

# 909 S Central Ave

## Retail Space Available for Lease

DRIVE THRU/GROUND  
LEASE OPPORTUNITY



## Retail Space Available & Ground Lease Opportunity

575 SF to 1,040 SF Retail  
Available for Lease & 27,000 SF lot

- Ground Lease/Drive Thru Potential:
- Property situated on an approximately 27,000 SF lot.
- Ideal for Quick-Service Restaurants (QSR), Automotive, Banking, and other uses.





# Property Highlights

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## Strong Visibility and Traffic:

- Situated on a high-traffic signalized intersection, ensuring significant daily exposure.

## Proximity to Key Retailers:

- Adjacent to national retailers and essential services, driving consistent foot traffic.

## Diverse Demographics and Buying Power:

- Robust consumer base with a diverse mix of families, young professionals, and multigenerational households.

## Economic Growth in the Area:

- Located within a rapidly developing region of Compton with increasing retail and residential demand.

## Ample Parking Availability:

- Convenient parking options enhance accessibility for customers.

## Flexible Zoning and Permitting:

- Suitable for a variety of retail, food, or service-based tenants.

## Commuter-Friendly Location:

- Easy access for commuters via nearby 91 Freeway and public transportation options.

## Strong Daytime Population:

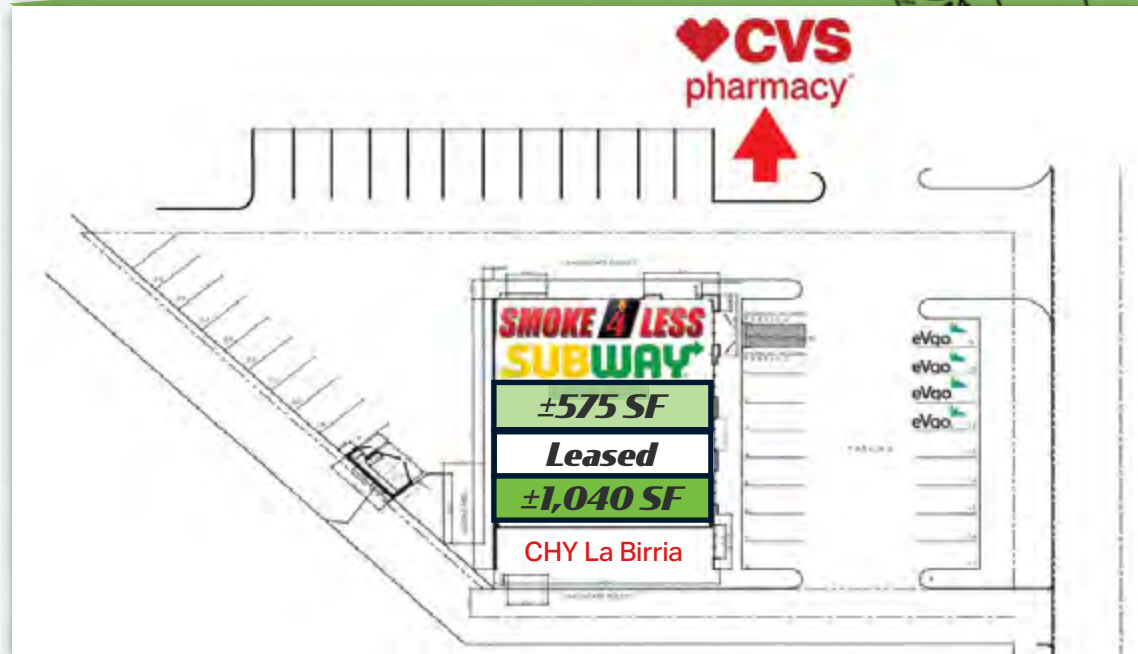
- Benefit from nearby schools, offices, and businesses that contribute to a consistent daytime traffic flow.





# Parcel Map & Site Plan

575 SF  
1,040 SF  
1,040 SF





Downtown Los Angeles

Compton Airport

Alondra - VPD 18,889



Central Ave VPD 20,800

Traffic  
Volumes

909  
S Central Ave



# The Local Neighborhood

26,776

2024 Population  
(within 1 mile)

\$100,579

2024 Avg.  
Household  
Income  
(within 1 mile)

\$97,891

2024 Average  
Household Income  
(3-Miles Radius)

\$76,586

2024 Median  
Household Income  
(1-Mile Radius)

218,759

2024 Population (3  
Miles Radius)

35

2024 Median Age  
(1 Mile Radius)



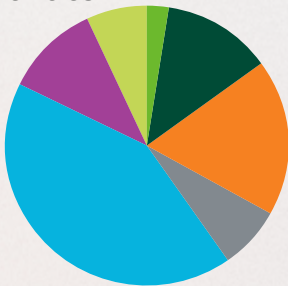
## Unmatched Traffic Exposure & Connectivity:

### Prime Signalized Intersection:

- 39,600+ vehicles pass daily on at Central Ave & Alondra Blvd

### 91 Freeway Access (1 mile):

- Effortless connectivity to a major arterial road with 205,000+ daily vehicles



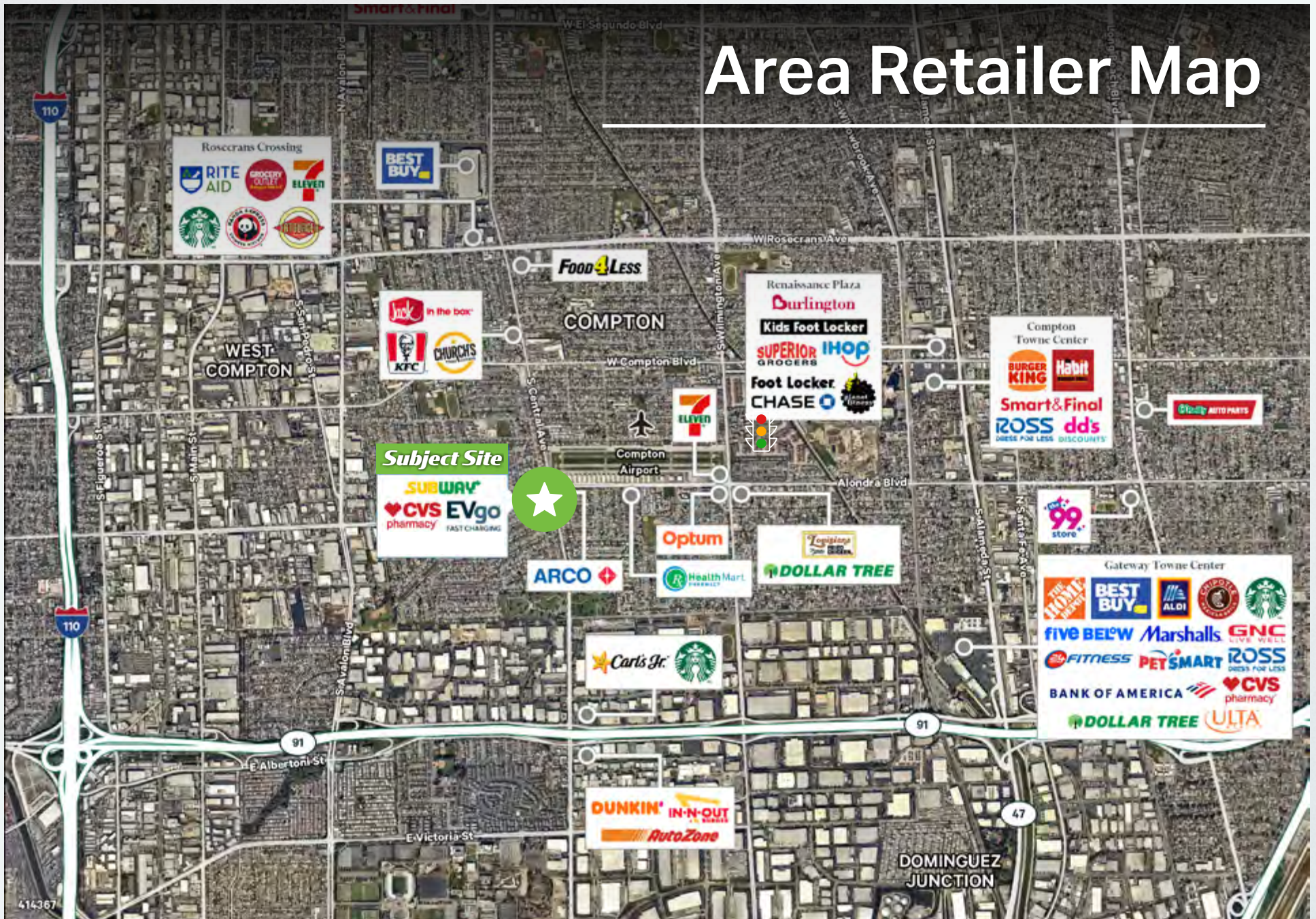
- Apparel - 2.5%
- Food and Beverage - 12.5%
- Other - 18.2%
- Health - 6.8%
- Transportation - 10.7%
- Household Goods and Services - 42.0%
- Entertainment and Recreation - 7.1%

## Retail Potential for 909 S Central:

- Ideal for essential goods retailers, quick-service restaurants, discount apparel and family-focused services
- High vehicular traffic and commuter visibility create strong opportunities for daily needs businesses, auto services and convenience based retail
- The local customer base values affordability, accessibility and familiar shopping experiences positioning the site for string consumer engagement and repeat business.



# Area Retailer Map







# *909 S Central Ave*

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For more information, please contact:

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