1512 Kona Dr

Compton, CA 90220

Industrial
Opportunity For Lease

Leasing Brochure

EXCLUSIVELY LISTED BY

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PROPERTY HIGHLIGHTS

$1.72/SF Gross
(1.50/SF plus $0.22/NNN)
Lease Rate

±13,640 SF RBA
Standalone Warehouse

±0.61 AC
Lot Size

400 amps 240/120 amps
Power

- 1000 amp power box upgraded

- Solar panel brings in $880 / month

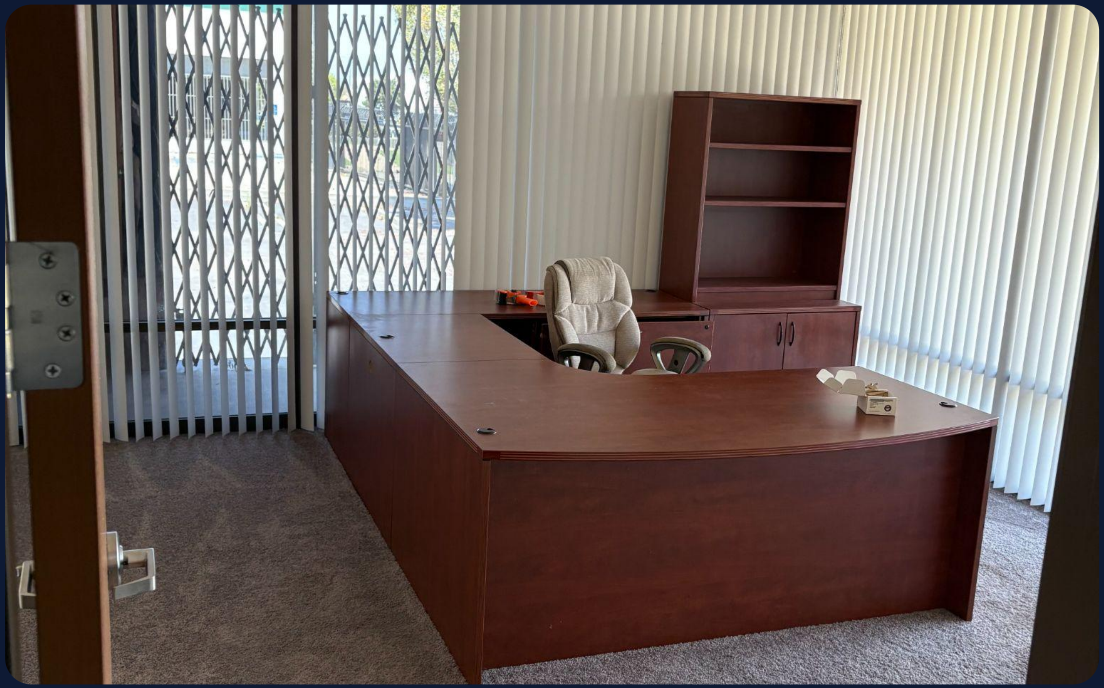
- Fully secured yard / security system

- Fully renovated building / office / warehouse (new paint, carpet, flooring)

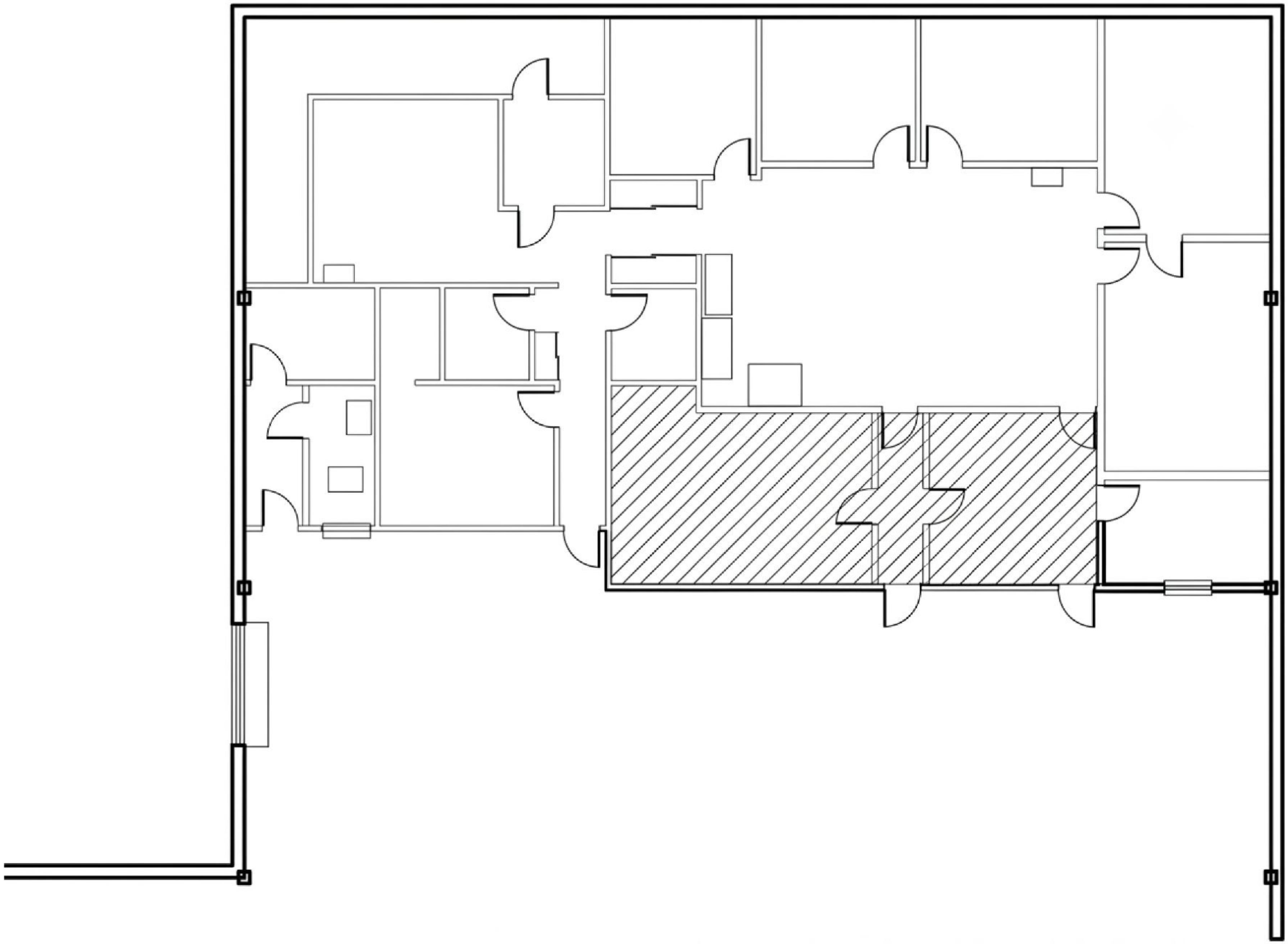
- Zoned MH (Heavy Manufacturing)

PROPERTY PHOTOS

INTERIOR PHOTOS




FLOOR PLAN




N
Infinity Cable Products
FLS
WAREHOUSING & DISTRIBUTION, INC.
R+L CARRIERS
HIRSCH PIPE & SUPPLY
Hirsch has it...
VORTEX.
STG Logistics
NRS
PROLOGIS
GEODIS
CDS PACKAGING SOLUTIONS
FITZMARK
± 22,200 VPD
± 212,000 VPD
91
Subject Property
110
± 212,000 VPD
amazon
Forex eShip
Dahil Kailangang Makarating
NORBERTS
AVID Logistics
SUNPARK ELECTRONICS CORP.
FleetPride
HEAVY DUTY PARTS & SERVICE
SA Recycling
Avalon Blvd ± 212,000 VPD
S Central Ave ± 14,600 VPD
47
405
± 272,000 VPD
CSUDH
California State University, Dominguez Hills
±15,530 Students | ±3,159 Employees
FedEx Ground
Ralphs
Distribution Center
YAMATO TRANSPORT U.S.A.
MAX IGL Inc.
Integrated Global Logistics
SAMSUNG
GLOBECON
FREIGHT SYSTEMS
MAERSK

MARKET OVERVIEW

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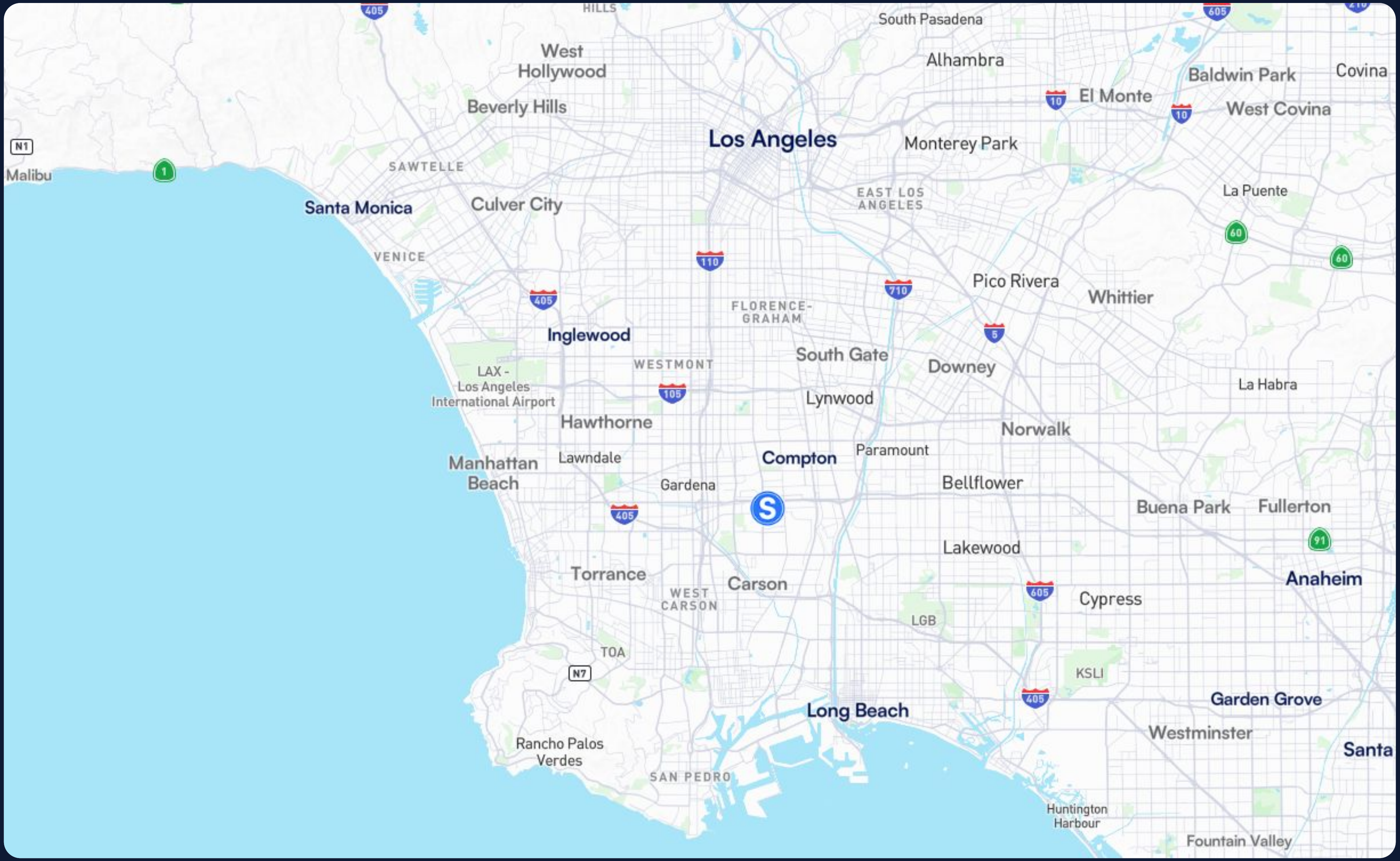


COMPTON, CA

Market Demographics

91,129
Total Population

$62,304
Median HH Income

41,633
Employed Population

$565,102
Median Property Value

Local Market Overview

Compton remains one of the most supply-constrained industrial submarkets in Los Angeles County, driven by its central location and proximity to the Ports of Los Angeles and Long Beach. Limited developable land, combined with heavy manufacturing zoning and strong logistics infrastructure, continues to support long-term demand from industrial users and investors.

The market benefits from immediate access to major transportation corridors including the 91, 710, 105, and 110 freeways, making it a strategic hub for manufacturing, distribution, and last-mile operations. Vacancy remains historically tight relative to broader LA County, reinforcing pricing stability even amid shifting capital markets.

As institutional capital targets infill locations with functional zoning and redevelopment potential, Compton stands out for its industrial depth, workforce access, and replacement-cost barriers. These fundamentals continue to position the market favorably for both near-term utilization and long-term value growth.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	40,896	272,588	752,837
Current Year Estimate	42,690	284,376	784,837
2020 Census	46,566	309,304	847,756
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	9,940	66,645	199,300
Current Year Estimate	10,402	69,731	208,168
2020 Census	11,447	76,672	199,300
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$70,473	$76,514	$79,328

LOS ANGELES, CA - MSA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

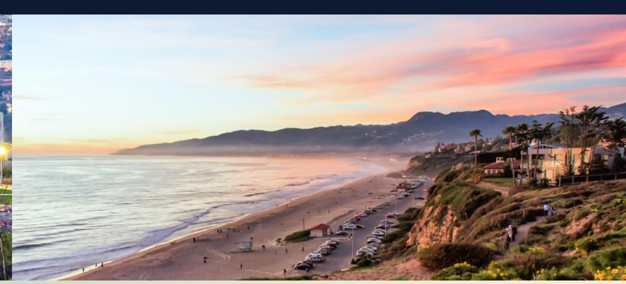
The metro shows significant economic scale, with a 2024 median household income of about $91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

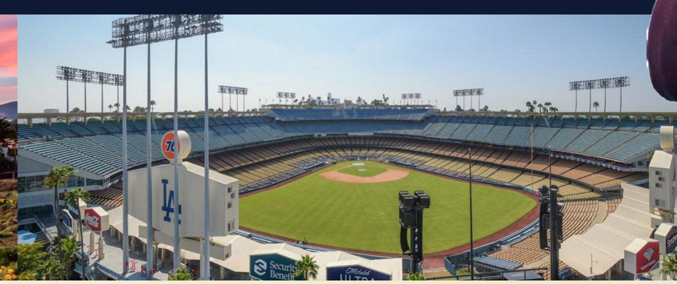
Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
$157.3 Billion

GDP
$1.29+ Trillion





TRANSPORTATION

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation's largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world's busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.

Port Cargo Volume
10.3 million TEUs

Airport Economic Impact
$126.6 Billion

Logistics Employment
205,700

Annual Ridership
76.59 million

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.

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