

For Sublease Retail Space

15228 Avalon Blvd., Compton, CA 90220



Available

Size: ±2,600 SF
Rent: \$1.85 PSF/Mo., NNN
Term Through: 3/31/2032

Features

- ▶ Signalized corner of Avalon Blvd. and Redondo Beach Blvd.
- ▶ On-site parking available
- ▶ Located in the immediate vicinity of Enterprise Middle School and the Compton Academy of Technology and Innovation

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area

Food 4 Less



CVS



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For more information: (833) 262-3190

Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	3,993	16,064	90,289
2030 Projected Population	3,971	15,646	87,210
2020 Census Population	4,072	17,065	94,546
2010 Census Population	3,660	16,195	92,030
Projected Annual Growth 2025 to 2030	-0.1%	-0.5%	-0.7%
Historical Annual Growth 2010 to 2025	0.6%	-	-0.1%
2025 Median Age	36.1	35.9	36.5
Households			
2025 Estimated Households	1,151	4,542	26,783
2030 Projected Households	1,144	4,426	26,062
2020 Census Households	1,125	4,644	27,386
2010 Census Households	1,057	4,392	25,968
Projected Annual Growth 2025 to 2030	-0.1%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.2%	0.2%
Race & Ethnicity			
2025 Estimated White	12.6%	11.9%	12.7%
2025 Estimated Black or African American	46.5%	41.1%	33.2%
2025 Estimated Asian or Pacific Islander	3.7%	2.8%	8.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.4%
2025 Estimated Other Races	36.0%	42.9%	44.7%
2025 Estimated Hispanic	42.2%	49.7%	51.5%
Income			
2025 Estimated Average Household Income	\$106,427	\$108,976	\$108,568
2025 Estimated Median Household Income	\$78,868	\$87,465	\$86,928
2025 Estimated Per Capita Income	\$31,514	\$31,260	\$32,457
Education			
2025 Estimated High School Graduate	29.7%	25.7%	24.1%
2025 Estimated Some College	30.2%	25.5%	21.7%
2025 Estimated Associates Degree Only	7.9%	9.1%	8.3%
2025 Estimated Bachelors Degree Only	7.7%	8.9%	14.9%
2025 Estimated Graduate Degree	6.1%	7.7%	6.6%
Business			
2025 Estimated Total Businesses	337	1,130	4,214
2025 Estimated Total Employees	4,060	13,430	45,014
2025 Estimated Employee Population per Business	12.1	11.9	10.7
2025 Estimated Residential Population per Business	11.9	14.2	21.4