

SWC N LONG BEACH BLVD & OAK ST, COMPTON

1821 N Long Beach Blvd,
Compton, CA 90221



FOR SALE
6,155 SF Building
on 19,602 SF Land

- Located on a corner with good parking across from Walmart
- Building occupied by Western Dental for many years
- Great visibility and easy access

Asking Price - Call for Details

MICHAEL BORMAN
Lic. 01515302
mborman@highlandpartnerscorp.com
(310) 379-2228 x8

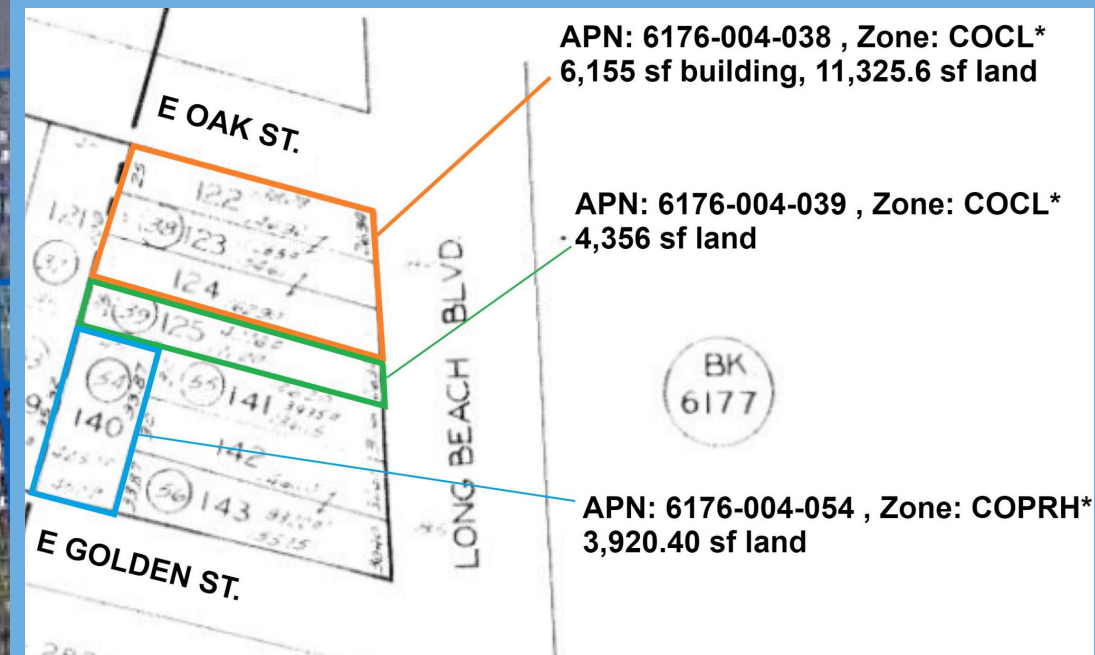
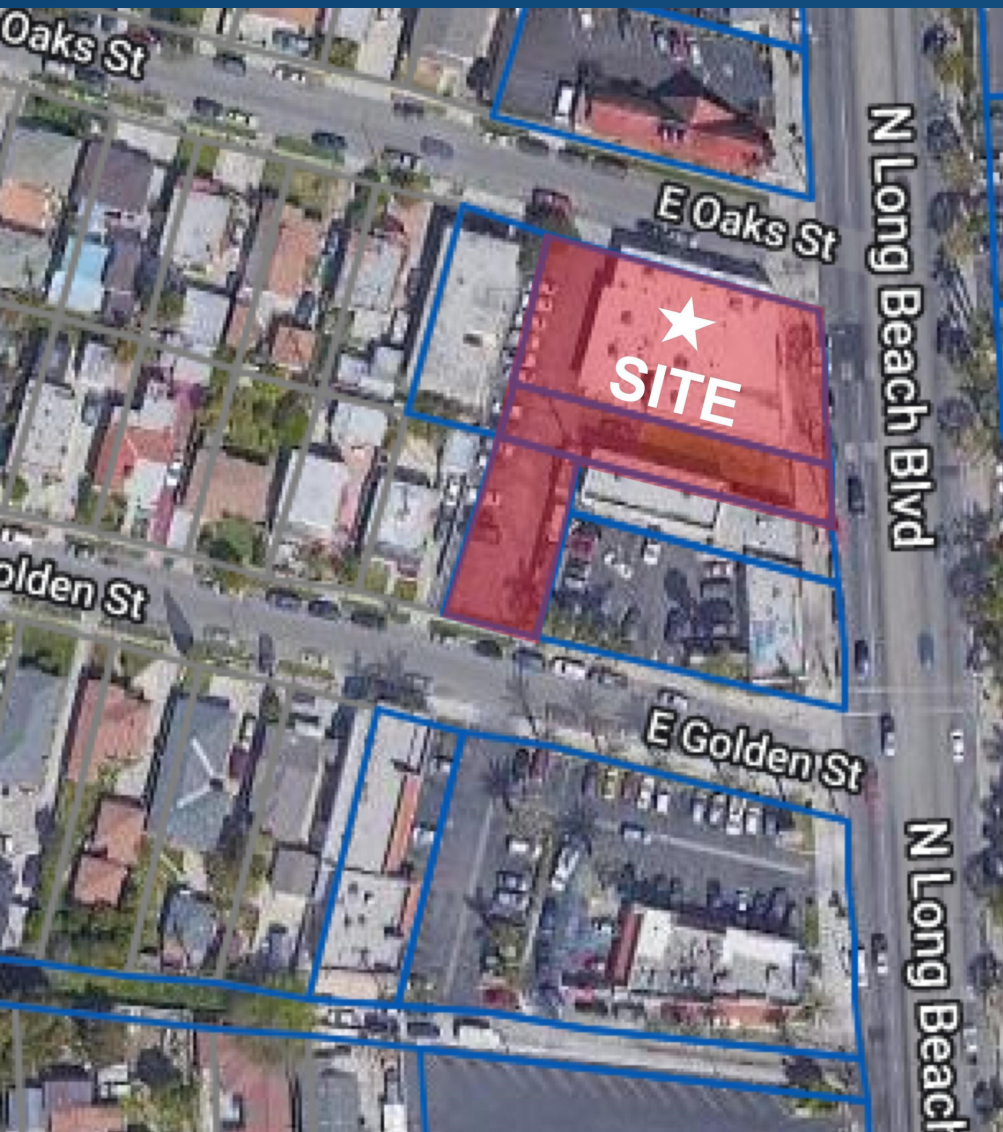
HIGHLAND PARTNERS CORP
880 Apollo Street #329
El Segundo, CA 90245
Broker Lic. 01904030



PARCEL MAP

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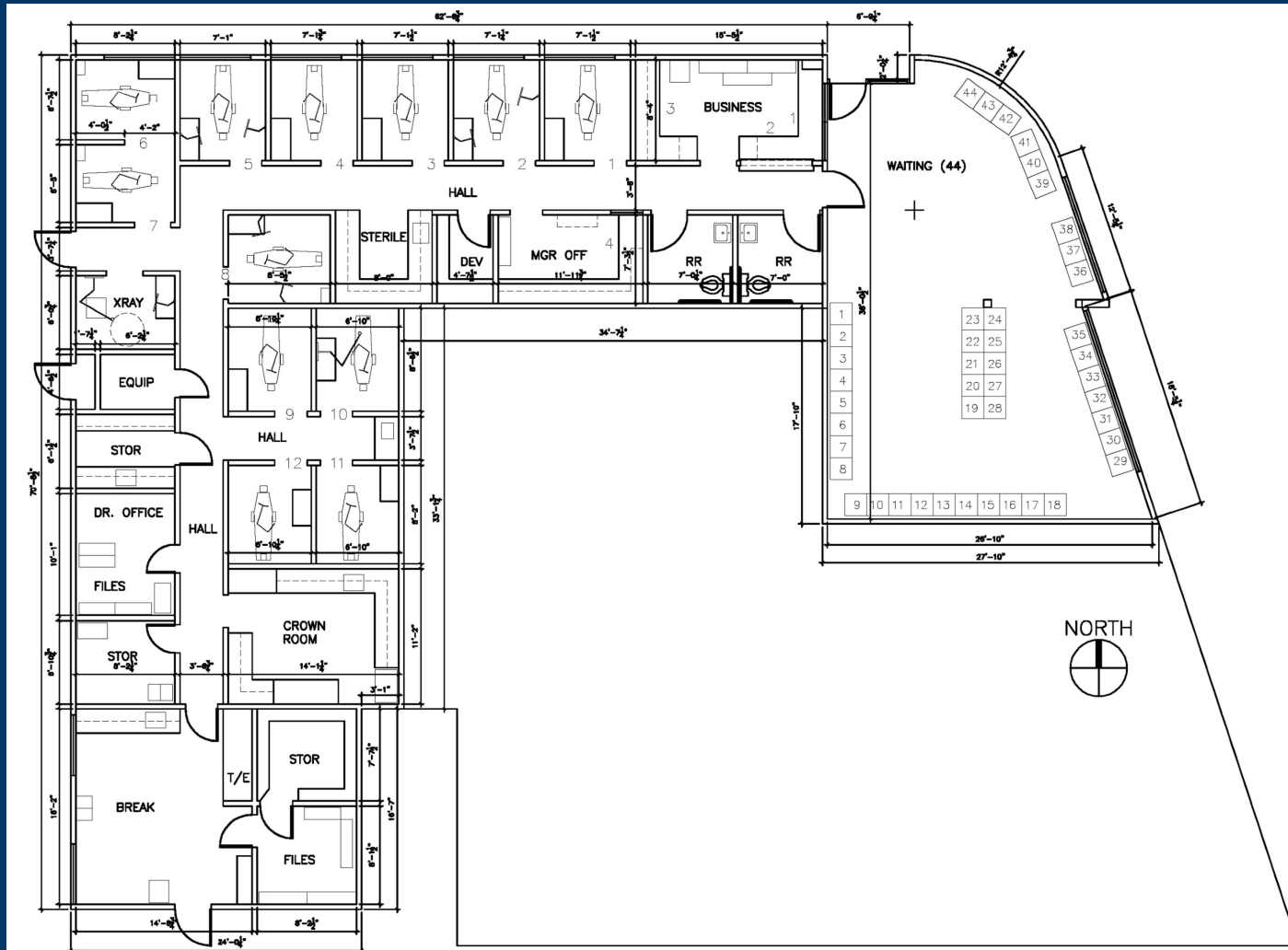
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BUILDING MAP

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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9085/-118.2091

1821 N Long Beach Blvd, Compton CA 90221	1 mi radius	2 mi radius	3 mi radius	4 mi radius
Population				
2021 Estimated Population	49,434	174,863	346,048	569,380
2026 Projected Population	48,493	171,105	339,800	559,012
2020 Census Population	49,640	175,563	345,910	571,954
2010 Census Population	49,063	175,005	342,140	564,390
Projected Annual Growth 2021 to 2026	-0.4%	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2021	-	-	0.1%	-
2021 Median Age	30.8	31.4	32.0	32.5
Households				
2021 Estimated Households	11,166	39,652	83,284	143,137
2026 Projected Households	11,452	40,564	85,580	146,989
2020 Census Households	11,180	39,748	83,243	143,749
2010 Census Households	10,625	38,163	79,397	137,363
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.6%	0.5%
Historical Annual Growth 2010 to 2021	0.5%	0.4%	0.4%	0.4%
Race and Ethnicity				
2021 Estimated White	15.5%	15.1%	15.8%	16.8%
2021 Estimated Black or African American	15.2%	16.6%	16.7%	16.0%
2021 Estimated Asian or Pacific Islander	2.1%	2.3%	2.8%	4.0%
2021 Estimated American Indian or Native Alaskan	2.7%	2.3%	2.3%	2.2%
2021 Estimated Other Races	64.4%	63.7%	62.4%	61.0%
2021 Estimated Hispanic	78.1%	76.4%	74.8%	72.9%
Income				
2021 Estimated Average Household Income	\$67,720	\$70,827	\$71,175	\$72,527
2021 Estimated Median Household Income	\$56,995	\$59,308	\$59,995	\$60,411
2021 Estimated Per Capita Income	\$15,394	\$16,279	\$17,277	\$18,390
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	25.8%	24.1%	22.8%	21.5%
2021 Estimated Some High School (Grade Level 9 to 11)	15.4%	16.2%	15.7%	15.3%
2021 Estimated High School Graduate	30.1%	28.9%	27.9%	27.1%
2021 Estimated Some College	16.4%	16.7%	18.0%	18.6%
2021 Estimated Associates Degree Only	4.0%	4.7%	5.2%	5.5%
2021 Estimated Bachelors Degree Only	6.4%	7.2%	7.8%	8.8%
2021 Estimated Graduate Degree	1.9%	2.2%	2.7%	3.2%
Business				
2021 Estimated Total Businesses	756	2,823	6,472	12,165
2021 Estimated Total Employees	6,206	28,343	67,261	145,734
2021 Estimated Employee Population per Business	8.2	10.0	10.4	12.0
2021 Estimated Residential Population per Business	65.4	61.9	53.5	46.8

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