

**FOR LEASE** | ±575 - 1,615 SF AVAILABLE

# RETAIL SHOP IN PRIME LOCATION

SWC S Central Ave & Alondra Blvd | Compton, CA

**beta.**



*For leasing, please contact:*

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# PROJECT HIGHLIGHTS

- ± 575 - 1,615 SF Available in busy CVS-anchored shopping center in prime Compton
- Located at signalized intersection of Central Ave & Alondra Blvd (Approx. 40,000 Cars Per Day)
- Close proximity to major thoroughfares such as Rosecrans Ave, the 91 Freeway, as well as Compton/Woodley Airport
- Available for retail, restaurant, office, and medical use
- Ample Parking (Approx. 5 spaces/1,000 SF)
- Full-time security monitoring
- Dense population demographics

## DEMOGRAPHIC SUMMARY



### RESIDENTIAL POPULATION

1 MILE  
**25,576**

3 Miles  
**216,949**

5 Miles  
**745,332**



### DAYTIME POPULATION

1 MILE  
**17,213**

3 Miles  
**163,927**

5 Miles  
**481,402**

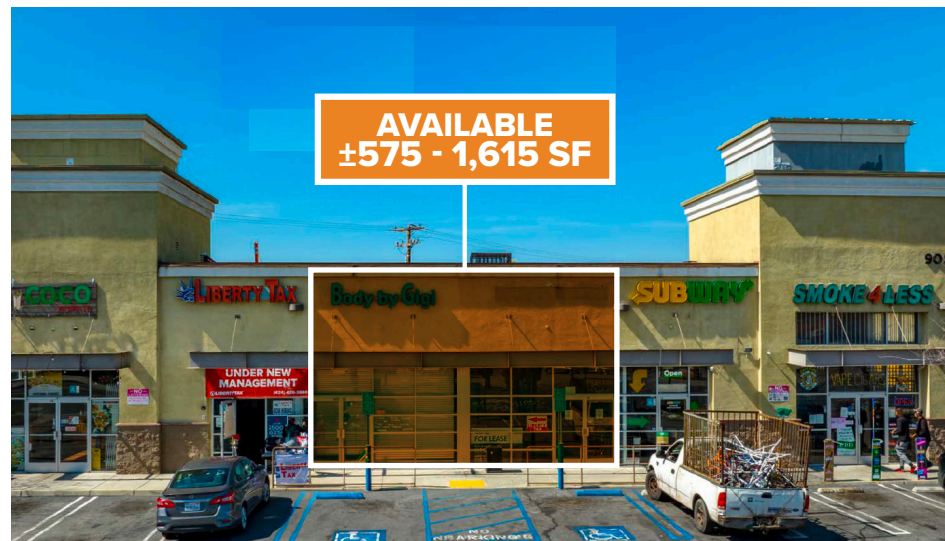


### AVG. HOUSEHOLD INCOME

1 MILE  
**\$103,903**

3 Miles  
**\$99,619**

5 Miles  
**\$96,805**



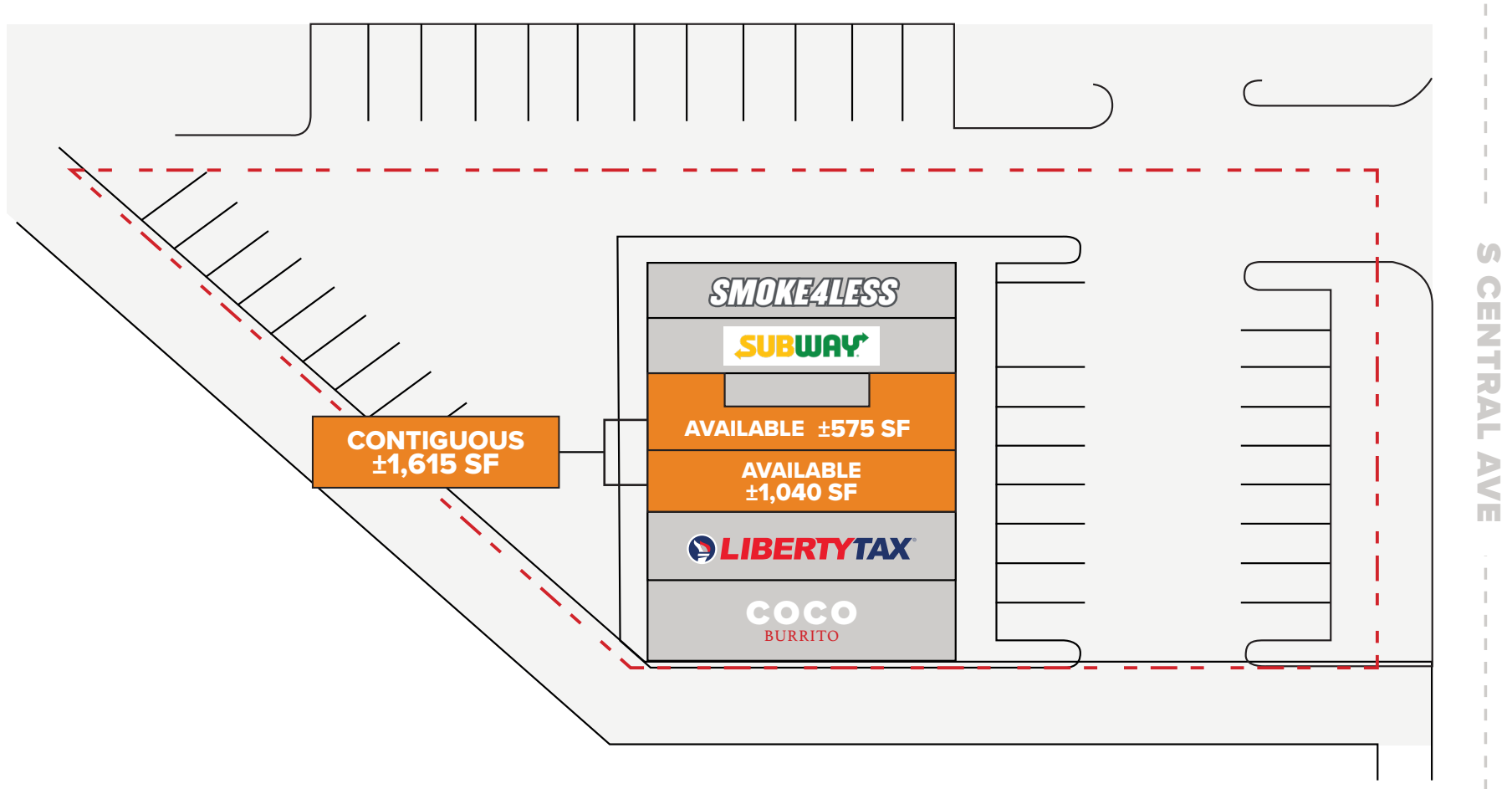
# AREA OVERVIEW



# AREA OVERVIEW



# SITE PLAN



# DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	25,576	216,949	745,332
Average age	33.7	34.4	34.3
Average age (Male)	32.3	33.2	33.4
Average age (Female)	35.2	35.5	35.2
Households & Income	1 Mile	3 Mile	5 Mile
Total households	6,854	60,243	209,074
# of persons per HH	3.7	3.5	3.5
Average HH income	\$103,903	\$99,619	\$96,805
Average house value	\$547,412	\$561,101	\$575,512
Race (%)	1 Mile	3 Mile	5 Mile
White	10.4%	12.5%	15.4%
Hispanic	57.9%	59.0%	61.1%
Black	36.9%	29.4%	21.1%
Asian	1.6%	6.0%	9.7%
Hawaiian	0.6%	0.5%	0.6%
American Indian	1.4%	1.7%	1.8%
Other	39.2%	38.8%	38.5%

