

509-523 E Rosecrans Ave

509-523 E Rosecrans Ave, Compton, CA 90221

VARS Presented by
Vars Real Estate



Price: \$1.55 /SF/MO

Gated Office/Retail Complex in the City of Compton. Fully built out modern office space and retail fitness center features recent construction with a remote controlled gate for secure access to parking lot. It was previously operated as a fitness center and offices for a large non-profit corporation. Large Gym Area and Smaller Private Spaces. Suitable for many uses - retail, office, sports complex, fitness center, charity, etc.

Gated Office Complex formerly occupied by the Children's Institute Inc (Cii) which was formerly Rosecrans Shopping Center in the City of Compton. Fully built out modern office space features new construction with an remote-controlled gate for secure access to parking lot including 17 parking spaces on a 19,000 sf landscaped lot. The interior include carpeting, polished concrete floors, ADA bathrooms, lots of electrical service, ample window glass space, and signage rights to the large monument sign.

Great space for non-profit corporations and local, regional, and national companies looking for a safe, secure, and clean property for their business. Just a few blocks away from Long Beach Blvd with lots of restaurants and local businesses. NNN charges are only \$.15/SF/MO

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3 building complex with gated secured parking area

17 parking spaces at 19,000 sf landscaped lot

Located on highly visible Rosecrans Ave, East of Long Beach Bl

Previously Used as a Fitness Center and Offices for a Children's Charity

Large Open Main Area, Private Offices, and Conference Room



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Large Gated Parking Lot

Listing space

1st Floor

Space Available	7,382 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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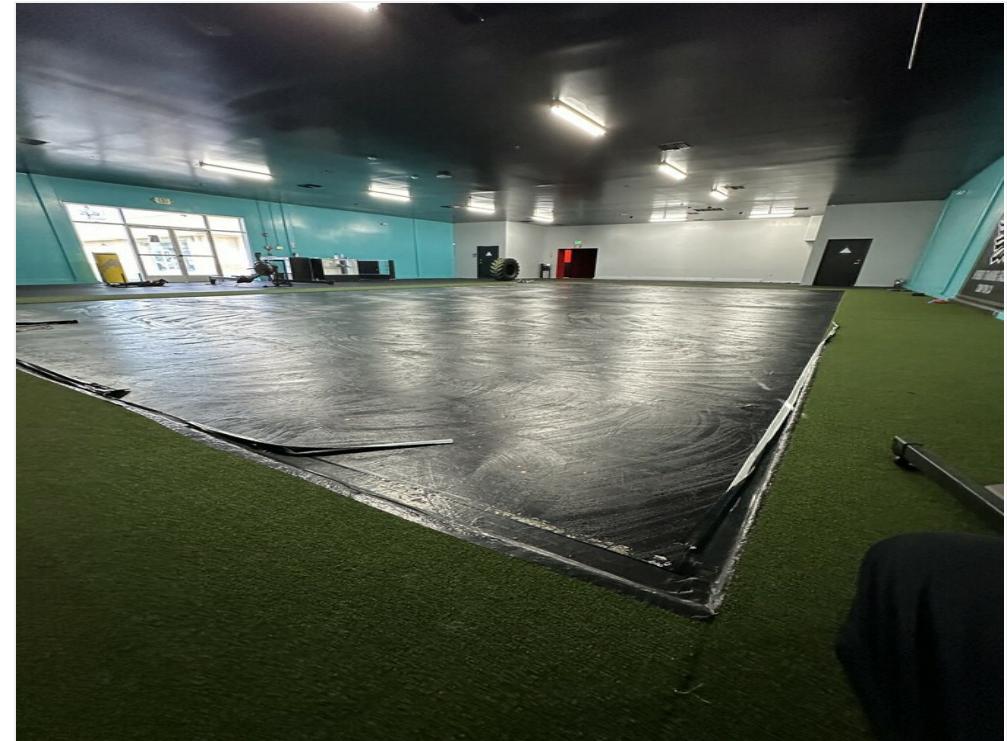
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Property Photos



Private Offices in Building #2



Great for Gym, Playground, Office Bullpen, Etc.

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Property Photos



Lobby and Private Offices in Building #2



Private Office in Building #3

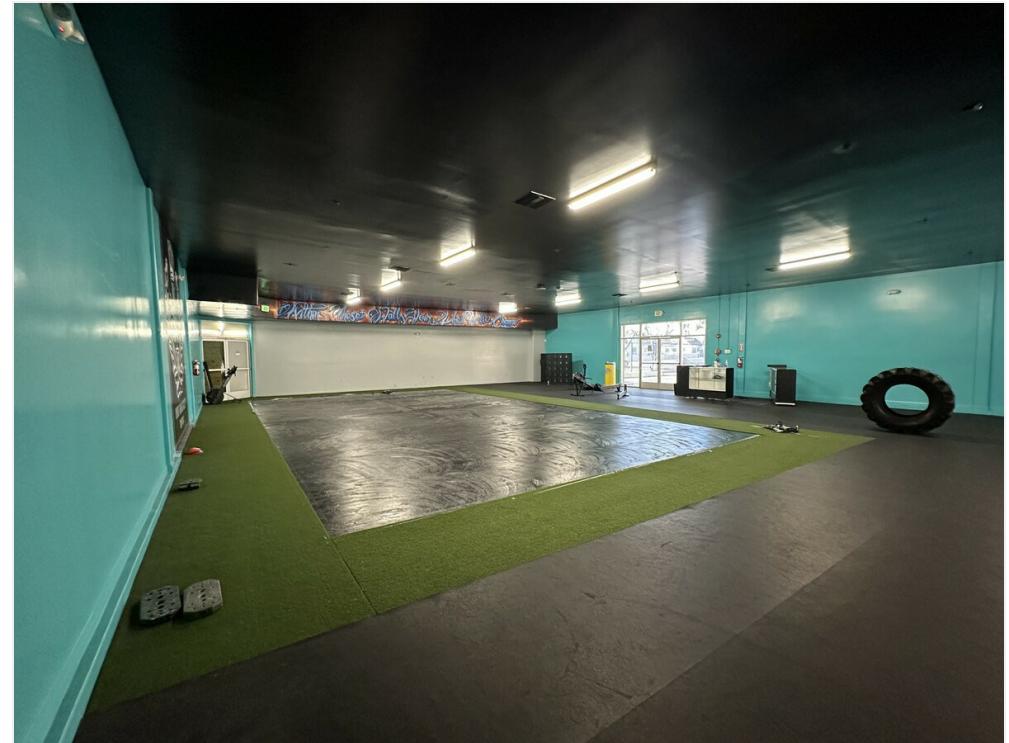
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Property Photos



Large Conference Room in Building #3



Large Main Area of Building #1

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Property Photos



Kitchen Area of Building #1

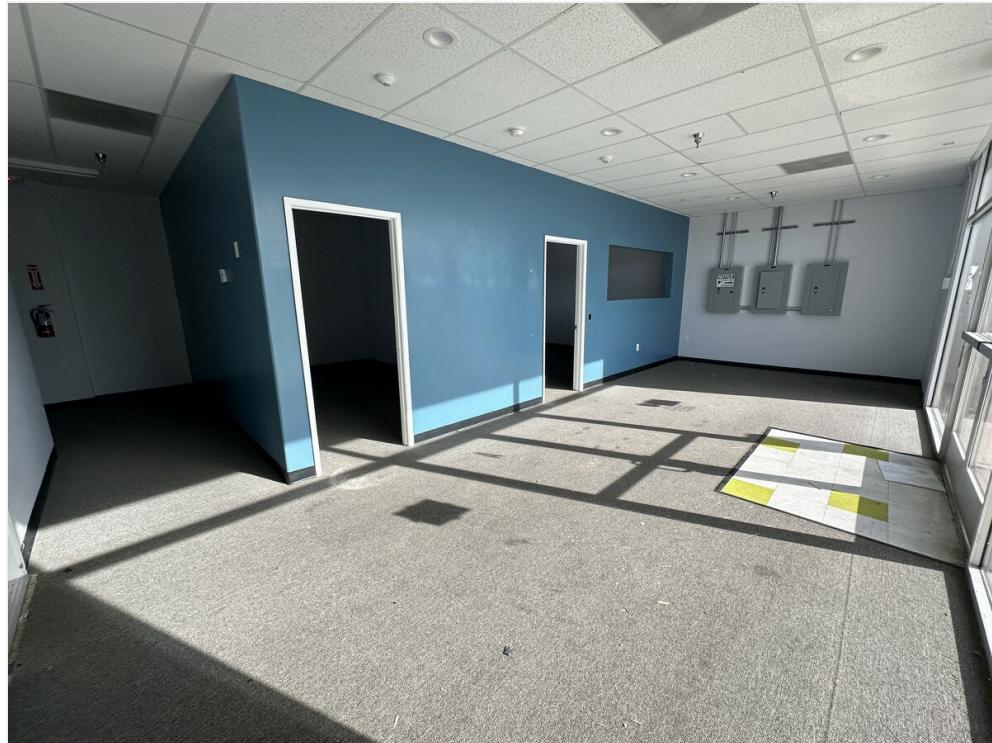


Kitchen Area of Building #1

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Property Photos



Lobby and Private Offices in Building #3



ADA Restrooms

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Property Photos



ADA Restrooms



ADA Restrooms

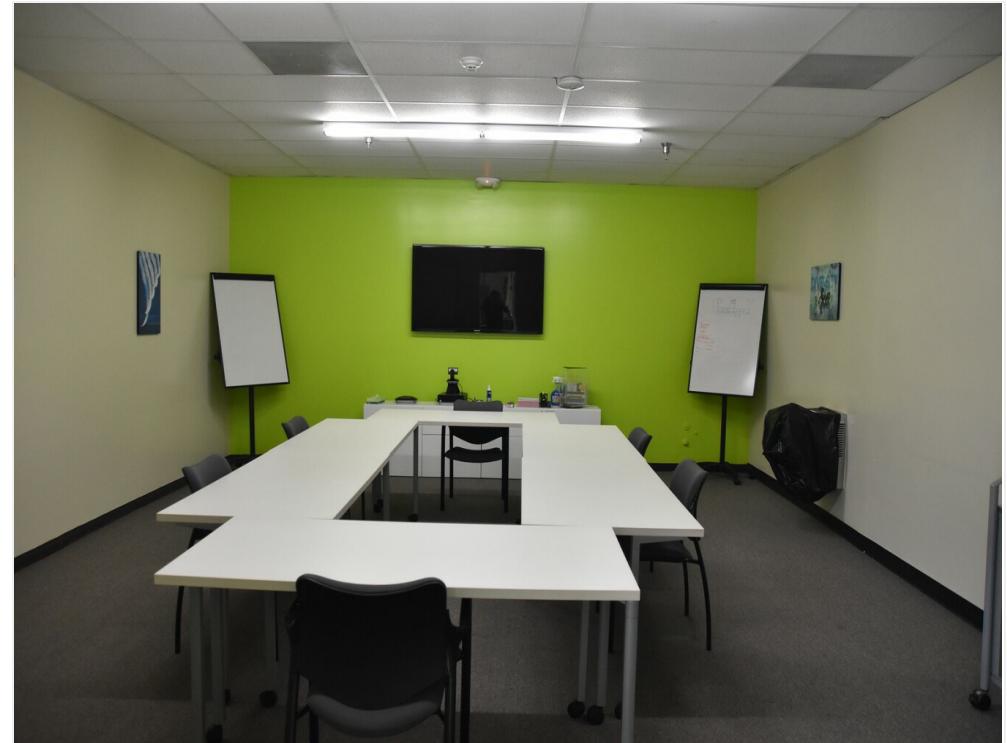
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Property Photos



Building Photo of Former Tenant, The Children's Institute



Conference Room of Former Tenant, The Children's Institute

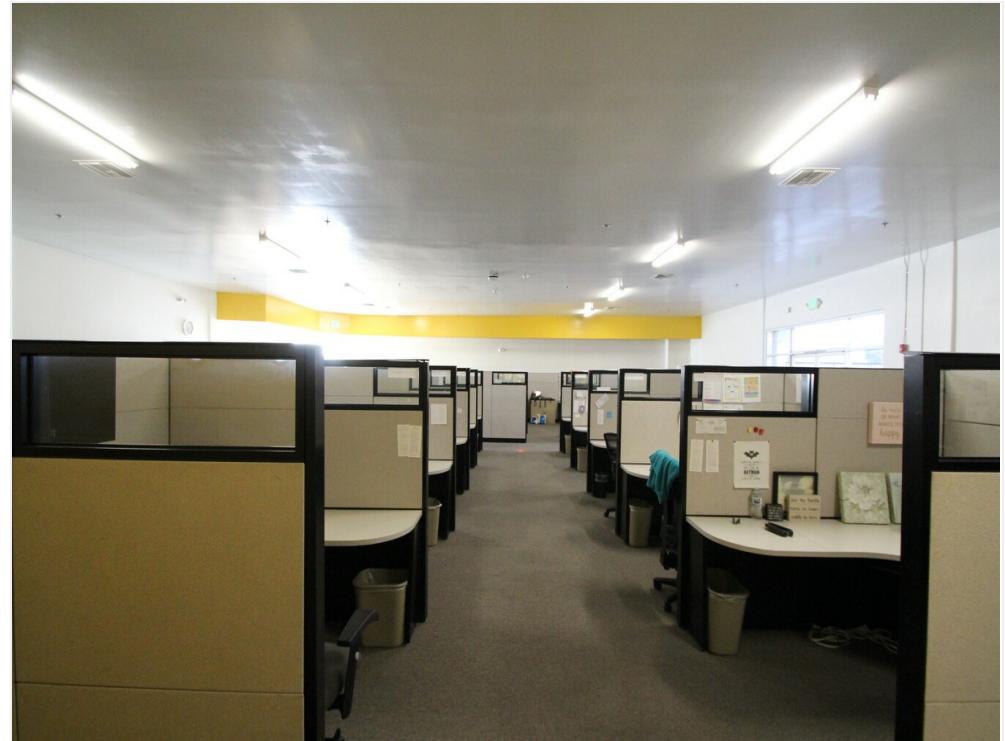
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Property Photos



Lobby of Former Tenant, The Children's Institute



Cubicles of Former Tenant, The Children's Institute

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Property Photos



Hallway and ADA Restroom



Building Photo

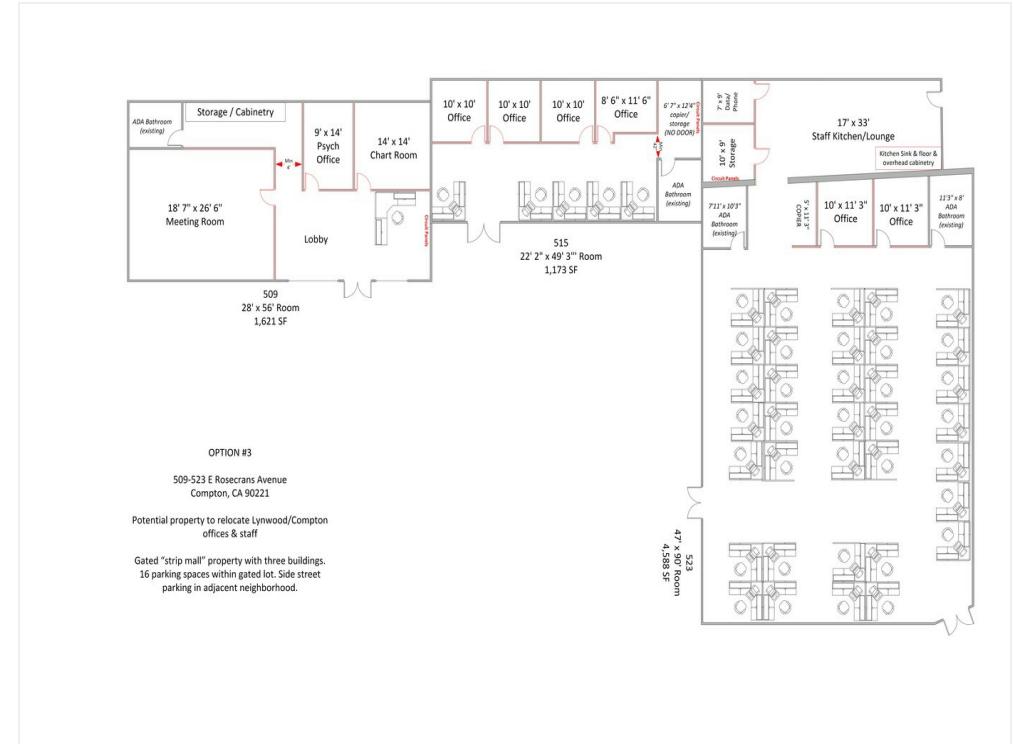
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Zoomed Exterior from Rosecrans



Office Site Plan - 2021

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Location

