



RETAIL OPPORTUNITY PART OF A BUSY CHEVRON GAS STATION FOR LEASE

740 W ROSECRANS AVENUE, COMPTON CA 90222

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ASSET GROUP



AT THE INTERSECTION OF ROSECRANS AVENUE & WILMINGTON AVENUE

740 W ROSECRANS AVENUE, COMPTON CA 90222

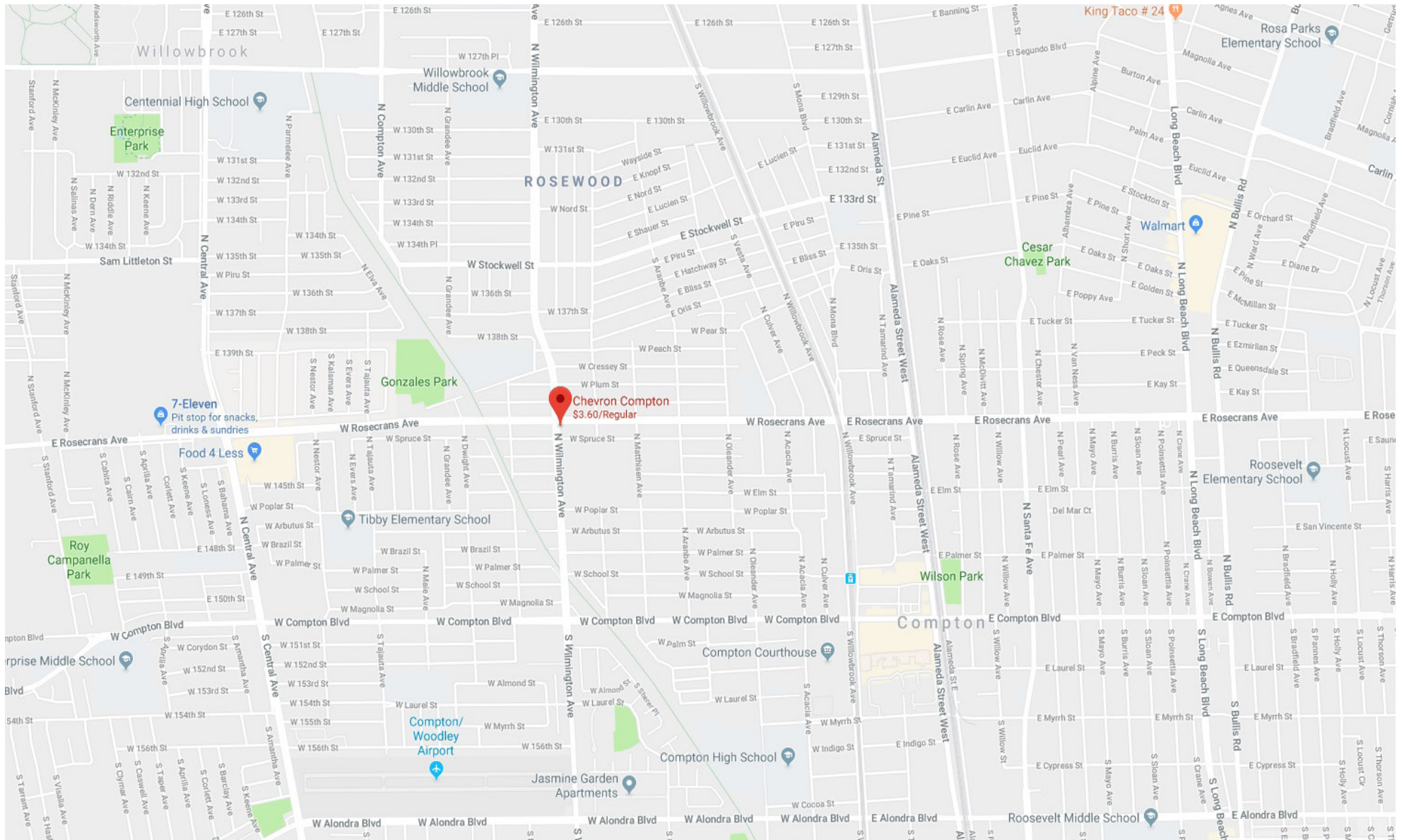
Highlights

- Approximately 570 Sq Ft Retail Space Available
 - Part of a Busy Gas Station
 - Excellent Curb Appeal
 - Ample Parking
- Signalized Intersection
 - Heavy Car & Foot Traffic
 - Dense Population Demographics
 - Population: 1 Mile Radius 46,600
 - Household Income 1(mile): \$46,000
 - CPD: 520,000

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

MAP

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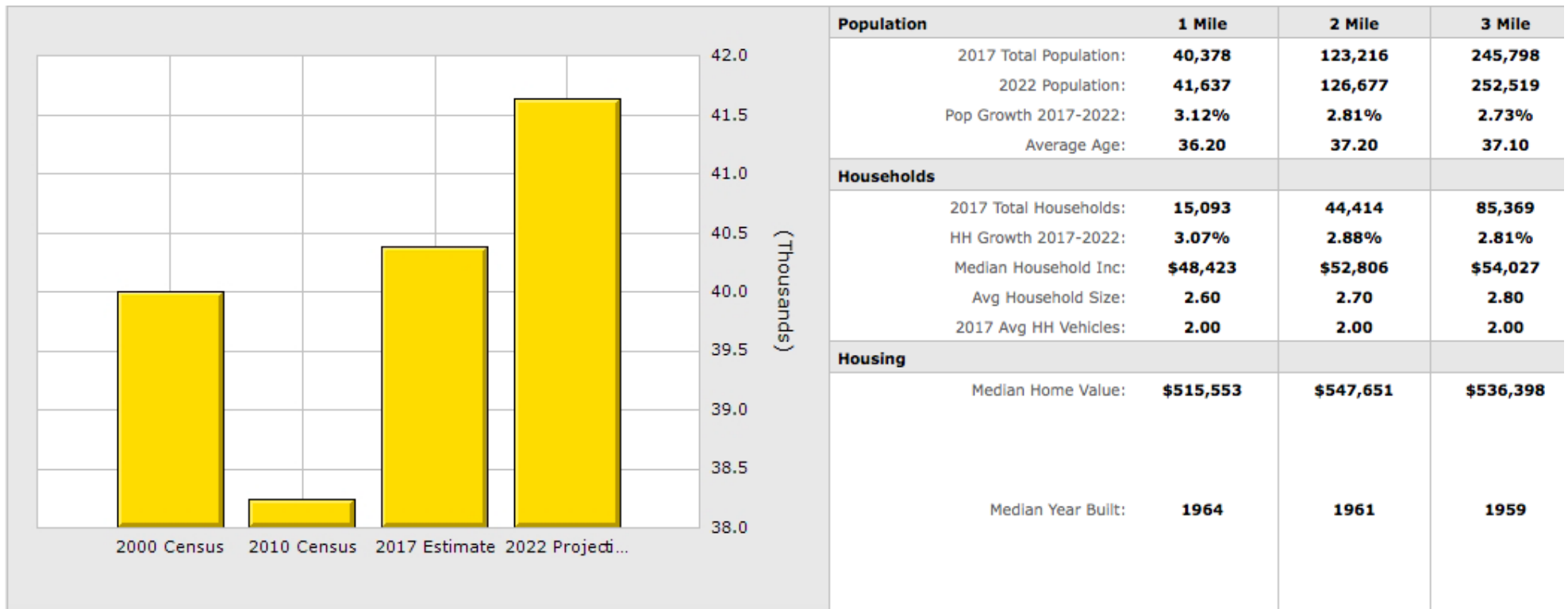
AERIAL

740 W ROSECRANS AVENUE, COMPTON CA 90222



DEMOGRAPHICS

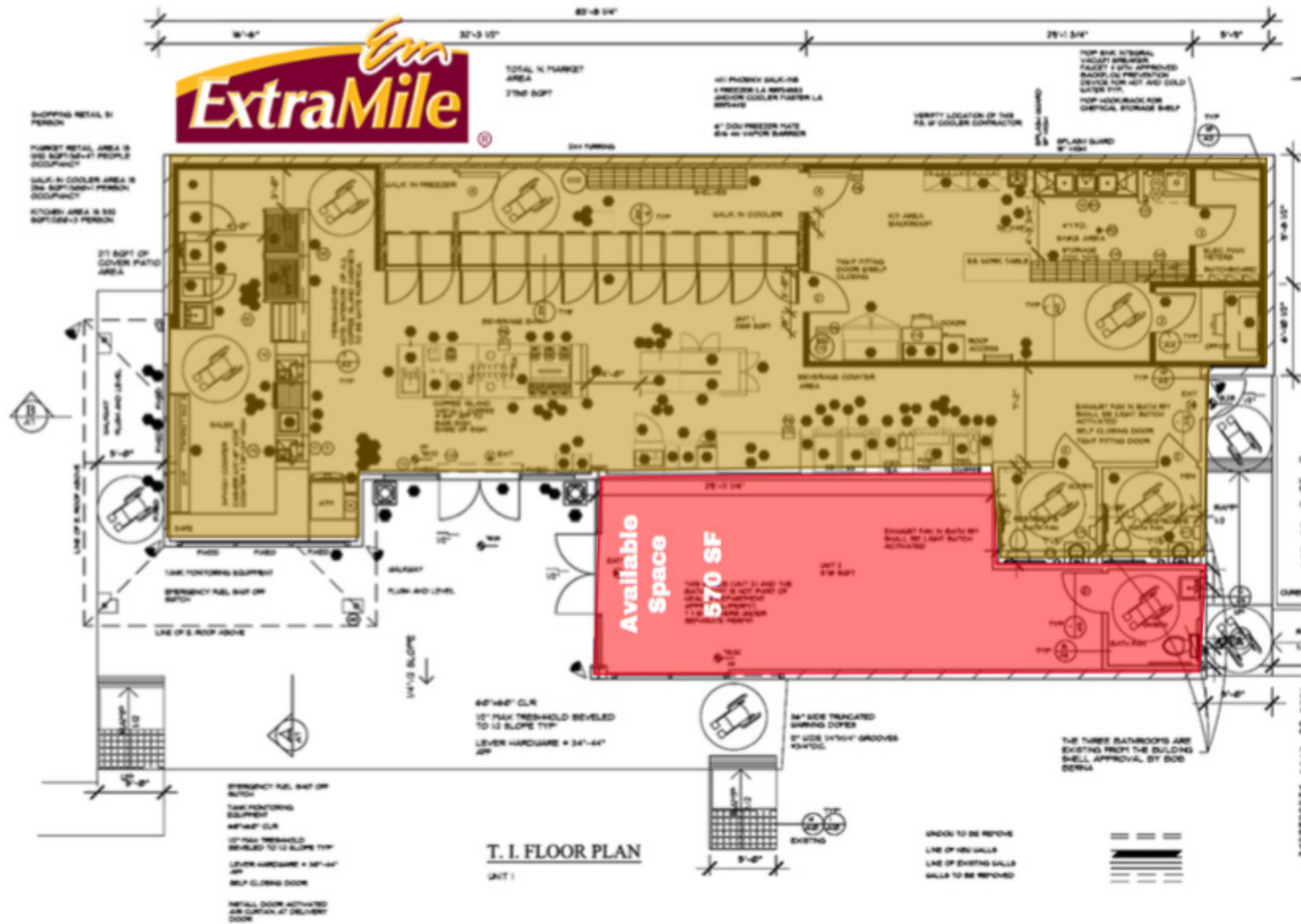
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	1 Mile	2 Mile	3 Mile
Population			
2017 Total Population:	40,378	123,216	245,798
2022 Population:	41,637	126,677	252,519
Pop Growth 2017-2022:	3.12%	2.81%	2.73%
Average Age:	36.20	37.20	37.10
Households			
2017 Total Households:	15,093	44,414	85,369
HH Growth 2017-2022:	3.07%	2.88%	2.81%
Median Household Inc:	\$48,423	\$52,806	\$54,027
Avg Household Size:	2.60	2.70	2.80
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$515,553	\$547,651	\$536,398
Median Year Built:	1964	1961	1959

SITE PLAN

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For more information, please call.



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