

# FOR LEASE | ±2,000 - 3,000 SF Shop Space in Dominant Compton Power Center

NWC Artesia Blvd & Alameda Ave | 101-242 Towne Center Drive & 1633-1733 Alameda Street, Compton, CA 90220



## PROPERTY HIGHLIGHTS

- Thriving Power Center in a densely populated urban underserved area of Los Angeles County
- Conveniently located and visible from the 91 Freeway
- Anchored by Target, Home Depot, Best Buy, 24 Hour Fitness, Marshalls, Ross, Petsmart, Dollar Tree, and ULTA
- Shop Spaces Available

## 2017 DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
<b>Population</b>	18,083	99,669	267,986
<b>Avg. Household Income</b>	\$51,368	\$51,186	\$54,767
<b>Daytime Population</b>	18,417	70,184	151,755

source: sites usa

## TRAFFIC COUNT

<b>91 Freeway</b>	± 203,000 CPD
<b>Artesia Blvd</b>	± 25,000 CPD
<b>Alameda St</b>	± 20,000 CPD

## PARKING

<b>Spaces</b>	2,284
<b>Parking Ratio</b>	5.5 per 1,000

**Jennifer Meade** | lic. #01298843  
 ☎ 1 310 430 7790 x109 | ✉ Jennifer.Meade@BetaAgency.com

**Richard Rizika** | lic. #01044064  
 ☎ 1 310 430 7790 | ✉ Richard.Rizika@BetaAgency.com

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## SITE PLAN



TENANT ROSTER	
Tenant	SF
Best Buy	30,235
Ross	30,187
Party City	13,185
Carter's	5,750
Management Office	1,063
24 Hour Fitness	37,000
<b>Payless Shoe Source</b>	<b>3,000</b>
Red Persimmon Nails	1,180
AT&T	4,000
Daniel's Jeweler's	1,500
Sheriff Substation	1,203
Gamestop	1,567
Subway	1,104
Jamba Juice	1,271
GNC	1,104
<b>Urban Legends Stadium</b>	<b>2,000</b>
Del Taco	1,700
Wingstop	1,400
Ono Hawaiian	1,600
Panda Express	1,800
TGI Fridays	7,196
Home Depot (GL)	102,676
Staples	20,390
McDonald's (GL)	5,092
Bank of America (GL)	4,568
Wells Fargo (NAP)	4,992
Target (NAP)	127,280
<b>TOTAL SF</b>	<b>414,043</b>
NAP SF	132,272
GLA	281,771



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**beta**retail

**PROPERTY PHOTOS**



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**CP** CLARION PARTNERS

**beta**retail  
2150 Park PI #100  
El Segundo, CA 90245

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**COMPETITION & LOCATOR MAP**



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