

For Lease $\pm 1,567$ - 13,185 SF

Anchor and Shop Space in Dominant Power Center

Gateway Towne Center | 91 Freeway & Alameda St, Compton, CA 90220



For leasing, please contact:

Jake Gordon
Lic. 02225974
T 310 430 7790 x140
Jake.Gordon@BetaAgency.com

Randi Cohen
Lic. 02135211
T 310 439 8000
Randi.Cohen@BetaAgency.com

Richard Rizika
Lic. 01044064
T 310 430 7790
Richard.Rizika@BetaAgency.com

 CLARION PARTNERS

 beta.

Project Highlights

- Located adjacent to Compton College and Crystal Casino
- Freeway Pylon Signage Available
- Thriving freeway Power Center with over 200,000 Cars per day on the 91 freeway

Demographics

	1 Mile	2 Miles	3 Miles
Population	18,100	99,365	267,827
Avg. Household Income	\$73,983	\$77,160	\$80,620
Daytime Population	24,355	67,303	157,862

Parking

Spaces	2,284
Parking Ratio	5.5 per 1,000



ANCHORED BY:



Site Plan Overview

Alameda St ±20,000 CPD



91 Freeway ±203,000 CPD

TENANT ROSTER

Tenant	SF
Best Buy	30,235
Ross	30,187
AVAILABLE	Virtual Tour 13,185
Carter's	5,750
Management Office	1,063
24 Hour Fitness	37,000
West Coast Dental	3,000
Red Persimmon Nails	1,180
AT&T	4,000
Daniel's Jeweler's	1,500
Sheriff Sub Station	1,203
AVAILABLE	1,567
Subway	1,104
Jamba Juice	1,271
GNC	1,104
Denim Exchange	2,000
Del Taco	1,700
Wingstop	1,400
Ono Hawaiian	1,600
Panda Express	1,800
Raising Cane's	7,196
Home Depot (GL)	102,676
ALDI	20,390
McDonald's (GL)	5,092
Bank of America (GL)	4,568
Wells Fargo (NAP)	4,992
Target (NAP)	127,280
TOTAL SF	414,043
NAP SF	132,272
GLA	281,771

Property Photos



COMPETITION MAP

NORTHEAST VIEW



Anchor and Shop Space in Dominant Power Center

A map of the Los Angeles metropolitan area. A large orange star is located in Compton, CA. A dashed orange circle with a radius of 5 miles is drawn around the star. The map shows major highways (Interstates 5, 10, 15, 405, 605, 710, 101, 103, 107, 187, 210, 215, 91, 78, 60, 164, 72, 39, 5, 22, 55) and numerous cities and towns. The 5-mile radius circle covers areas from Compton in the center to Los Angeles to the north and Long Beach to the south.

137 Eucalyptus Dr, El Segundo, CA 90245