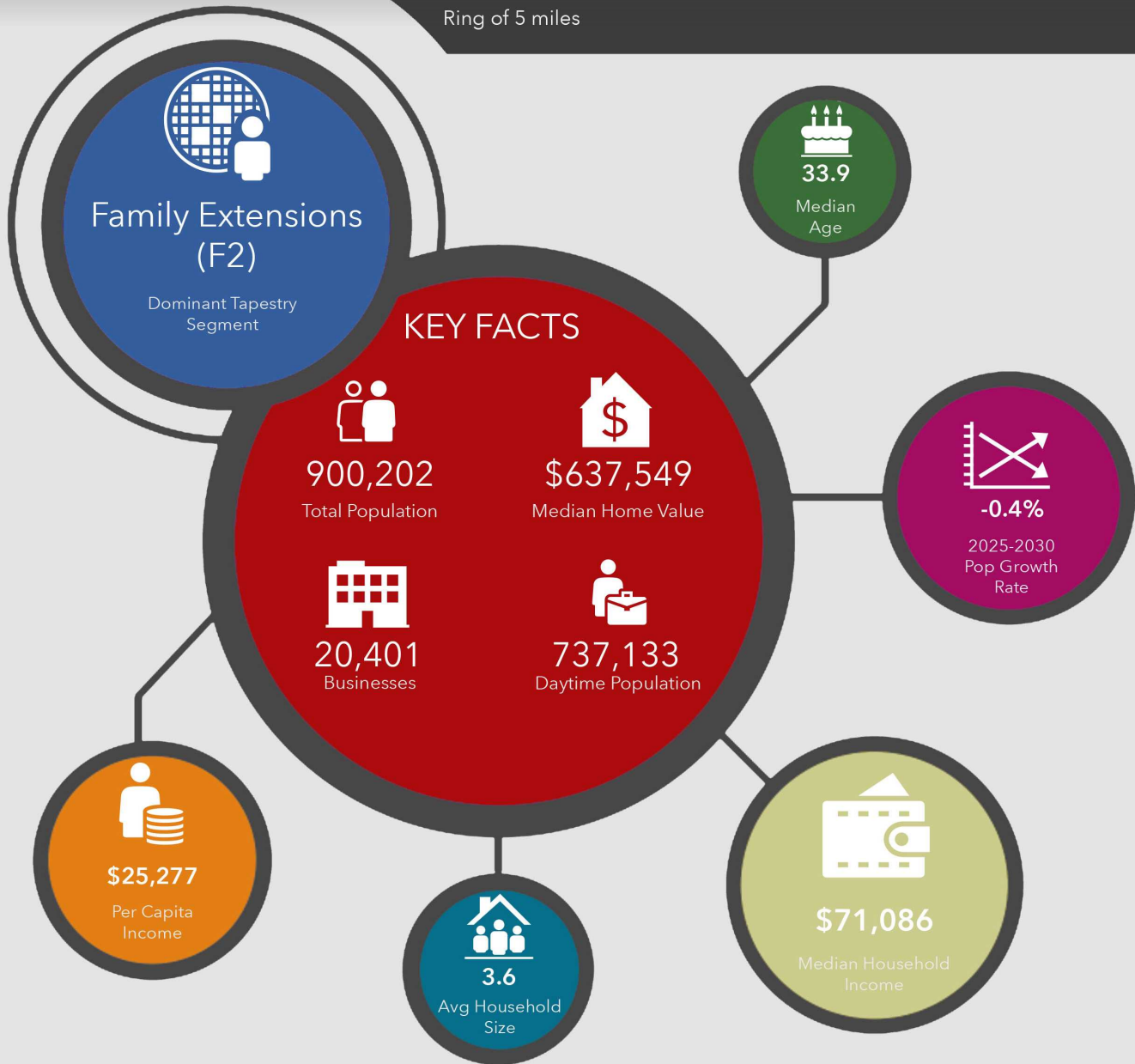
Median Home Value

-0.42%

Forecasted Annual
Growth Rate

Executive Summary - Call Outs Ring of 5 miles

Ring of 5 miles



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Dominant Tapestry Segment Ring of 5 miles



F2


Family Extensions

Ring of 5 miles



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT


 141,007 households are *Family Extensions*
56.8% of households are in this segment


Family Extensions: *Urban Harmony* LifeMode

This segment is characterized by metro multigenerational renters on the West Coast.


[Learn more...](#)

ABOUT THIS SEGMENT

 These residents tend to shop at local stores, discount merchandise stores, and wholesale clubs.

 They often go to movie theaters and theme parks for entertainment.

 Social media is used for chatting and connecting with family and friends, and mobile phones are the primary mode for accessing news and entertainment.

 Many residents maintain strong ties to family living abroad, often connecting through calls and messaging when not traveling for in-person visits.

ABOUT THIS AREA

Household Type:
Multi-Units, Single Family

Employment:
Industrial, Svcs

Median Age:
33.9

Median Household Income:
\$71,086

Education:
22.2% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

900,202

Population

248,248

Households

3.58

Avg Size
Household

63

Wealth Index

44

Housing Affordability
Index

79

Diversity Index

\$637,549

Median Home Value

-0.41%

Forecasted Annual
Growth Rate