

2614 N. WILMINGTON AVE

COMPTON, CA 90222



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY SUMMARY



PURCHASE PRICE

\$2,300,000



BUILDING SF

3,864 SF

Unit 2614: 2,650 SF | Unit 2612: 1,214 SF
(North Parcel — Vacant, No Current Tenant)



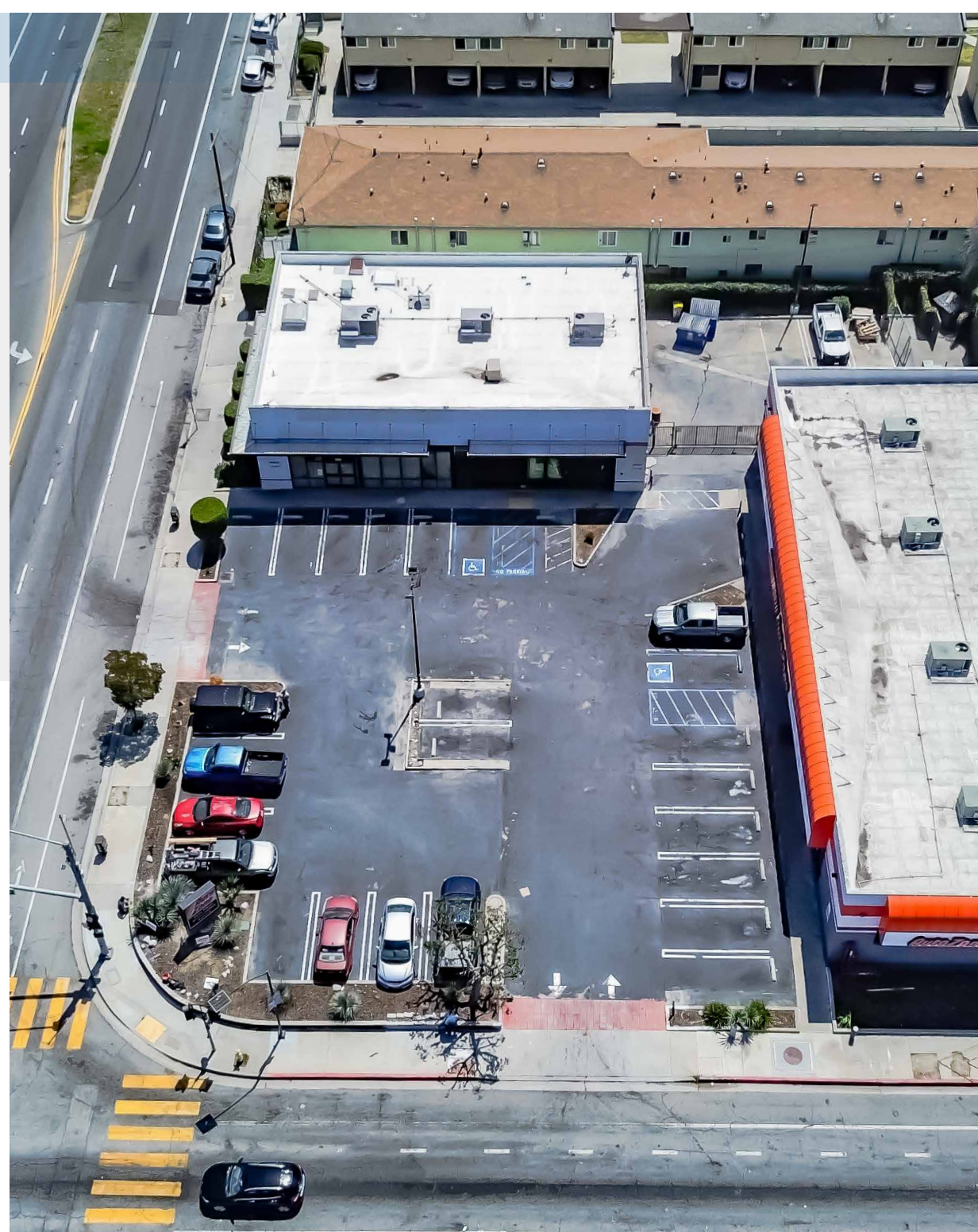
ADJACENT TENANT

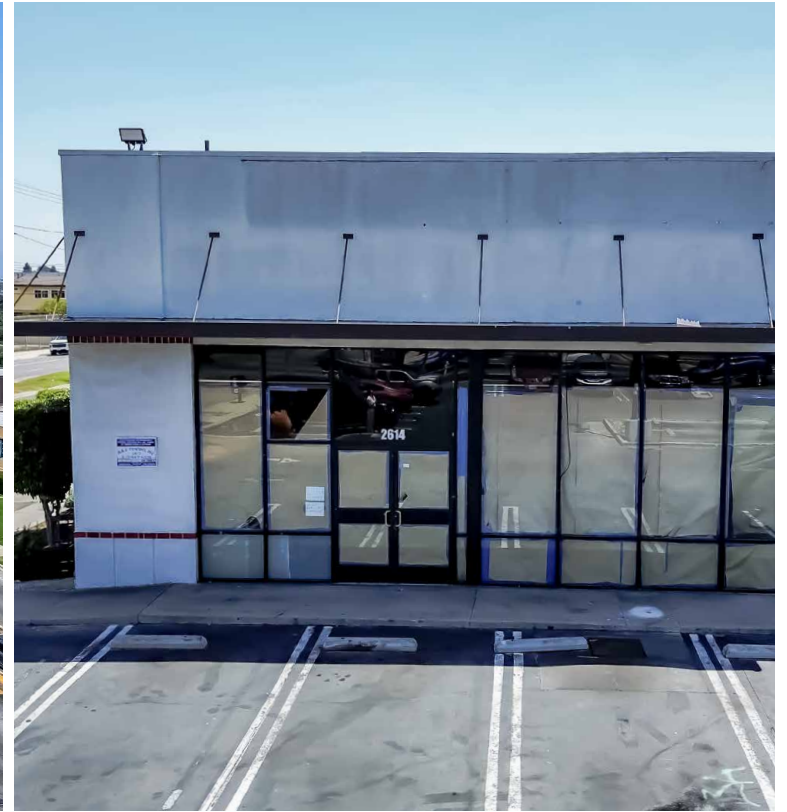
AutoZone

(South Parcel — 5,958 SF)

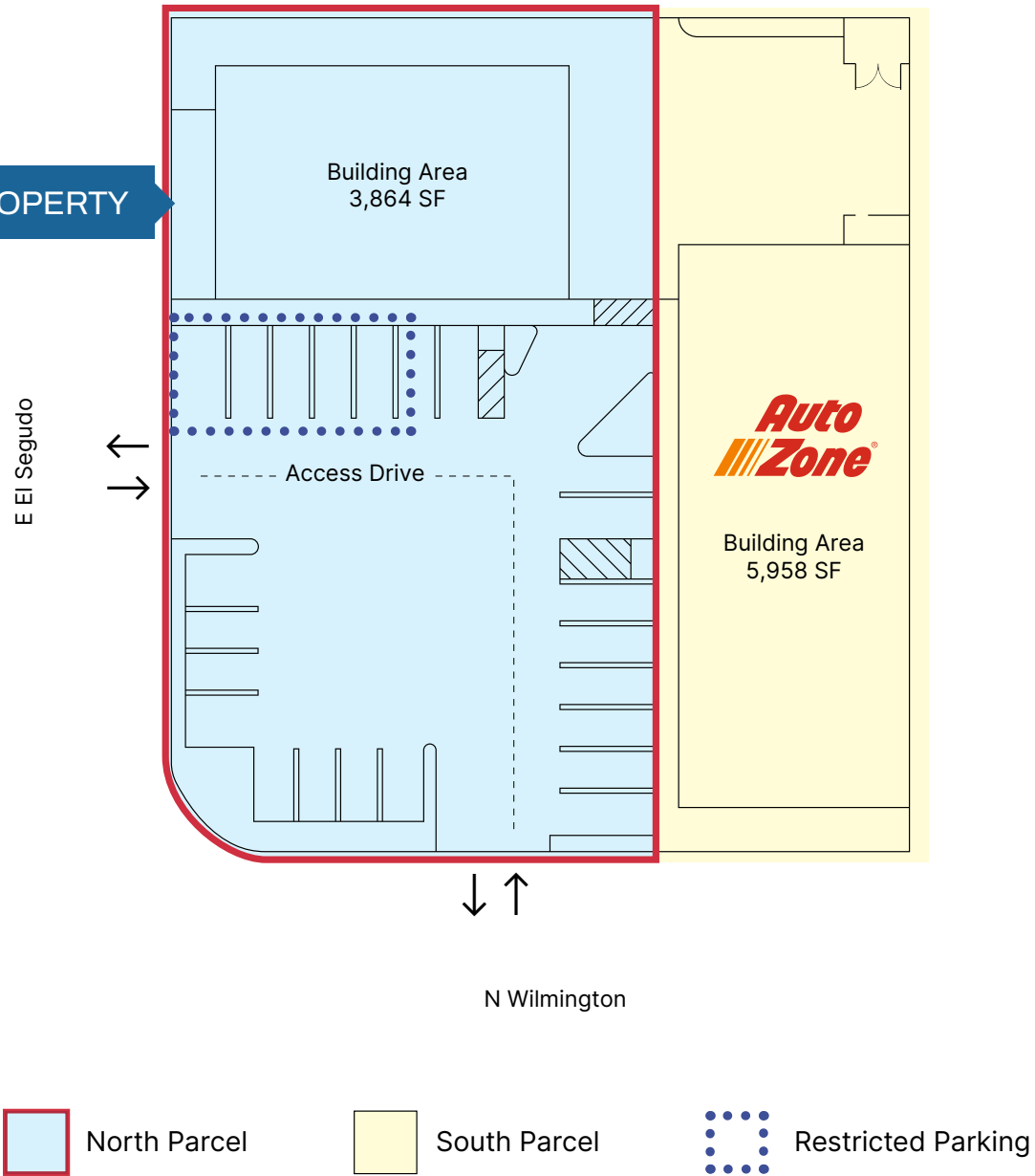
HIGHLIGHTS

- ✓ Prime retail corner at N. Wilmington Avenue & E. El Segundo Blvd in the heart of Compton, CA
- ✓ 3,864 SF vacant retail building offering an immediate value-add and owner/user opportunity
- ✓ Positioned adjacent to AutoZone (5,958 SF) with a shared access drive and parking — proven retail co-tenancy
- ✓ Surrounded by national retailers including McDonald's, KFC, Taco Bell, Popeyes, ARCO, Smart & Final, Food 4 Less, Metro PCS, Wells Fargo, and more

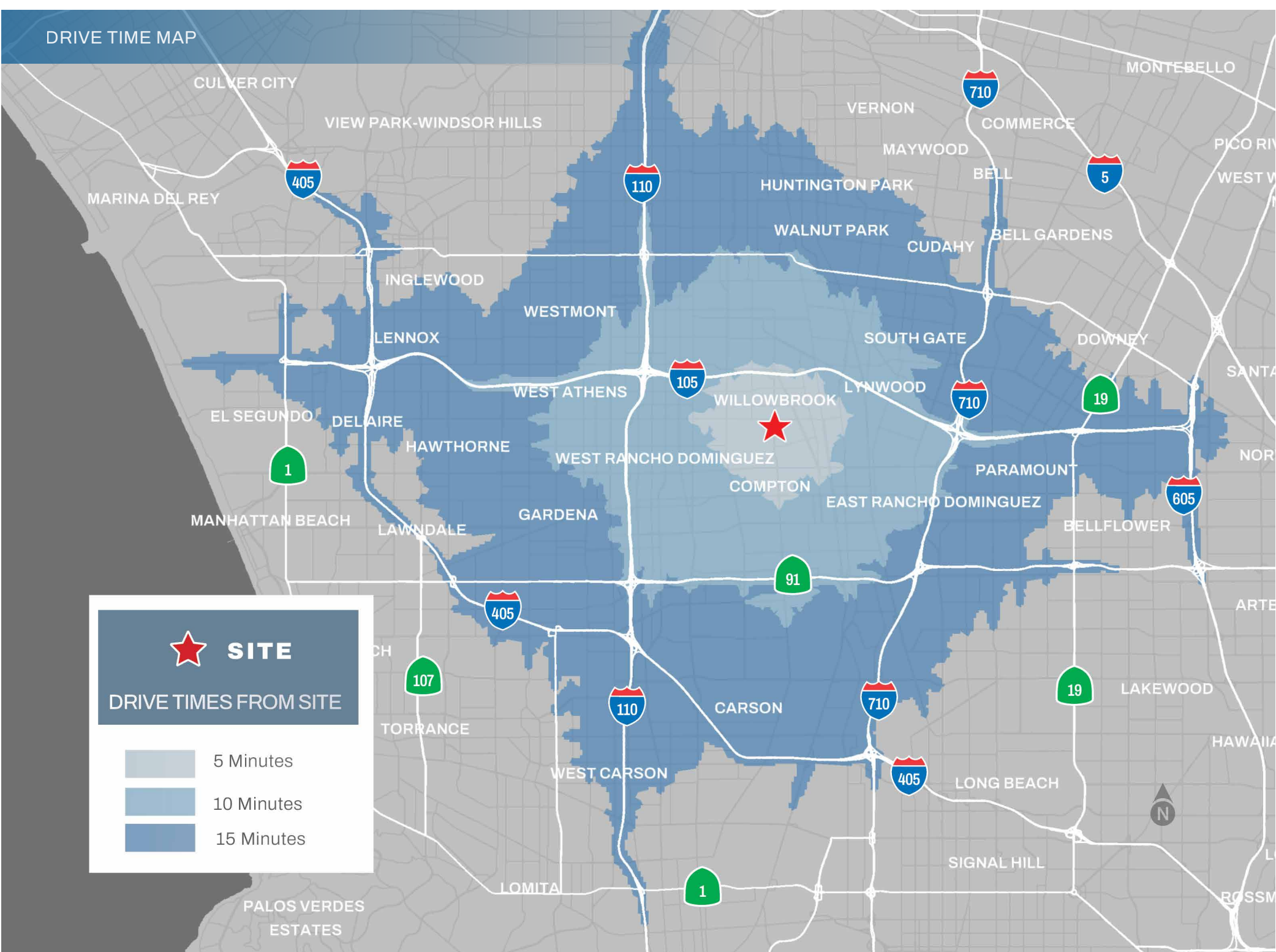




SUBJECT PROPERTY



DRIVE TIME MAP



16,004 ATC

E EL SEGUNDO BLVD

N WILMINGTON AVE

17,441 ATC

LOS ANGELES



Denny's
cricket wireless
dd's DISCOUNTS
Planet Fitness
Pizzatry
WingStreet
TACO BELL
McDonald's
KFC
metro by T-Mobile
Food 4 Less
SUBWAY



E EL SEGUNDO BLVD

WILLOWBROOK

WILLOWBROOK

LYNWOOD

WEST RANCHO DOMINGUEZ

S WILMINGTON AVE



COMPTON



SALAMEDA ST

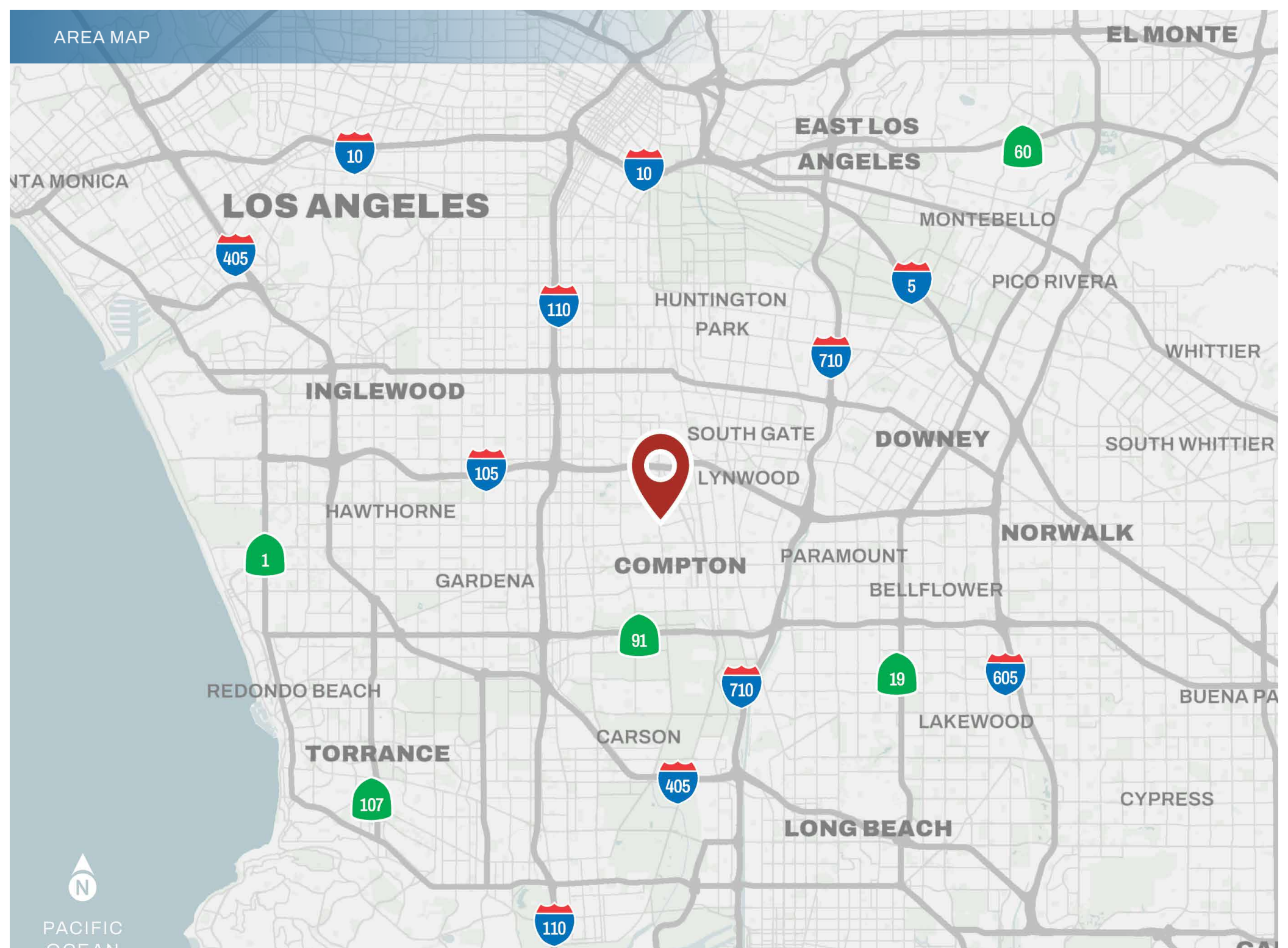
WELLS FARGO
BR BASKIN-ROBBINS
Total Wine & MORE
Little Caesars
TACO BELL
Food 4 Less



W ROSEGRANS AVE



boost mobile
Chevron
The UPS Store



LEASE COMPS

Address	Location	SF Leased	\$/SF/Mo	Sign Date
546 W Compton Blvd	Compton, CA	4,223	\$2.50	Mar 2026
1606 N Long Beach Blvd	Compton, CA	4,020	\$1.75	Feb 2026
1210 N Long Beach Blvd	Compton, CA	2,259	\$1.95	Feb 2025
6666 Long Beach Blvd	Long Beach, CA	2,400	\$2.00	Aug 2024



SALES COMPS

Address	Location	Sale Price	SF	\$/SF	Sale Date
1495 N Wilmington Ave	Compton, CA	\$3,000,000	4,100	\$731.71	12/30/25
1950 W Redondo Beach Blvd	Gardena, CA	\$2,800,000	3,656	\$765.86	8/29/25
15700 S Atlantic Ave	Compton, CA	\$1,850,000	5,228	\$353.86	8/29/25
18512 S Normandie Ave	Gardena, CA	\$1,635,000	5,139	\$318.16	12/30/25
16403 S Normandie Ave	Gardena, CA	\$1,575,000	4,100	\$384.15	12/19/25
2657 E Monroe St	Carson, CA	\$1,500,000	2,968	\$505.39	1/15/26
16806 S Western Ave	Gardena, CA	\$1,320,000	3,587	\$368.00	12/30/25



COMPTON, CA

The city of Compton, situated in southern Los Angeles County, lies to the southwest of downtown Los Angeles. It earns the moniker “Hub City” because of its central geographic location and its role as a commuter city for much of Los Angeles County.

To the North, Compton borders the community of Willowbrook and the city of Lynwood. To the West, it adjoins the community of West Compton and the city of Carson. To the South, it shares boundaries with Rancho Dominguez and Long Beach, while to the East, it abuts East Rancho Dominguez. According to the United States Census Bureau, the city covers a total area of 10.1 square miles.

Compton’s boundaries encompass or offer access to destinations throughout the region through four freeways. Interstate 710 passes through the eastern boundary, State Route 91 traverses the southern boundary, Interstate 105 runs slightly north of the city, and Interstate 110 runs along the west.

The Metro A Line (formerly the Blue Line) light rail traverses Compton in a north-south direction. The heart of the city hosts the Compton station, adjacent to the Renaissance Shopping Center, while the southern part of the city is served by the Artesia station. The A Line establishes a connection between Compton, downtown Los Angeles, and downtown Long Beach.

Within the city, the Compton/Woodley Airport is a small general aviation facility. However, it operates within busy airspace, given its proximity to both Los Angeles International Airport and Long Beach Airport. Collectively, these diverse transportation links affirm the city’s well-known nickname, “the Hub City.”

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population (2025)	35,479	333,915	872,446
Median Age	32.7	32.3	33.8
Median Age (Female)	33.8	33.2	34.8
Median Age (Male)	31.8	31.5	32.9

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	9,416	87,397	245,628
Avg. Household Size	3.7	3.8	35
Avg. Household Income	\$94,206	\$91,981	\$93,228
Median Home Value	\$594,151	\$615,737	\$631,212

Education & Attainment	1 Mile	3 Miles	5 Miles
Adults Age 25+	22,646	211,281	566,826
Some College	18.4%	17.4%	18.2%
Bachelor's Degree Only	10.9%	9.0%	10.7%
Graduate Degree	4.6%	3.7%	4.4%

Daytime Population	1 Mile	3 Miles	5 Miles
Total Businesses	617	7,500	26,195
Total Employees	7,269	70,302	264,770
Company Headquarters	14	234	827
Daytime Pop. Age 16+	19,218	180,450	553,404



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