

For Sale

109 S APRILIA AVE

COMPTON, CA 90220

±63,145 SF Land Area

Exclusively listed by

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Mathews



PROPERTY SUMMARY

63,145 SF gross land area

Easily accessible from I-110

Owner open to providing the time required for project approval

Los Angeles County

APN: 6138-002-006

Zoning: Medium Density Residential

General Plan: Low Density Residential

Price negotiable

ZONING

The property is currently zoned Medium Density Residential (R-M), which is intended to accommodate a mixture of residential dwelling types at medium density, including multiple-family residential development.

OBVIOUS PERMITTED USES INCLUDE:

Single-family residential uses otherwise permitted within the Low-Density Residential Zone (R-L)

Supportive and transitional housing

USES PERMITTED SUBJECT TO A CONDITIONAL USE PERMIT MAY INCLUDE:

Planned residential developments

Planned condominium developments

Multiple-family residential developments consisting of five or more units

Large group homes

Private schools

GENERAL PLAN

The current General Plan designation for the property is Low Density Residential (LDR), permitting up to 8.0 dwelling units per acre.

However, the City's proposed General Plan update, which is anticipated to be adopted in mid-2026, redesignates the property as Medium Density Residential (MDR), permitting residential densities of up to 25 dwelling units per acre.

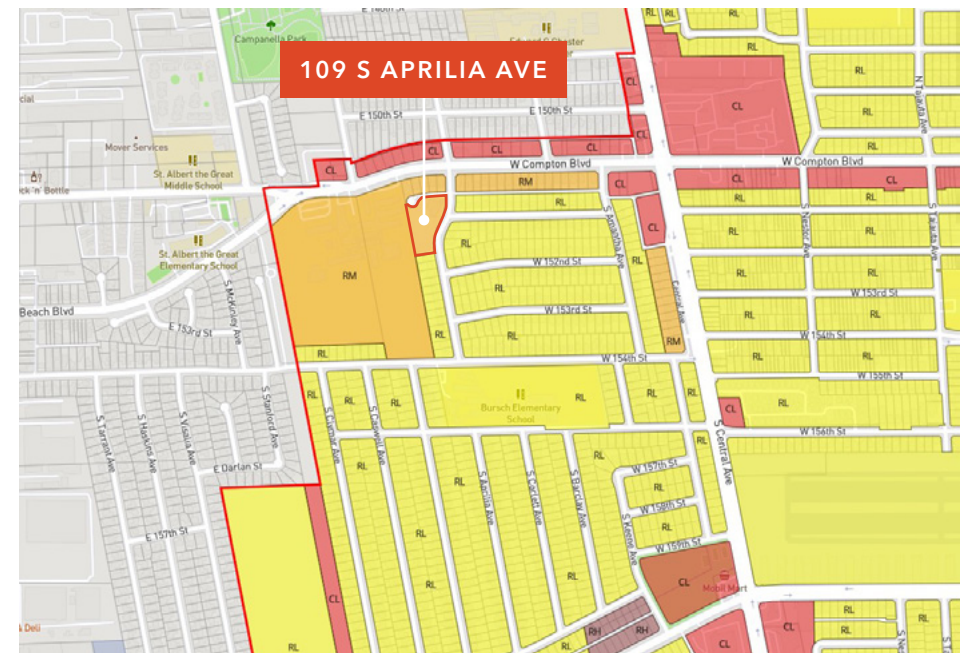
DEVELOPMENT STANDARDS

Current zoning permits a minimum lot area of 2,500 square feet per dwelling unit, generally equating to approximately 17 dwelling units per acre, subject to site planning and development standards.

Building height is generally limited to 35 feet.

In addition, the City's proposed zoning framework for the subject contemplates residential densities ranging from approximately 8.1 to 25 dwelling units per acre.

Further investigation will be required to determine the feasibility of residential redevelopment, senior housing, group living facilities, mixed-use development, or other higher-density residential uses, all of which may require discretionary entitlement approvals.



SOUTHERN CALIFORNIA



RIDGECREST

178

14

395

INTERSTATE
15

BAKER

58

CALIFORNIA CITY

INTERSTATE
15

MOJAVE NATIONAL
PRESERVE

EDWARDS AIR
FORCE BASE

BARSTOW

INTERSTATE
15

INTERSTATE
40

LANCASTER

VICTORVILLE

INTERSTATE
5

SANTA CLARITA

LOS ANGELES
COUNTY

247

LOS ANGELES

SAN BERNARDINO

INLAND
EMPIRE

62

109 S APRILIA AVE

INTERSTATE
605

JOSHUA TREE
NATIONAL PARK

RIVERSIDE

PALM SPRINGS

LONG BEACH

INTERSTATE
405

INTERSTATE
15

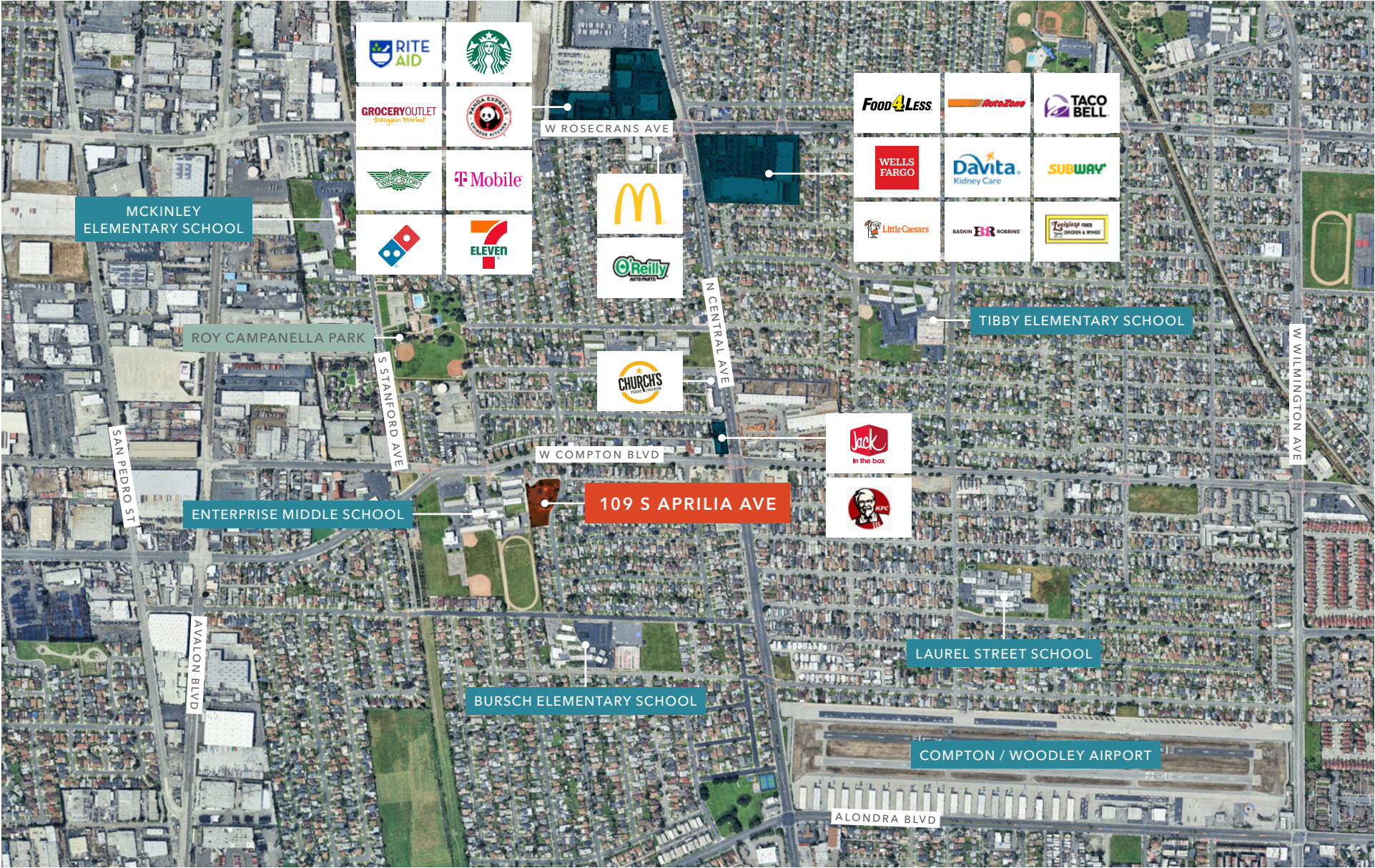
INTERSTATE
10

HUNTINGTON BEACH

MURRIETA

TEMECULA

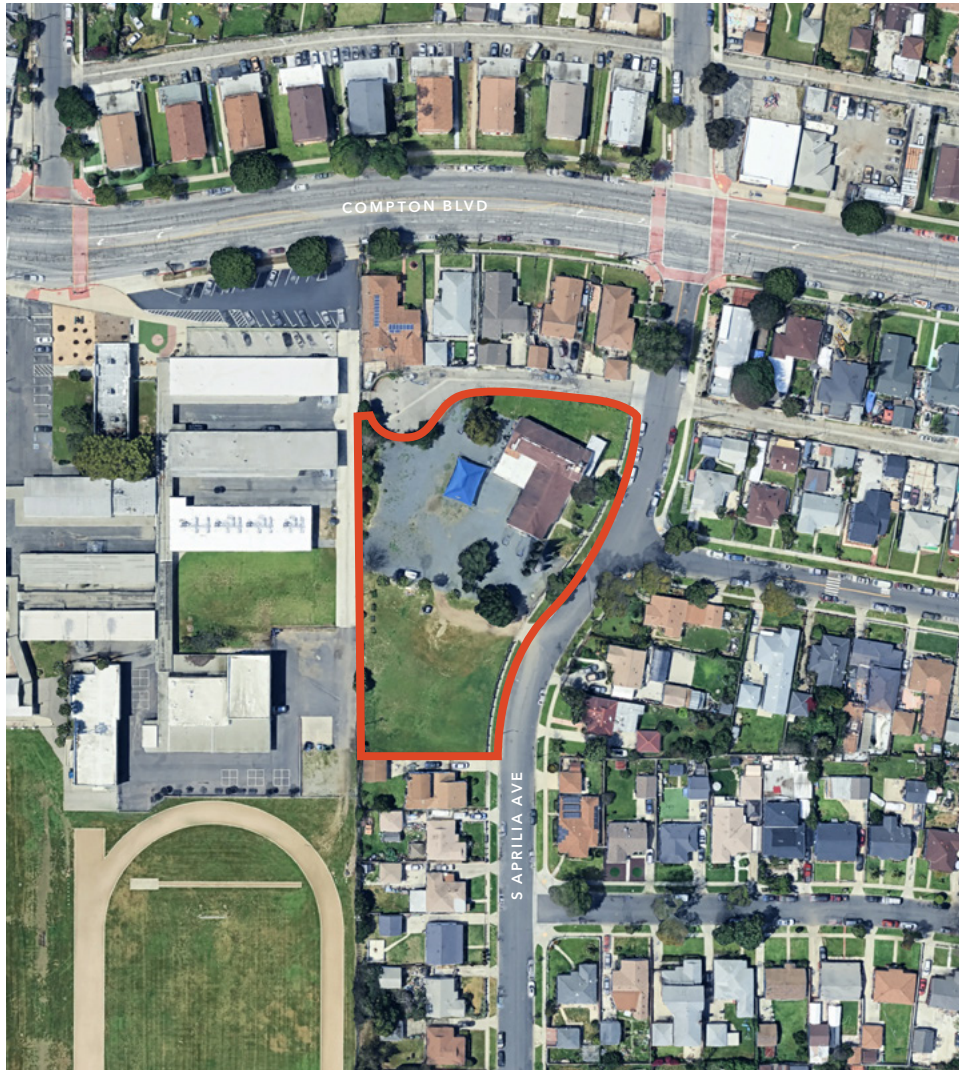




PLAT MAP



SITE MAP





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