



BUILDING

**12,000 SF +
2,800 SF
(high ceiling mezzanine)
HVAC
Sprinkler System**

LOCATION

SEC Florence Ave. & Compton Ave.
Signalized Intersection, Heavy Foot & Auto Traffic, 2 Points of entries to the property

PUBLIC TRANSPORTATION

Metro Busses in front of property
Metro Blue Line - Walking Distance (3 Blocks)

FREEWAY PROXIMITY

1.9 Mile to Harbor Fwy I-110
3.2 Mile to Century Fwy I-105
4.5 Mile to Long Beach Fwy I-710

Demographics	1-Mile	3-Mile	5-Mile
Population	51,494	468,735	1,084,007
Med. HH Inc.	\$30,877	\$32,508	\$34,708
Ave. HH Inc.	\$48,141	\$50,908	\$55,438
% Hispanic Pop	87.7%	80.7%	72.81%

Traffic Count

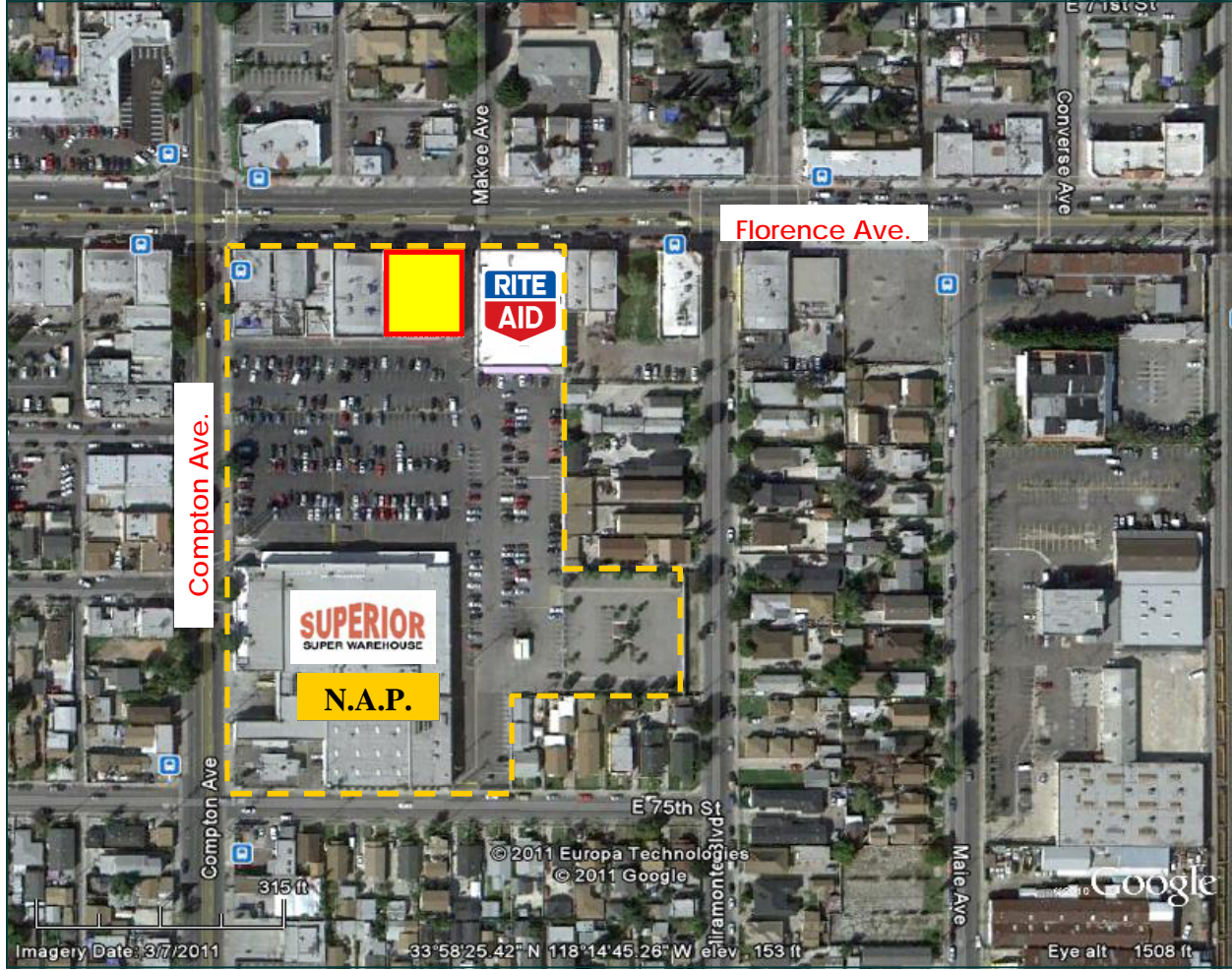
Florence	35,000
Compton	<u>16,000</u>
Total	41,000

For Further Information Contact:

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(310) 808-4242
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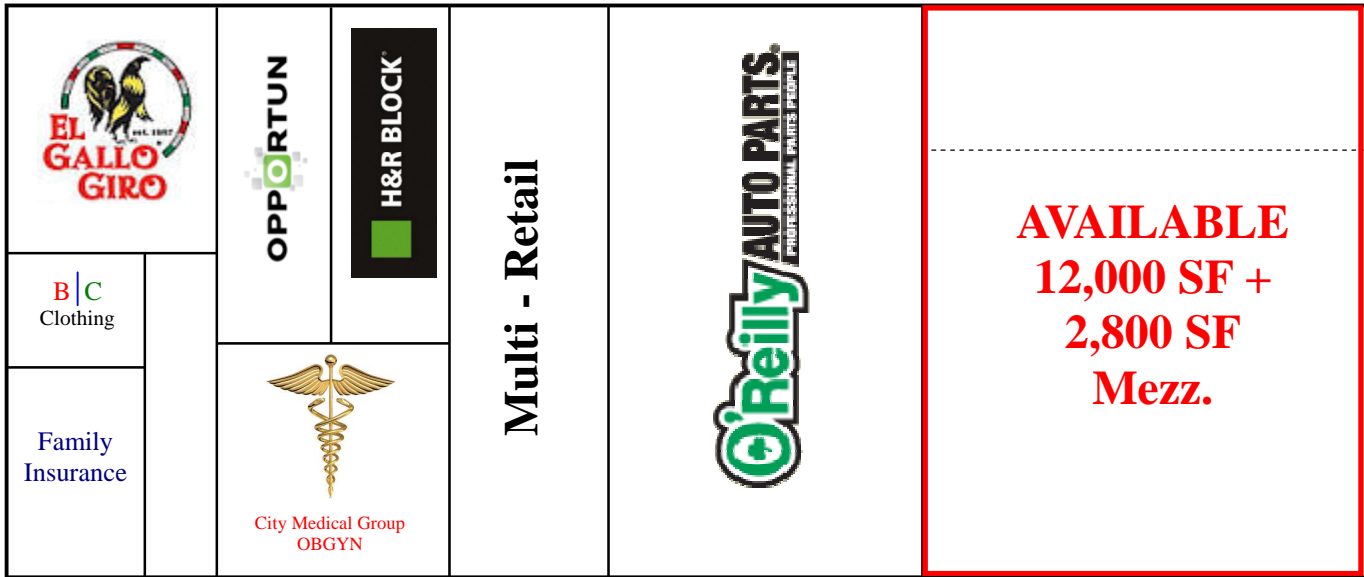
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projection, opinions assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisor should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need. All or portion of the property may be withdrawn from market without prior notice and at owners' discretion.

Aerial Map



Site Plan

Florence Avenue.



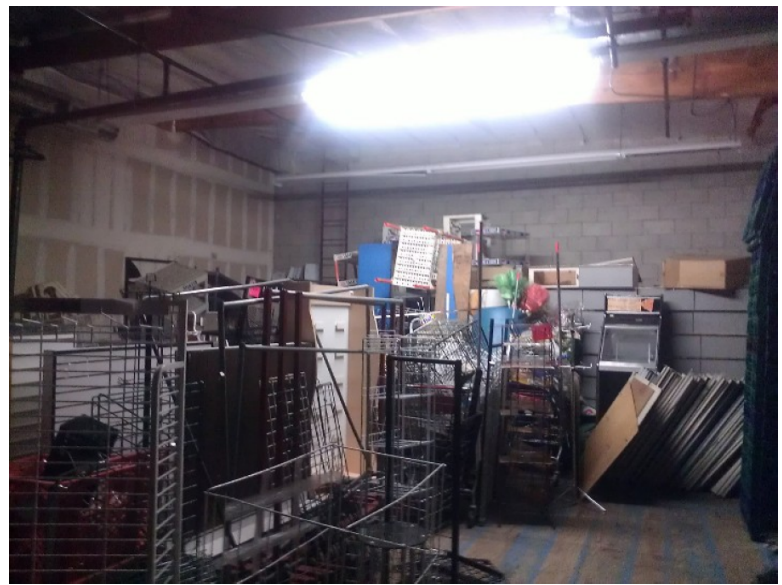
**Shared Parking
Approximately 95 Spaces**

**DRAWING IS NOT TO SCALE.
FOR ILLUSTRATION PURPOSE ONLY.
ALL S. FT. ARE ESTIMATE**

Photos



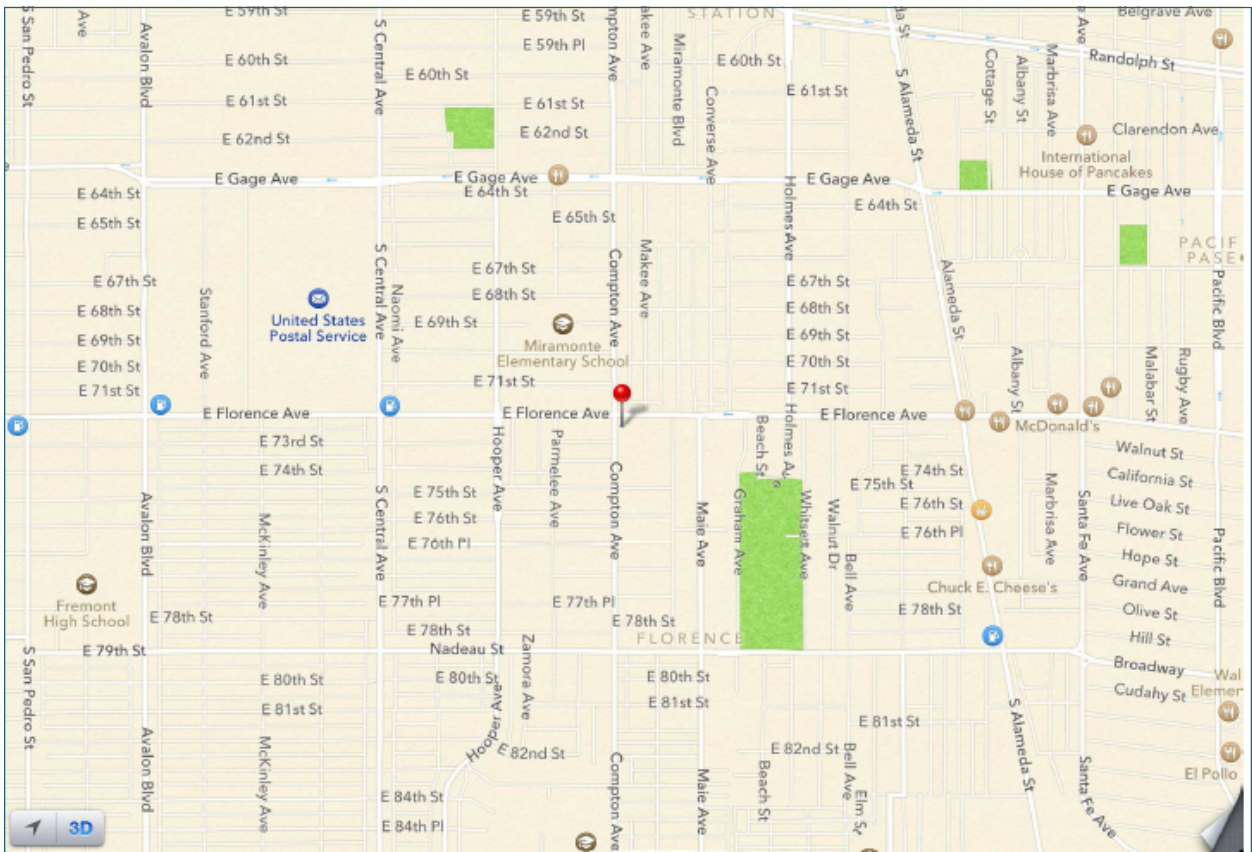
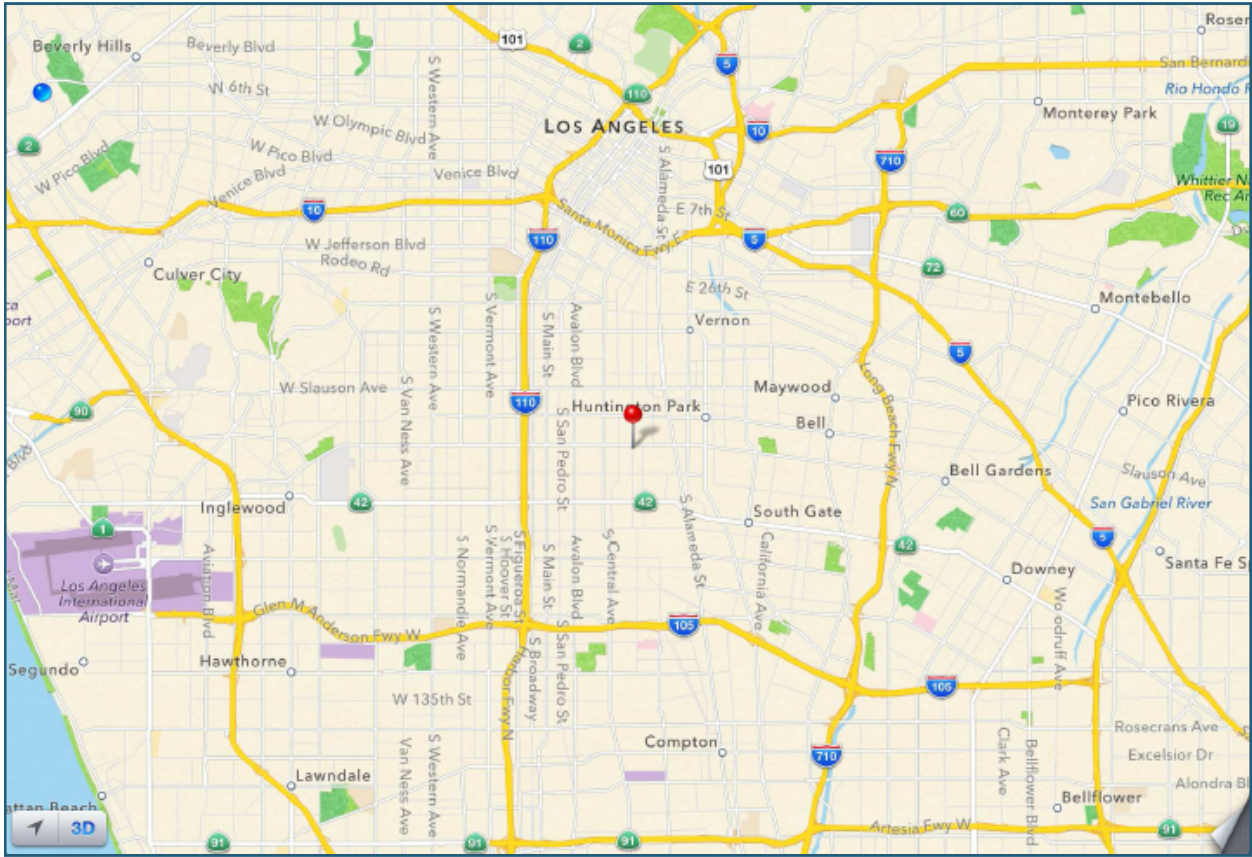
Photos



Photos



Street Map



Photos



View From Compton Ave.

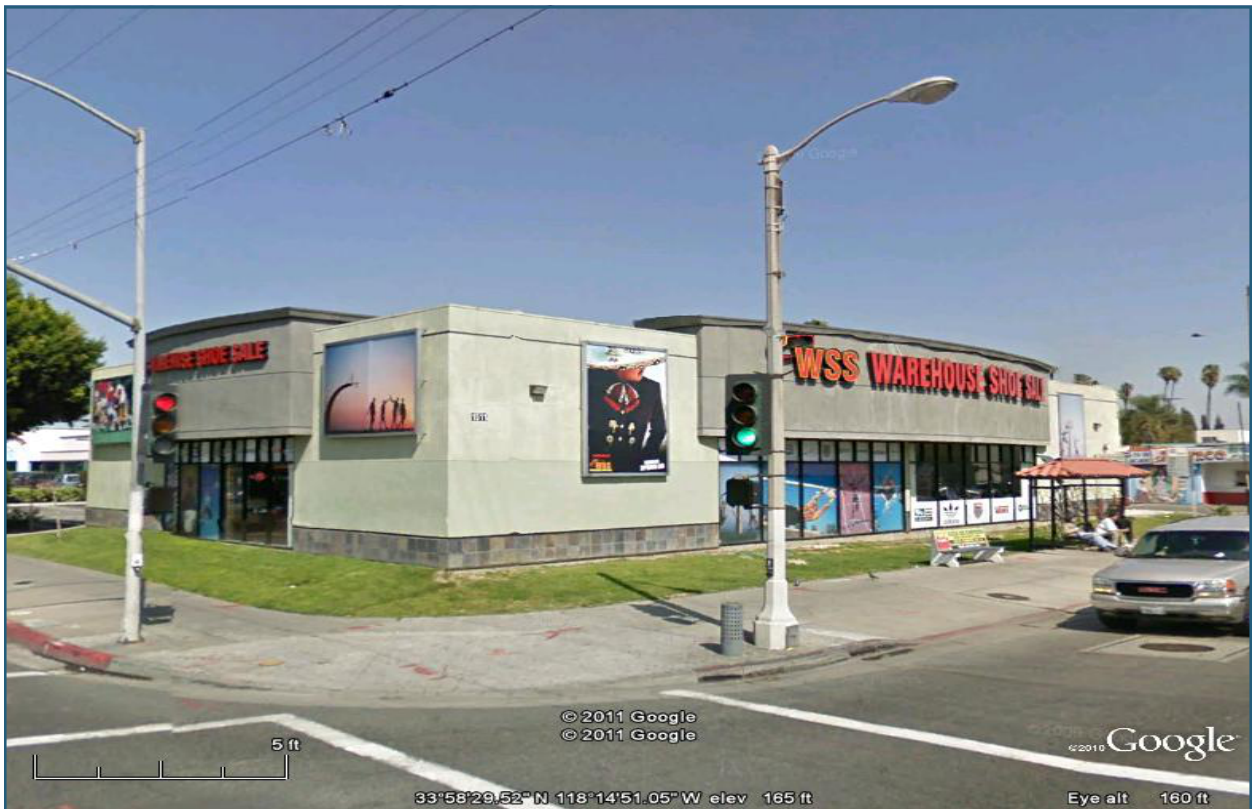


View From Compton Ave. & Parking Lot

Photo

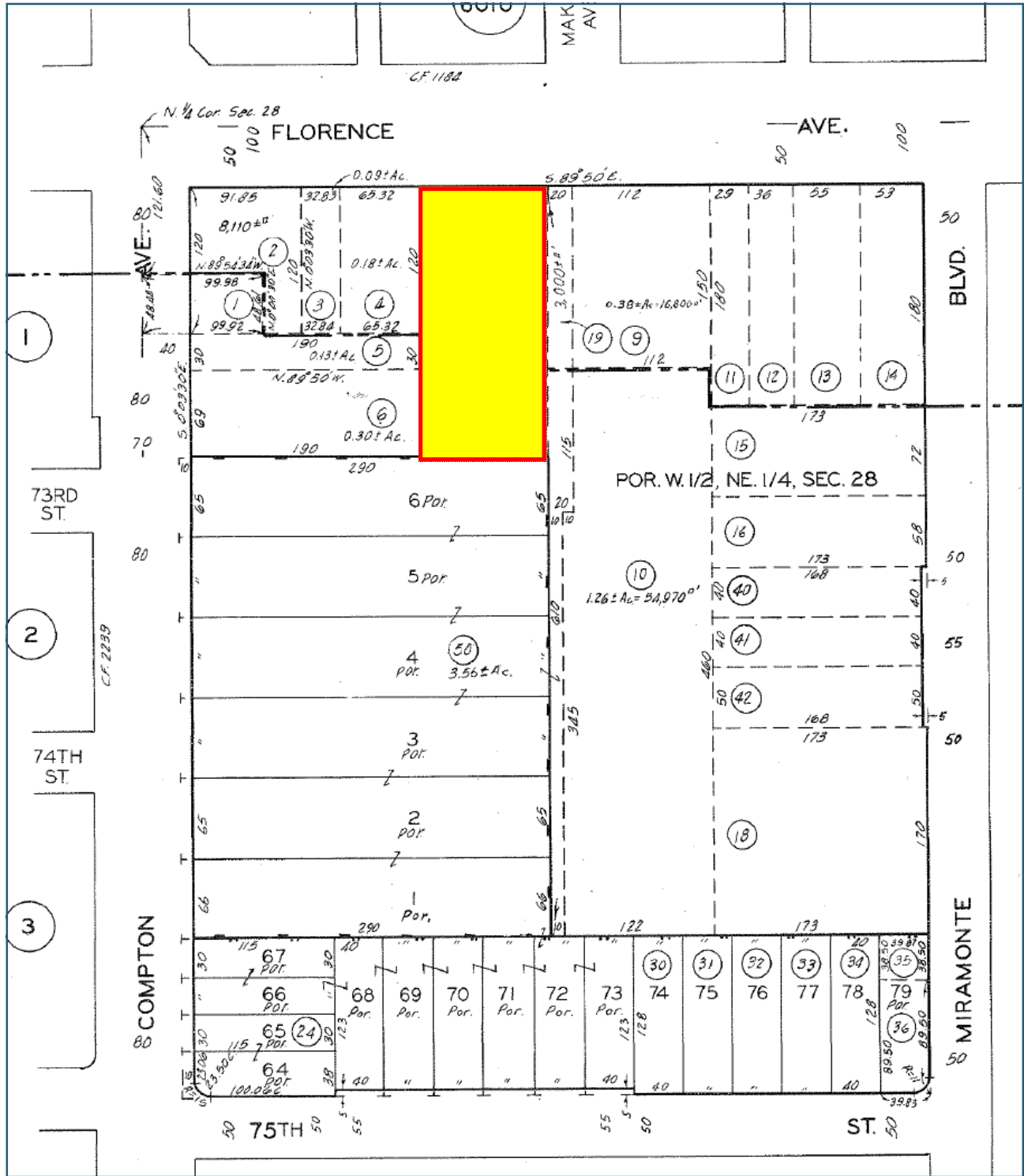


Neighboring Center



Neighboring Center

Plat Map



Metro Map

Go Metro

metro.net

