



S AVALON BLVD

E REDONDO BEACH BLVD



DTLA

LOS ANGELES



COMPTON



SITE

E REDONDO BEACH BLVD

S SAN PEDRO ST

S AVALON BLVD

OFFERING MEMORANDUM

15228-15230 S AVALON BLVD COMPTON, CA





---

# Confidentiality Agreement

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of 15228-15230 S Avalon Blvd., Compton, California (the “Property”). The Owner has retained NAI Capital (“NAI”) as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Owner and NAI expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.



**15228-15230 S AVALON BLVD  
COMPTON, CA**

**Exclusive Contact:**

**Katerina Kamar**  
Senior Associate  
310.878.6920  
kkamar@naicapital.com  
Cal DRE Lic #02111409

**NAI Capital - South Bay**  
970 W. 190th Street Suite 100  
Torrance, CA 90502  
United States  
www.naicapital.com



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474

**TABLE OF CONTENTS**

**4 SECTION 1**  
Property Information

**8 SECTION 2**  
Location Information

**13 SECTION 3**  
Financial Analysis

**15 SECTION 4**  
Demographics

## Property Details

<b>Property Address</b>	15228-15230 S Avalon Blvd, Compton, CA
<b>Building Area</b>	3,760 SQ.FT
<b>Land Area</b>	12,634 SQ.FT (0.29 acres)
<b>APN Parcel#</b>	6139-002-036
<b>Year Built</b>	2015
<b>Parking</b>	13 regular and 1 handicap
<b>Zoning</b>	LCC3

## Property Highlights

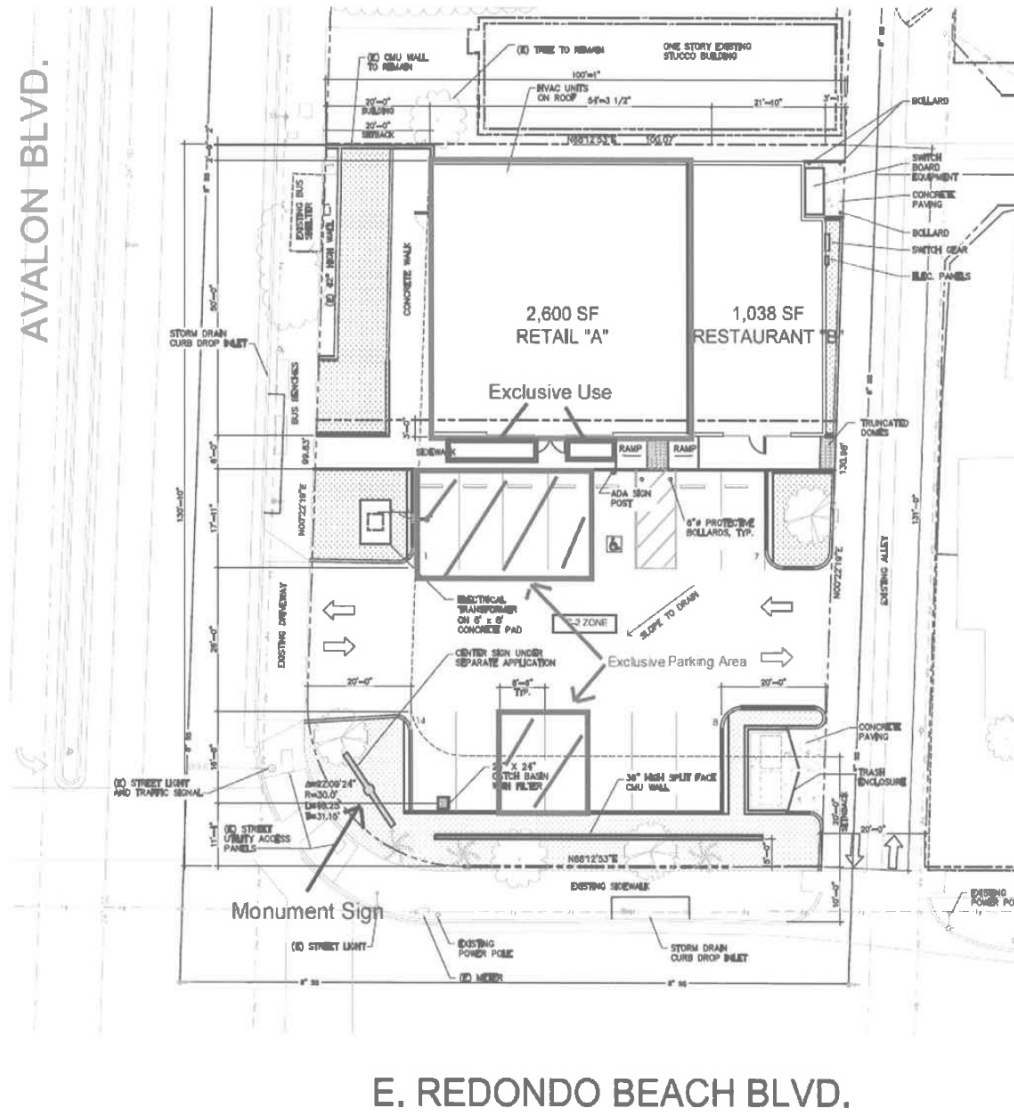
- Centrally located to serve the full-time population of Compton
- Over 231,000 residents within 3 miles
- Busy signalized intersection
- Close to Metro/Subway/100,91,105 Freeways
- New Construction with Excellent Curb Appeal
- Excellent Visibility with Easy Access and Parking
- Highly Visible Pylon Signage Available
- Heavy daytime foot traffic
- 100% Lease Occupied
- National Tenant

## Investment Highlights

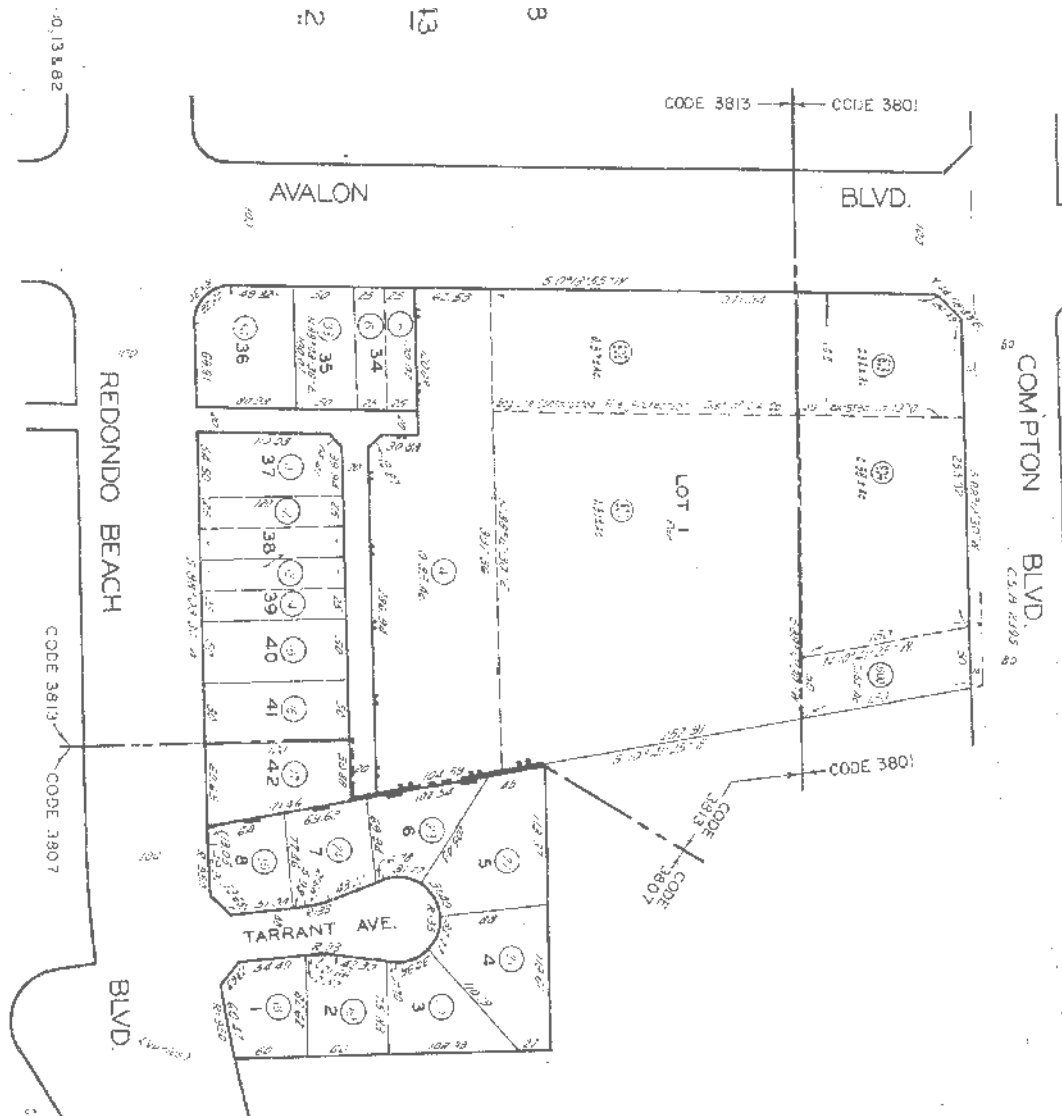
<b>NOI</b>	\$112,853.12
<b>GLA</b>	3,760 SQ.FT
<b>Land Area</b>	12,634 SQ.FT (0.29 acres)
<b>Occupancy</b>	100%
<b>Traffic Counts</b>	15,139 VPD on E Redondo Beach 22,895 VPD on S Avalon Blvd
<b>Major Tenant</b>	7-Eleven



# Site Plan

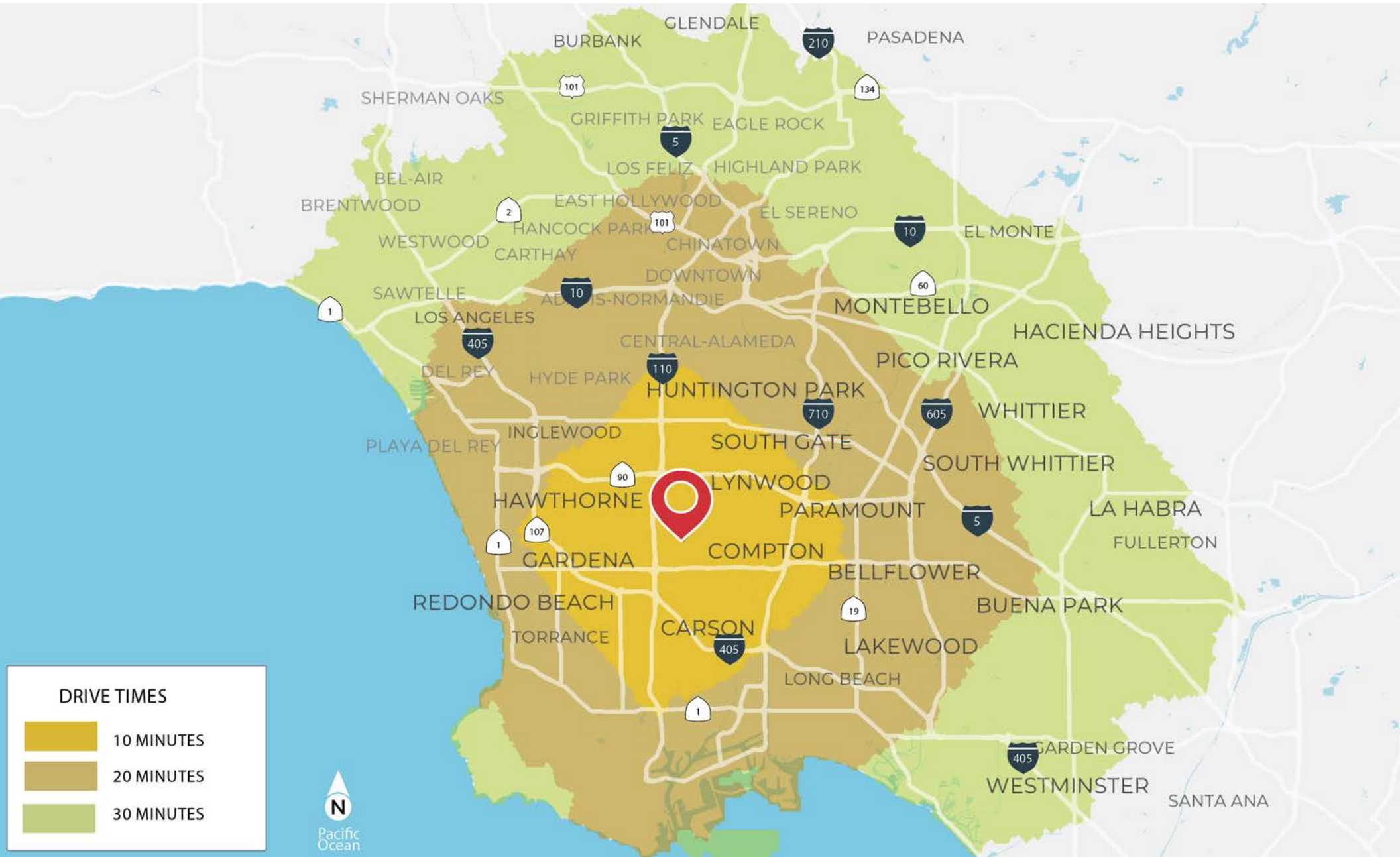


# Parcel Map





# Drive Time Map

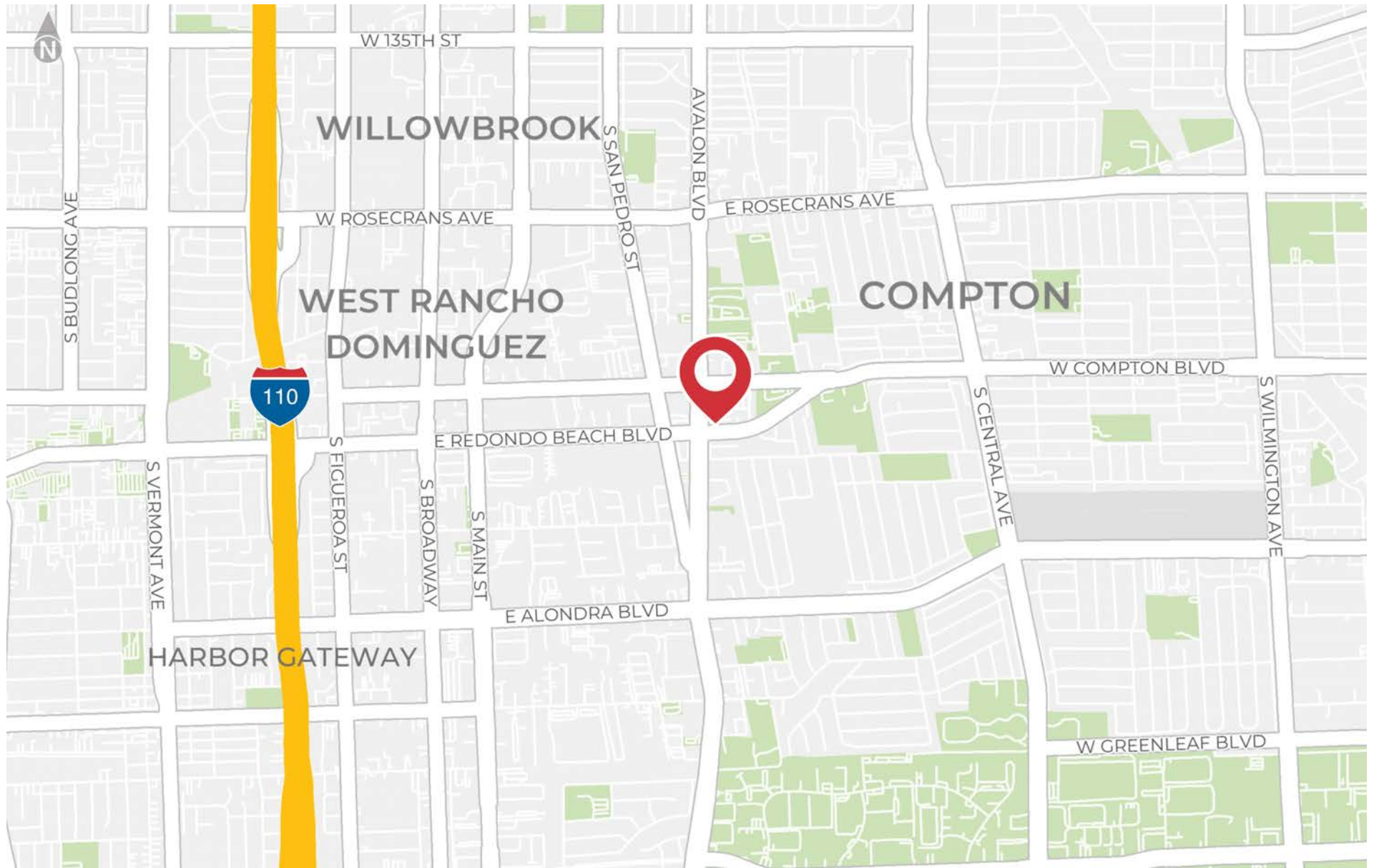


# Photos





# Location Map



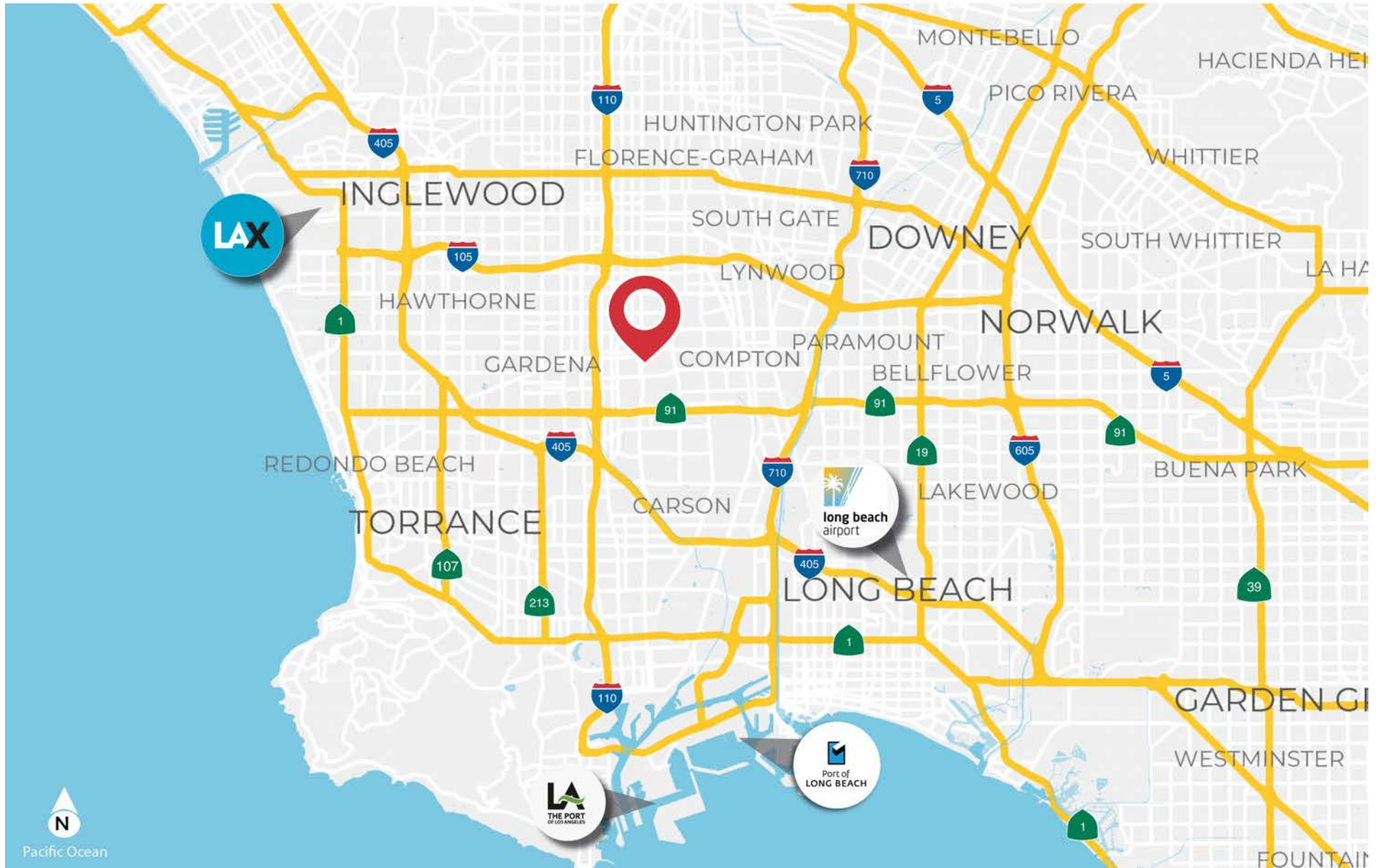


# Retailer Map





# Regional Map



# Rent Roll

Suite	Tenant	SF	Term Left	Lease Termination	Base Rent	2027 Monthly Rent	Lease Type
15228	7-Eleven	2,600 SF	7.5 years	May 31, 2032	\$8,020.83	\$8,822.91	NNN
15230	Event Space	1,038 SF	0.5 years	June 30, 2025	\$2,704.00		MG
<b>Total</b>		<b>3,638</b>			<b>\$10,724.83</b>		





# Financial Statement

Scheduled Income	Annual
Base Scheduled Rental Income	\$128,281.96
Other Income (NNN)	\$38,650.53
<b>Total Income</b>	<b>\$166,932.49</b>
<b>Total Operating Expenses</b>	<b>\$54,079.37</b>
<b>Net Operating Income</b>	<b>\$112,853.12</b>

Operating Expenses	Amount
Maintenance	\$7,200.00
Electric	\$1,420.89
Water	\$103.49
Property Insurance	\$4,954.70
Property Tax	\$32,279.55
Misc.	\$8,120.74
<b>Total Operating Expenses</b>	<b>\$54,079.37</b>



## Real Estate Tax Summary

On June 6, 1978, California voters passed Proposition 13, which cut property taxes down to 1 percent (for both homestead and commercial property) and limited the growth rate to future assessments to 2 percent. Once properties are sold, though, new assessments are conducted to value the properties at their market value. In addition, Prop 13 “requires taxes raised by local governments for a designated or special purpose to be approved by two-thirds of the voters” and all tax increases to be passed by two-thirds of both houses of the California legislature.

Article XIII of the California Constitution (Proposition 13) also permits adding to the 1 percent tax rate a rate needed to pay interest and redemption charges for voter approved indebtedness. Such additional rates will vary from area to area within a county.

New assessments are also conducted for certain property improvements and new construction.

The most recent property tax payment information from the Los Angeles Treasure and Tax Collector for the Parcel (Assessor Parcel Number 6139-002-036 for the subject property is listed below.)

APN	Address	Tax Amount 2024-2025	Tax Rate Area
6139-002-036	15228-15230 S Avalon Blvd	\$32,279.55 *estimated tax	073072

Secured Property Annual Tax bills are prepared and mailed by the Treasurer and Tax Collector in October of each year. The first installment of the property tax bill is due on November 1 and becomes delinquent after 5:00 pm on December 10. The second installment of the tax bill is due February 1 and becomes delinquent after 5:00 pm on April 10.



# Los Angeles County

## Retail Market Outlook Q4 2024

### MARKET OVERVIEW

While the economy is humming along, it has posed challenges for landlords in Los Angeles County's retail market. Demand for retail space has resulted in mixed yet broadly positive trends, with excess inventory gradually being absorbed.

Bankruptcies in 2024 caused the closure of several popular retail chains. However, many retailers seized opportunities to pivot back to brick-and-mortar stores, backfilling spaces vacated by defunct brands. As a result, retail space occupancy increased by only 53,903 square feet quarter-over-quarter but remained nearly 1.5 million square feet below Q4 2023 levels. Total vacant space declined from its peak last quarter, ending the year at 18.8 million square feet. While this progress was encouraging, the market still has significant ground to cover before vacancy levels could return to pre-pandemic norms.

Minimal occupancy gains prompted landlords to offer concessions and lower asking rents. Some investors, shifting to a selling strategy, accepted reduced prices to close deals. The average sale price for retail space dropped to \$413 per square foot, a 19.5% decline from the previous quarter. This price adjustment fueled a 121.2% increase in square footage sold during Q4, exceeding 3.8 million square feet—the highest fourth-quarter total since 2021. This translated to a quarter-over-quarter sales volume increase of 31.6%; however, total sales volume for 2024 remained 17.1% lower than in 2023, totaling approximately \$1.9 billion.

Meanwhile, the average asking rent for direct space dipped slightly, decreasing 0.5% quarter-over-quarter and 1% year-over-year to \$3.07 per square foot triple net. Leasing activity also softened, with year-to-date totals for 2024 coming in 11.3% below the previous year.

Looking ahead to 2025, competition for well-located retail space is expected to remain strong, driving market activity. Investors are seizing opportunities, as reflected by the average sale price per square foot for retail buildings sold in Q4 2024, which increased by 2.3% year-over-year to \$481 per square foot. Retailers, sublessors, landlords, and investors are poised to aggressively compete as the retail sector continues its recovery.

### TRENDS TO WATCH

Landlords and sublessors will continue adjusting asking rents to improve cash flow and fill available retail space. LA West, which holds approximately 5.1 million square feet of available retail space—the most in the region—experienced a 4.3% year-over-year decrease in asking rents for direct space, dropping to \$4.68 per square foot triple net. This decline has spurred some improvement in demand, with many sublessors offering competitive sublease terms.

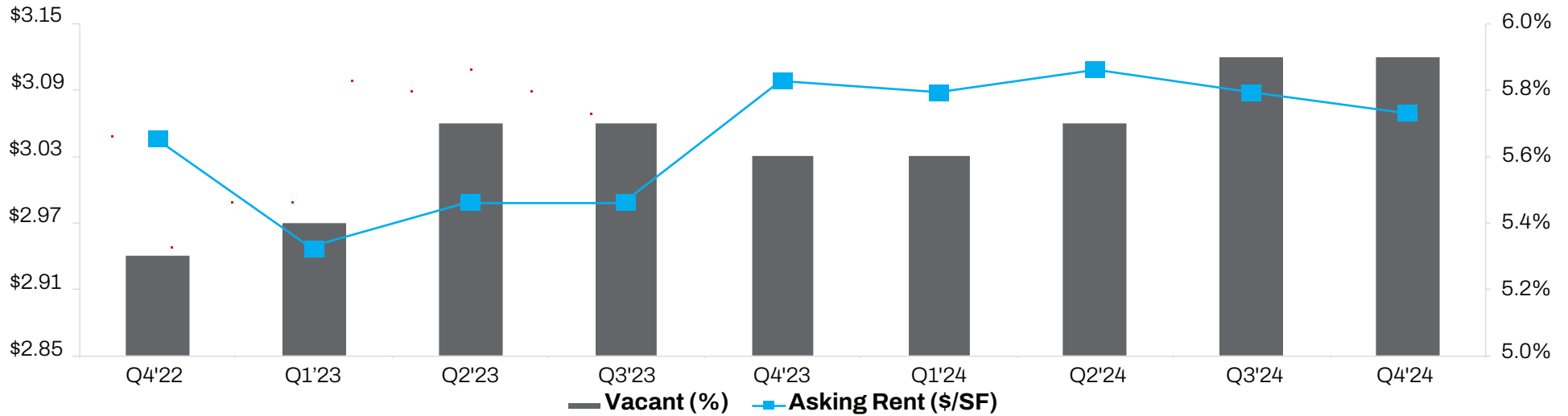
Despite being home to Los Angeles County's most prestigious retail market, LA West recorded 219,176 square feet of negative absorption in 2024. While this represents an improvement from 2023, it still contributed to a 10-basis-point year-over-year increase in the vacancy rate, which rose to 7.9%. Sublease space underwent significant adjustments, with average rents declining by 34.2% year-over-year by the end of 2024. High-priced retail sublease space faced substantial reductions, while vacant sublease inventory decreased by 4.7% over the same period. Property owners are expected to continue offering incentives to attract replacement tenants, but filling large, vacated spaces remains a challenge. Expanding retailers, however, are actively pursuing well-located retail spaces, particularly those available for sublease or vacated following the "retail apocalypse."

The South Bay, home to the Del Amo Fashion Center—the largest shopping center in the western United States, with a 99% occupancy rate—serves as a bellwether for the Los Angeles County retail market. As one of the region's largest retail submarkets, the South Bay experienced a 0.8% year-over-year decline in average asking rents for direct space, while sublease rents dropped by 21.1%, ending the year at \$2.88 per square foot triple net.

In Q4 2024, the average sale price per square foot for retail properties in the South Bay fell to \$421, marking a 24.2% decrease compared to Q4 2023. However, this price adjustment drove a 219.5% increase in square footage sold throughout 2024, reaching nearly 2.3 million square feet—the highest sales activity in Los Angeles County for the year.

# Los Angeles County Retail Market Outlook Q4 2024

## VACANCY RATE AND AVERAGE ASKING RENT



## MARKET STATISTICS\*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	17,307,816	20,017	8.0%	7.8%	90,444	270,683	55,019	94,831	\$2.73	\$173
Mid-Wilshire	7,930,050	0	5.5%	5.0%	28,979	150,196	26,876	75,689	\$3.35	\$335
LA North	73,907,558	59,918	5.4%	5.3%	318,687	1,510,367	770,202	1,265,035	\$2.66	\$470
San Gabriel Valley	70,166,528	258,635	5.1%	4.7%	197,036	1,469,219	439,850	1,860,694	\$2.15	\$300
South Bay	64,112,842	723,318	6.4%	6.2%	405,945	1,325,373	2,283,479	3,648,261	\$2.68	\$421
Tri-Cities	30,050,335	0	4.9%	5.5%	112,184	523,273	65,657	335,627	\$3.22	\$604
LA West	53,973,088	157,253	9.5%	7.9%	344,168	1,492,405	206,294	852,203	\$4.68	\$634
<b>Los Angeles County</b>	<b>317,448,217</b>	<b>1,219,141</b>	<b>6.3%</b>	<b>5.9%</b>	<b>1,497,443</b>	<b>6,741,516</b>	<b>3,847,377</b>	<b>8,132,340</b>	<b>\$3.07</b>	<b>\$413</b>

\* RBA includes retail buildings of all sizes. Rents reflect buildings of 5,000 square feet or greater.

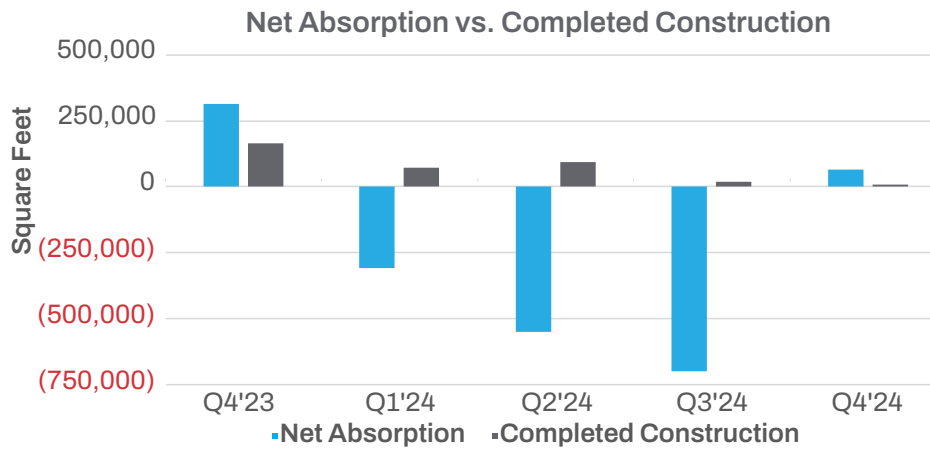


# Los Angeles County

## Retail Market Outlook Q4 2024

### LEASING TRENDS

Throughout 2024, the retail market faced significant downward momentum in net absorption. However, Q4 marked a breakout as the market achieved 62,203 square feet of positive net absorption. Despite this, the year-to-date figures reveal negative net absorption of 1.5 million square feet. During the same period, only 188,441 square feet of new retail space were added, reflecting a 73.3% decline compared to 2023.

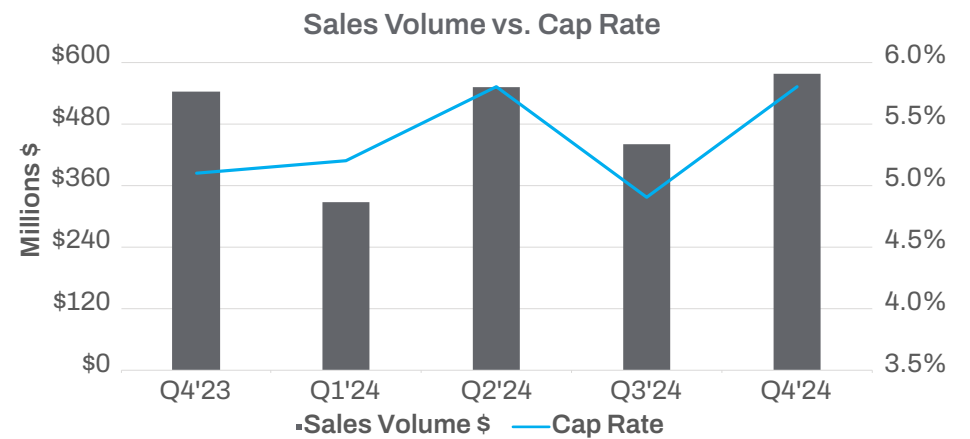


### Select Lease Transactions

Address	City	Submarket	Square Feet
North Park: Neighborhood Center	San Pedro	South Bay	50,000
4317 Beverly Blvd: Freestanding Retail	Los Angeles	LA West	47,080
3479-3485 S La Cienega Blvd: Storefront Retail	Los Angeles	LA West	36,000
2701-2741 Manhattan Beach Blvd: Neighborhood Center	Redondo Beach	South Bay	28,195
955-961 Sepulveda Blvd: Neighborhood Center	Torrance	South Bay	26,367

### SALES TRENDS

Sales volume has experienced fluctuations over the past five quarters due to shifting interest rates. By the close of Q4 2024, year-to-date sales volume reached approximately \$1.9 billion—a 17.1% decline compared to the same period in 2023. In Q4 2024, the average cap rate rose to 5.8%, reflecting a quarter-over-quarter increase of 90 basis points and a year-over-year rise of 70 basis points.



### Select Sales Transactions

Address	City	Submarket	Square Feet
152-452 W Hillcrest Dr: Super Regional Mall	Thousand Oaks	LA North	314,778
500-660 W Huntington Dr: Community Center	Monrovia	San Gabriel Valley	230,000
24965-24975 Pico Canyon Rd: Community Center	Stevenson Ranch	LA North	187,035
101-127 S La Brea Ave: Neighborhood Center	Los Angeles	LA West	117,119
11069 Sepulveda Blvd: Auto Dealership	Mission Hills	LA North	63,292



## Area Overview

### Compton, CA

#### SUMMARY

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 & Employment

Population*	1 Mile	3 Miles	5 Miles
Total Population (2023)	16,796	231,088	784,136
Median Age	35.5	34.9	34.3
Female Median Age	37.2	36.1	35.2
Median Age (Female)	36.8	35.6	36.9

Household & Income*	1 Mile	3 Miles	5 Miles
Total Households	4,622	4,622	224,287
Avg. Household Size	3.6	3.4	3.4
Avg. Household Income	\$102,370	\$106,446	\$103,674
Median Home Value	\$562,989	\$583,037	\$565,929

Education & Attainment*	1 Mile	3 Miles	5 Miles
Adults Age 25+	11,227	152,733	514,318
Some College	6.5%	6.7%	6.4%
Bachelor's Degree Only	9.1%	13.7%	13.8%
Graduate Degree	10.5%	10.1%	9.5%

Daytime Population*	1 Mile	3 Miles	5 Miles
Total Businesses	1,101	8,867	23,496
Total Employees	13,517	97,168	237,557
Company Headquarters	62	366	913
Daytime Pop. Age 16+	23,642	168,548	600,334





# 15228-15230 S AVALON BLVD COMPTON, CA LOS ANGELES



## Exclusive Contact:

**Katerina Kamar**  
Senior Associate  
310.878.6920  
kkamar@naicapital.com  
Cal DRE Lic #02111409

**NAI Capital - South Bay**  
970 W. 190th Street Suite 100  
Torrance, CA 90502  
United States  
www.naicapital.com