

FOR SALE

Industrial Buildings

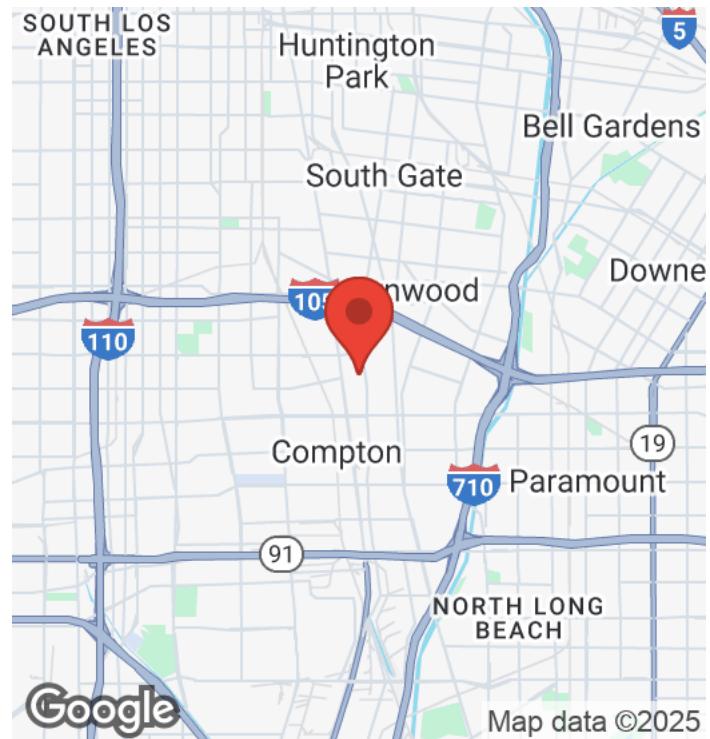
533 & 541 E Pine St

Compton, CA 90222



Property Highlights

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



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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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COMMERCIAL

EXECUTIVE SUMMARY

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

04



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	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
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

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

05



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.

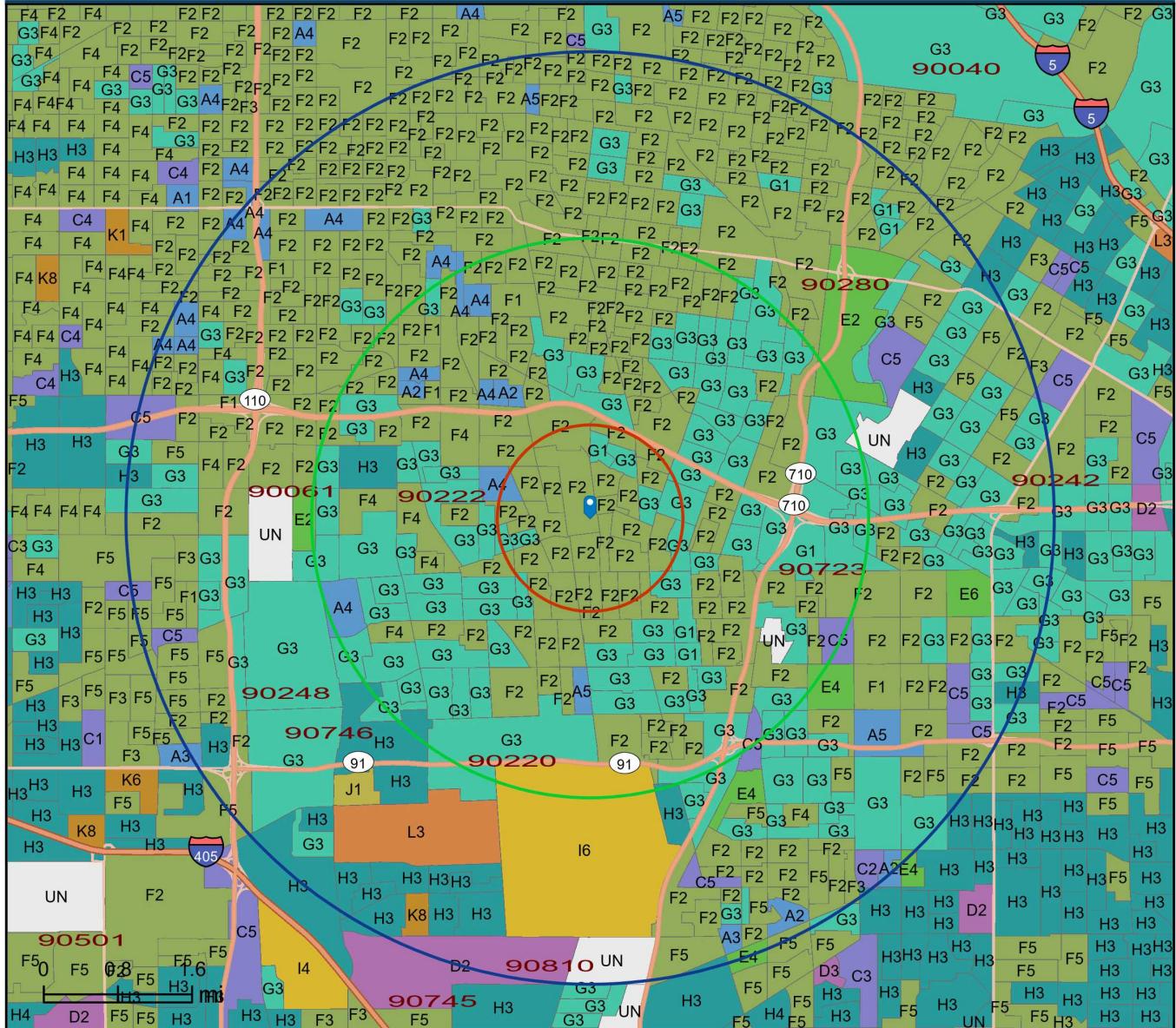
September 05, 2025

DOMINANT TAPESTRY MAP

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

06



“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

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

07

Executive Summary - Call Outs Ring of 1 mile

Ring of 1 mile

Family Extensions (F2)

Dominant Tapestry Segment

31.8

Median Age

KEY FACTS



47,222

Total Population



\$571,648

Median Home Value



677

Businesses



34,028

Daytime Population



-0.4%

2025-2030
Pop Growth
Rate



\$21,611

Per Capita
Income



\$68,547

Median Household
Income



4.0

Avg Household
Size

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



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DOMINANT TAPESTRY SEGMENT

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

08

Dominant Tapestry Segment Ring of 1 mile

F2

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

11,606

4.01

55

47

72

\$571,648

-0.38%

Population

Households

Avg Size Household

Wealth Index

Housing Affordability Index

Diversity Index

Median Home Value

Forecasted Annual Growth Rate

EXECUTIVE SUMMARY - CALL OUTS

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

09

Executive Summary - Call Outs Ring of 3 miles

Ring of 3 miles

Family Extensions (F2)

Dominant Tapestry Segment

KEY FACTS

 344,831
Total Population

 \$606,630
Median Home Value

 6,040
Businesses

 266,361
Daytime Population

 \$23,262
Per Capita Income

 \$71,404
Median Household Income

 3.8
Avg Household Size

 33.0

Median Age

 -0.4%
2025-2030
Pop Growth Rate

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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DOMINANT TAPESTRY SEGMENT

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

10

Dominant Tapestry Segment Ring of 3 miles

F2

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

88,830

3.83

62

46

76

\$606,630

-0.42%

Population

Households

Avg Size Household

Wealth Index

Housing Affordability Index

Diversity Index

Median Home Value

Forecasted Annual Growth Rate

EXECUTIVE SUMMARY - CALL OUTS

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

11

Executive Summary - Call Outs Ring of 5 miles

Ring of 5 miles

Family Extensions (F2)

Dominant Tapestry Segment

33.9

Median Age

KEY FACTS

900,202
Total Population

\$637,549
Median Home Value

20,401
Businesses

737,133
Daytime Population

\$25,277

Per Capita Income

\$71,086

Median Household Income

3.6

Avg Household Size

-0.4%
2025-2030
Pop Growth Rate

KEY SPENDING FACTS



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Spending facts are average annual dollars per household



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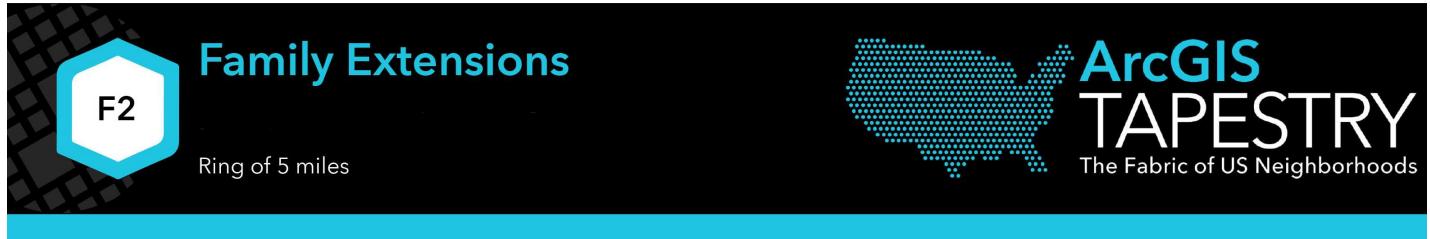
DOMINANT TAPESTRY SEGMENT

For Sale Industrial Buildings

533 & 541 East Pine Street | Compton, CA 90222

12

Dominant Tapestry Segment Ring of 5 miles



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.



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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

248,248

3.58

Population

Households

Avg Size Household

63

Wealth Index

44

Housing Affordability Index

79

Diversity Index

\$637,549

Median Home Value

-0.41%

Forecasted Annual Growth Rate