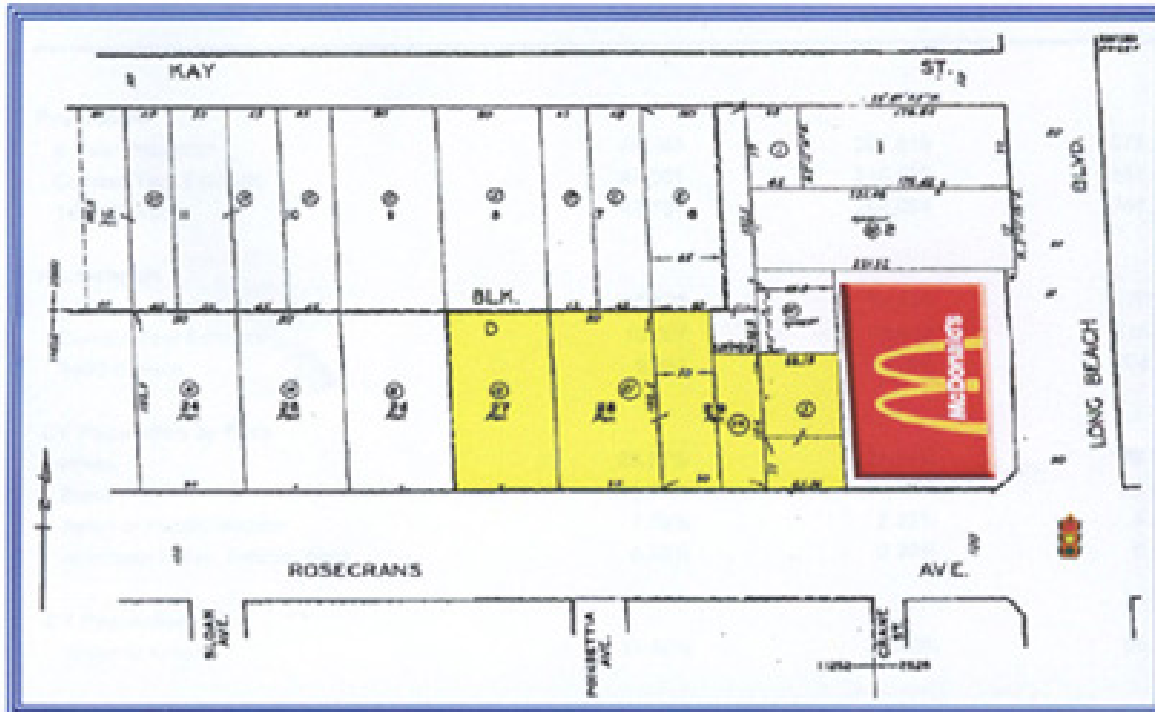


FOR SALE

1.34 ACRE COMMERCIAL PROPERTY



1301 E. ROSECRANS AVE., COMPTON CA 90221

ECONOMICS:

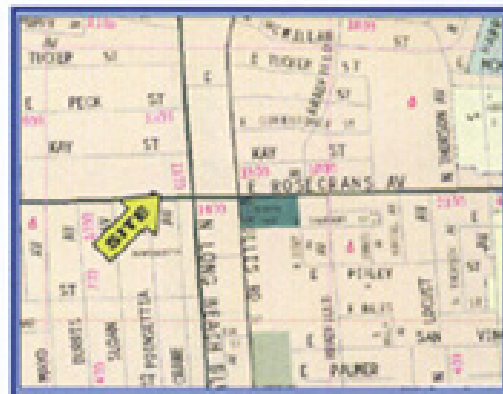
- Sale Price: \$2,000,000

Features:

- Adj. to NWC of N. Long Beach Blvd. & Rosecrans Ave.
- Building 1: ±8,000 Sq. Ft.
- Building 2: ±4,200 Sq. Ft.
- Land Area: ±58,000 Sq. Ft.
- High Volume, High Density Retail Location
- Ideal For Multiple Fast-Food Pads &/Or Community Retail
- Located Next to New McDonald's Drive-Thru

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 47,800 | 314,679 | 845,436 |
| Median Household | \$57,704 | \$57,374 | \$57,474 |
| Average Household | \$50,386 | \$51,792 | \$55,112 |



TBG 735-A3

For Further Information, Please Contact:



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