

Block To Block Development Opportunity

900 E. COMPTON BLVD., COMPTON, CA 90221



OFFERING MEMORANDUM

- 3 PARCELS TOTALING APPROX. 51,376 SF CO-CL ZONED LOT.
- APPROX. 278 FEET OF FRONTAGE ALONG E. COMPTON BLVD.
- CURRENTLY INCOME PRODUCING!
- LESS THAN 3/4 OF A MILE FROM DOWNTOWN COMPTON.
- **PRICED AT ONLY \$50/SF ON LAND!!!**
- GOOD FREEWAY ACCESS; JUST 1.5 MILES FROM THE 710 & 91 FREEWAY AND 2 MILES FROM THE 105 FREEWAY.
- EXCELLENT DEMOGRAPHICS: OVER 35,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & JUST UNDER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



OFFERING SUMMARY

SALE PRICE:	\$2,595,000
APN:	6179-011-001; 002; 003
LOT SIZE:	51,376 SF
PRICE /SF (LOT):	\$50.51
ZONING:	COCL
FRONTAGE:	278 along E. Compton Blvd.
EXISTING BUILDING SIZE:	8,918 SF

PROPERTY OVERVIEW

KW Commercial is pleased to present this 51,376 SF COCL zoned Block to Block lot. The Lot has excellent frontage with approximately 278 feet along Compton Blvd and ranges from 150 to 213 feet deep. It also stretches from the signalized intersection of Mayo Ave to Pearl Ave.

The subject property consists of an existing 8,918 SF automotive-related business/Bodyshop which brings in \$6,150 per month in rent.

The offering will attract an investor, owner/user or developer looking to build in a densely populated area of Los Angeles County.

LOCATION OVERVIEW

The offering is located within the City of Compton along the south side of E. Compton Blvd. and stretches from Mayo Ave. to Pearl Ave.

The subject site is directly across the street from The Department of Children & Family Services Building and is just 3/4 of a mile from Downtown Compton, the Compton Courthouse & City Hall.

The offering is located walking distance to the 127, 60, 125, & 128 bus stops. As well as, just 1.5 miles from the 710 & 91 Freeways and 2 miles from the 105 freeway.

The location offers excellent demographics; over 35,000 people reside within a 1-mile radius & just under 300,000 people reside within a 3-mile radius.

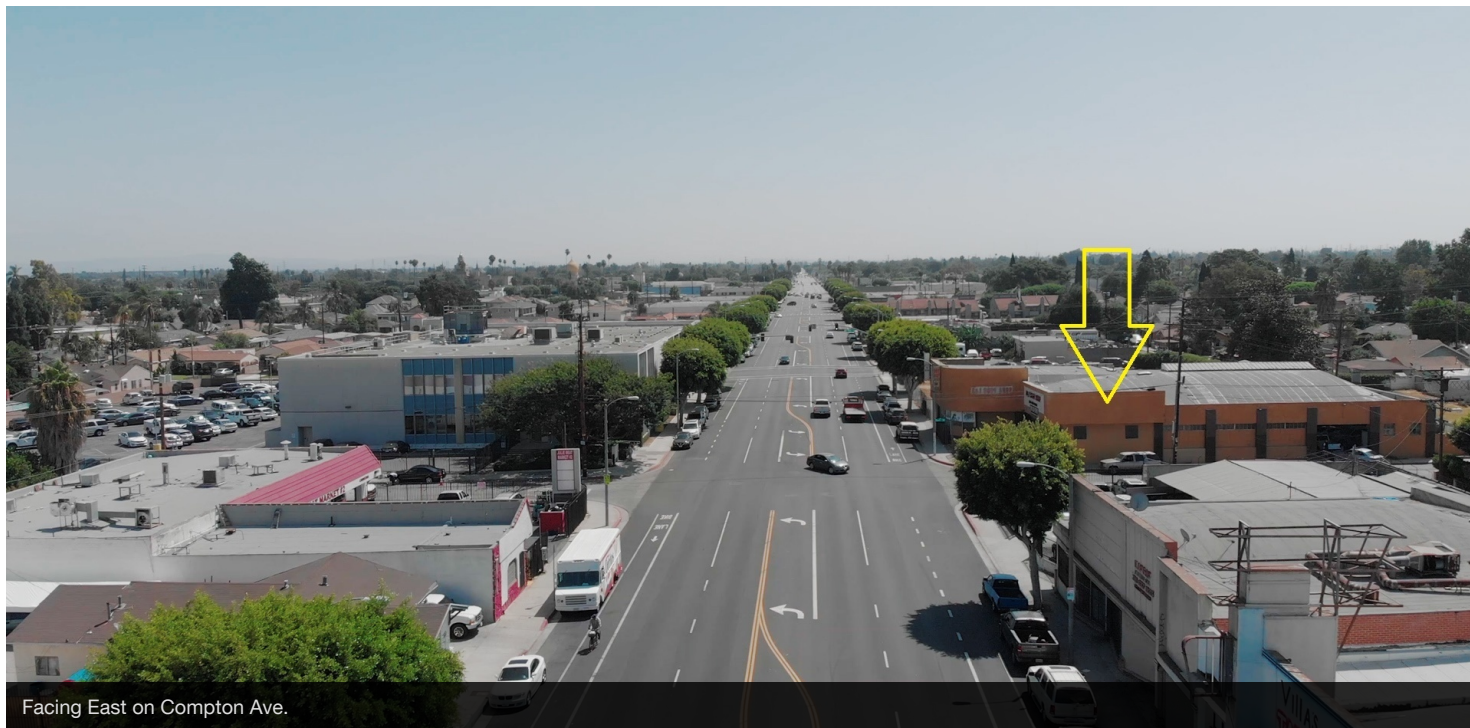
Additional Photos



Additional Photos



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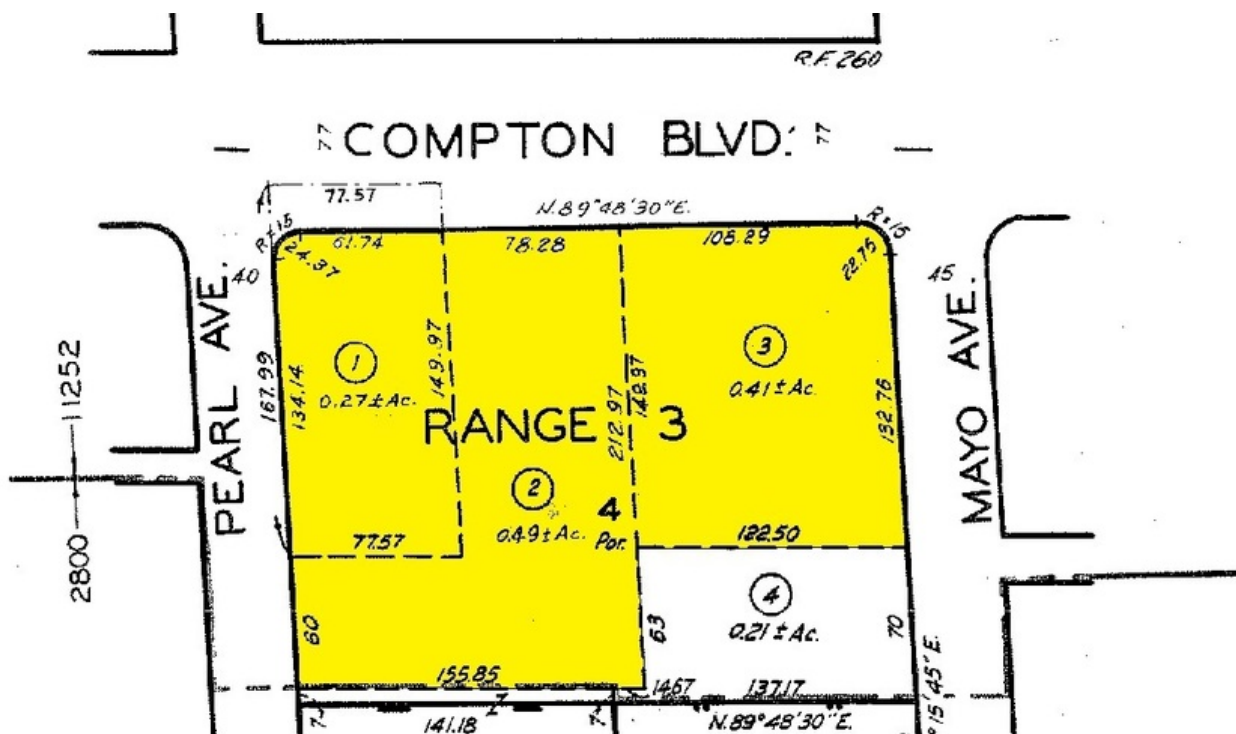


Facing East on Compton Ave.

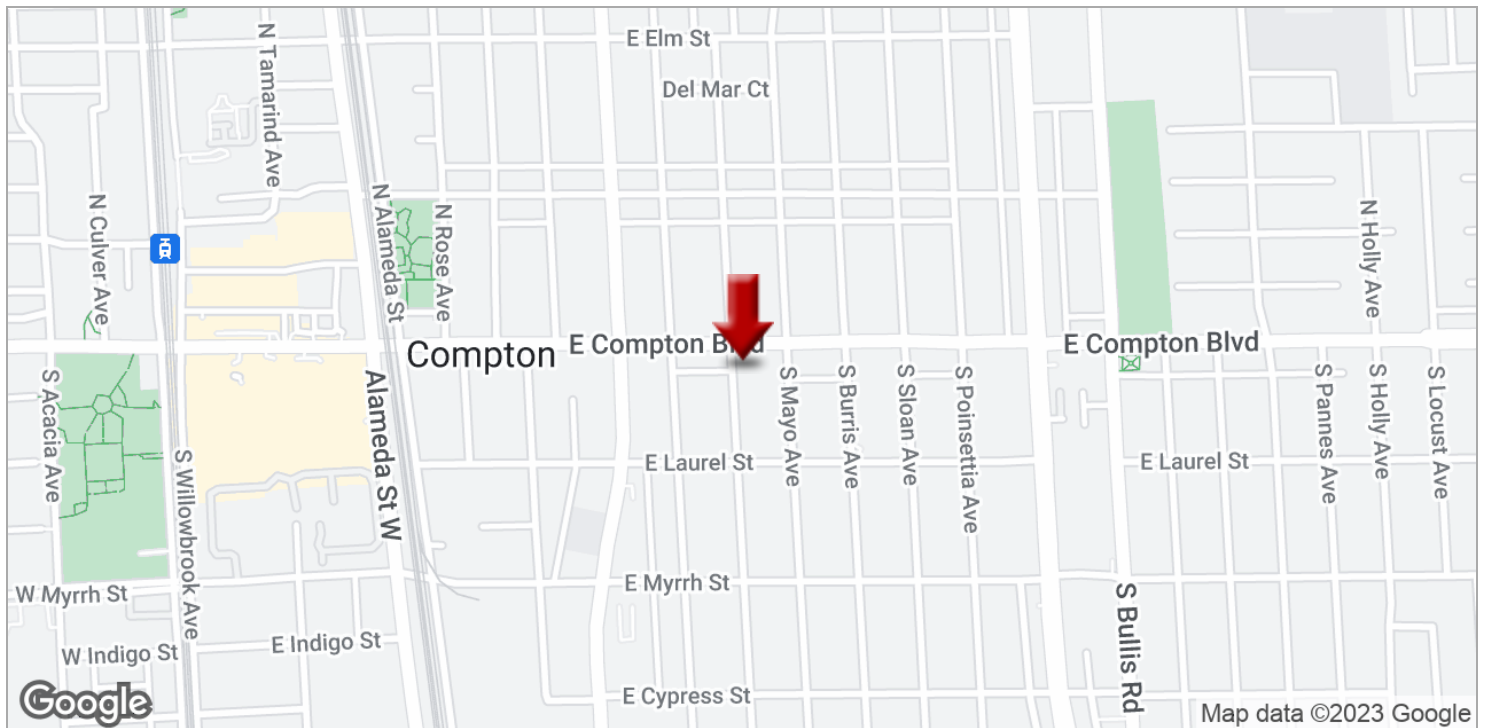


Facing West on Compton Ave.

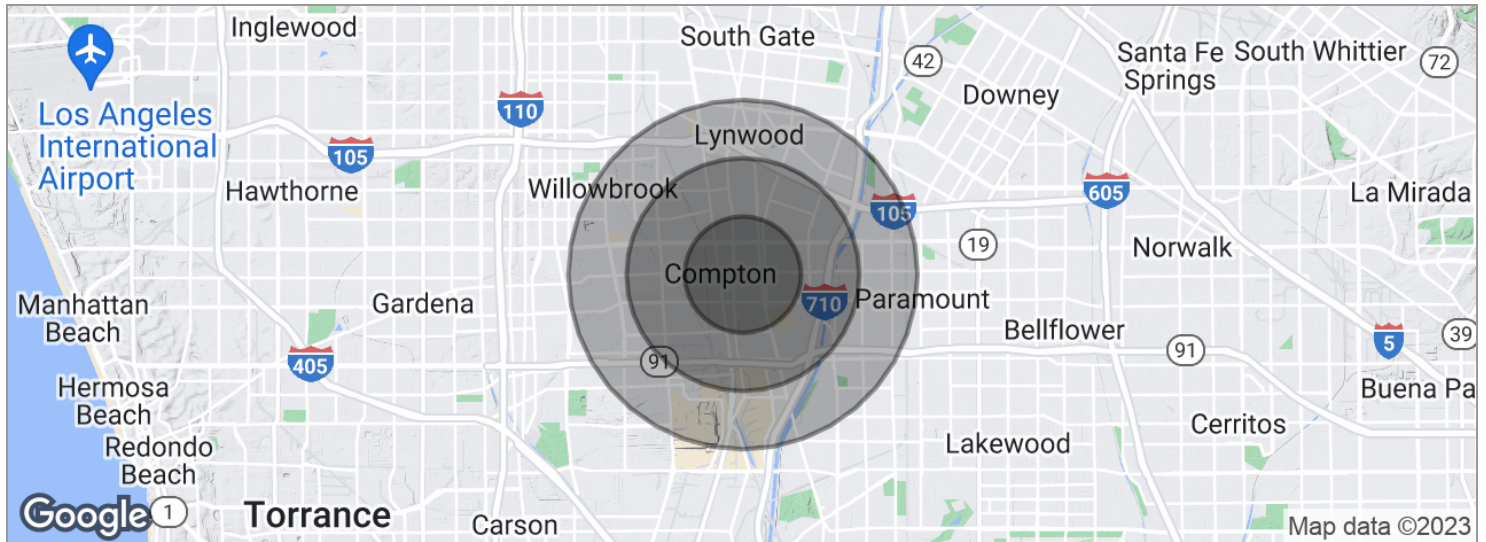
Aerial & Plat Map



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	38,362	150,104	297,185
Median age	26.4	26.6	27.4
Median age (male)	25.4	25.5	26.2
Median age (Female)	27.6	27.8	28.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,147	34,482	70,732
# of persons per HH	4.2	4.4	4.2
Average HH income	\$47,492	\$50,354	\$52,155
Average house value	\$332,398	\$347,596	\$350,421
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	69.2%	71.7%	71.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	36.7%	38.0%	34.1%
Black	27.4%	24.4%	23.1%
Asian	0.1%	0.5%	1.2%
Hawaiian	1.4%	0.9%	0.7%
American Indian	0.4%	0.5%	0.5%
Other	31.4%	33.3%	37.6%

* Demographic data derived from 2020 ACS - US Census