



Commercial Real Estate

# 1449 E. Compton Boulevard

COMPTON, CA 90221



FOR SALE

High-Visibility 3,300 SF Freestanding Commercial Building on Signalized Corner  
\$450,000 (\$136 PSF)

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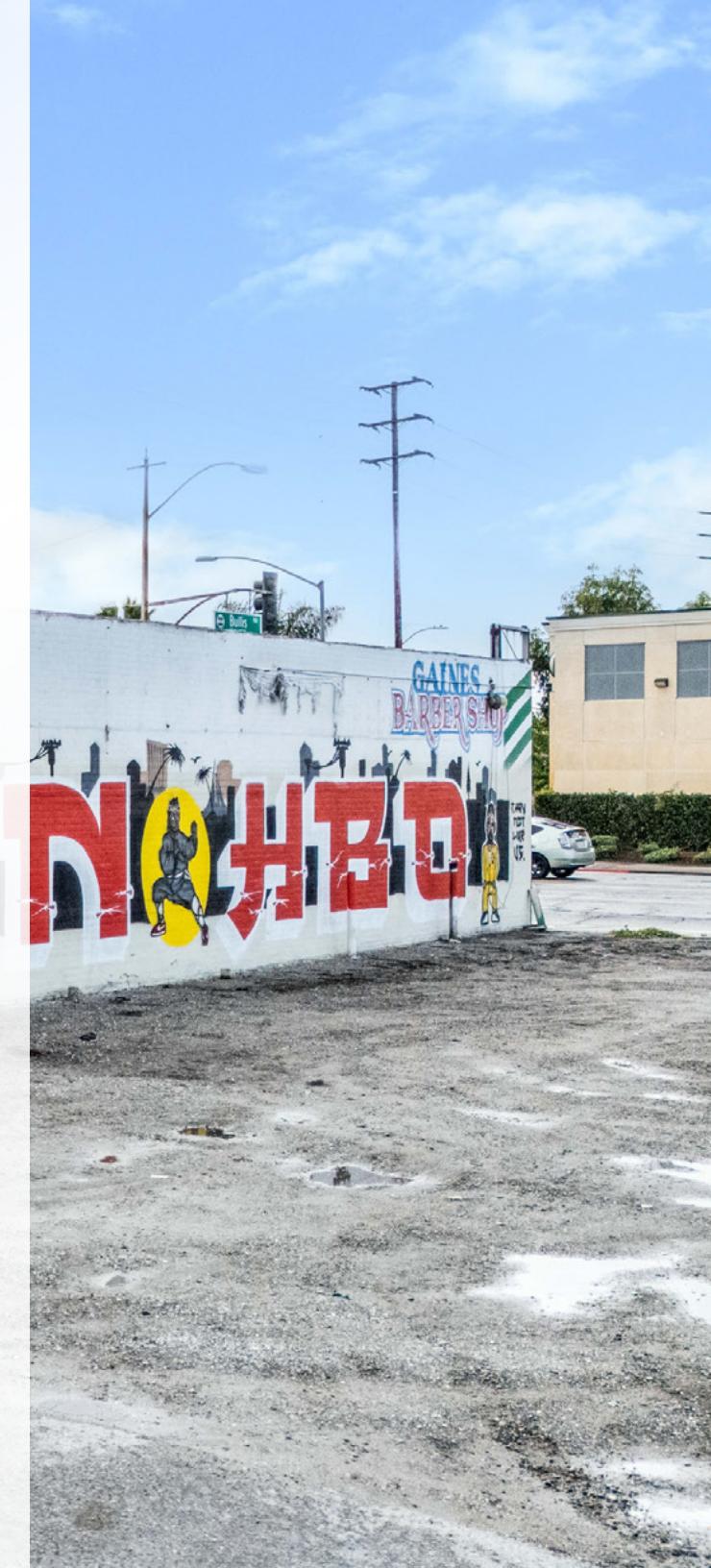
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CHAPTER 1

# The Property

1449 E. COMPTON BOULEVARD  
COMPTON, CA 90221





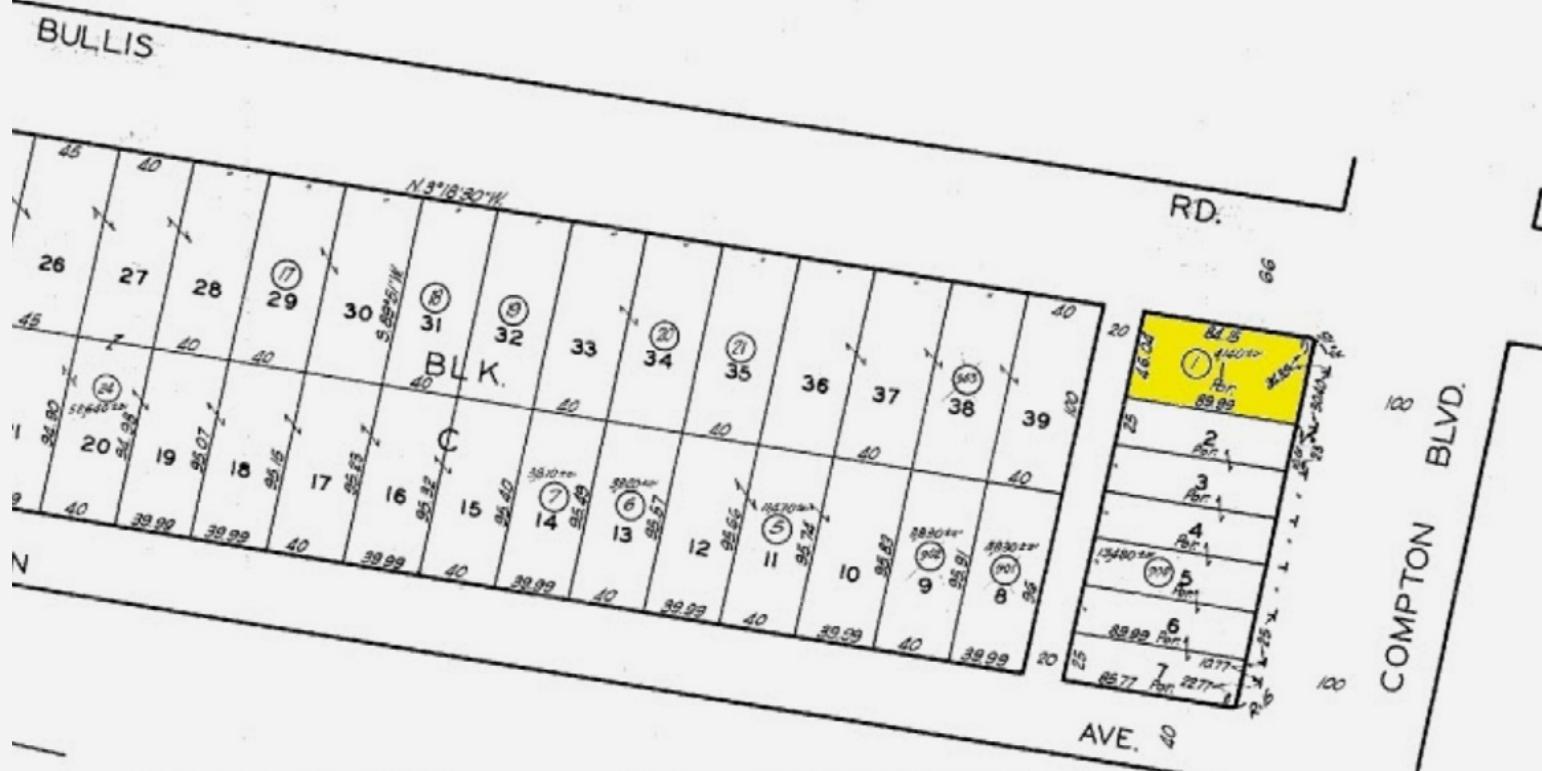
## Property Overview

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221

ADDRESS:	1449 E. COMPTON BLVD COMPTON, CA 90221
COUNTY:	LOS ANGELES
MARKET:	COMPTON
BUILDING SQ. FT.:	3,299
LAND SQ. FT.:	4,023
TYPE:	COMMERCIAL/RETAIL
ZONING:	COCL*
YEAR BUILT:	1947
APN:	6183-003-001

# Plat Map

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# Aerial Photos

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



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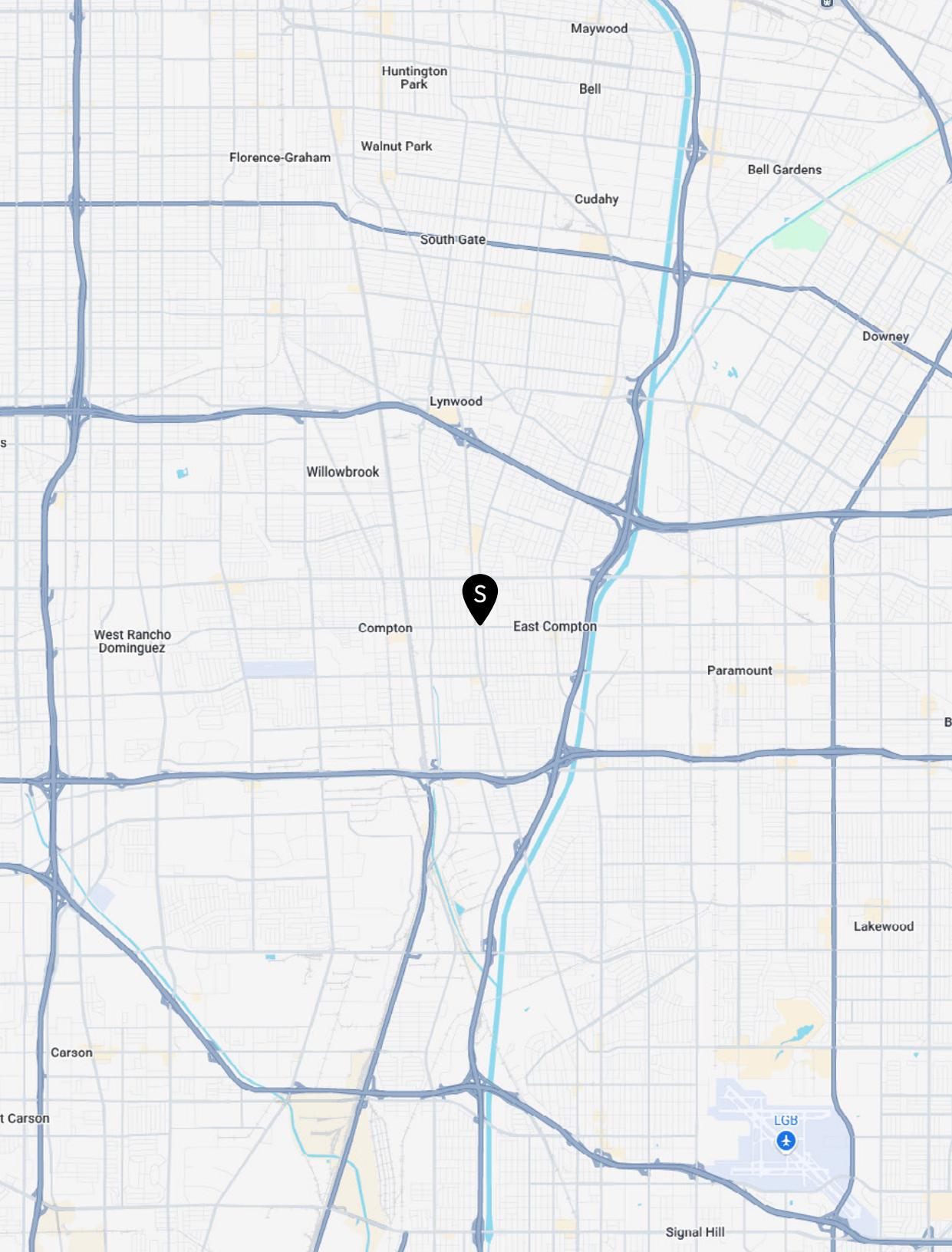


# Investment Highlights

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221

- ✓ 3,299 SQUARE FOOT, FREESTANDING COMMERCIAL BUILDING  
DELIVERED VACANT
- ✓ UNIQUE OWNER/USER OR VALUE-ADD INVESTMENT  
OPPORTUNITY - COST TO OPERATE BELOW AVERAGE MARKET  
RENT WITH SBA FINANCING (AS LITTLE AS 10% DOWN)
- ✓ EXCELLENT VISIBILITY AND FRONTEAGE AT SIGNALIZED  
INTERSECTION OF COMPTON BLVD AND N. BULLIS RD
- ✓ CL ZONING PERMITS A WIDE RANGE OF RETAIL, OFFICE,  
MEDICAL, AND RESTAURANT USES (BUYER TO VERIFY FOR ITS  
INTENDED USE)
- ✓ EASY ACCESS TO THE 710, 105, & 91 FREEWAYS
- ✓ OVER 750,000 PEOPLE WITHIN A 5 MILE RADIUS





## Demographics

90222

POPULATION  
(within 5-mile radius)

**754,824**

AVG. HOUSEHOLD INCOME  
(within 3-mile radius)

**\$76,836**

TOTAL HOUSEHOLDS  
(within 5-mile radius)

**203,262**

MEDIAN AGE  
(within 1-mile radius)

**32.9**

BUSINESSES  
(within 5-mile radius)

**22,000+**



CHAPTER 3

# The Financials

1449 E. COMPTON BOULEVARD  
COMPTON, CA 90221



# Financials

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221

Price:	Market CAP:	Apx. SqFt:	Price per SqFt(bldg):	Apx. Lot Size:	Price per SqFt(land):
<b>\$450,000</b>	<b>11.05%</b>	<b>3,299</b>	<b>\$136</b>	<b>4,023</b>	<b>\$112</b>

<b>MARKET RENT</b>	<b>ESTIMATED EXPENSES</b>
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Monthly Rent:	<b>\$4,949</b>	Taxes (1.25%)	\$5,625
Annual Rent:	<b>\$59,382</b>	Ins.	\$3,200

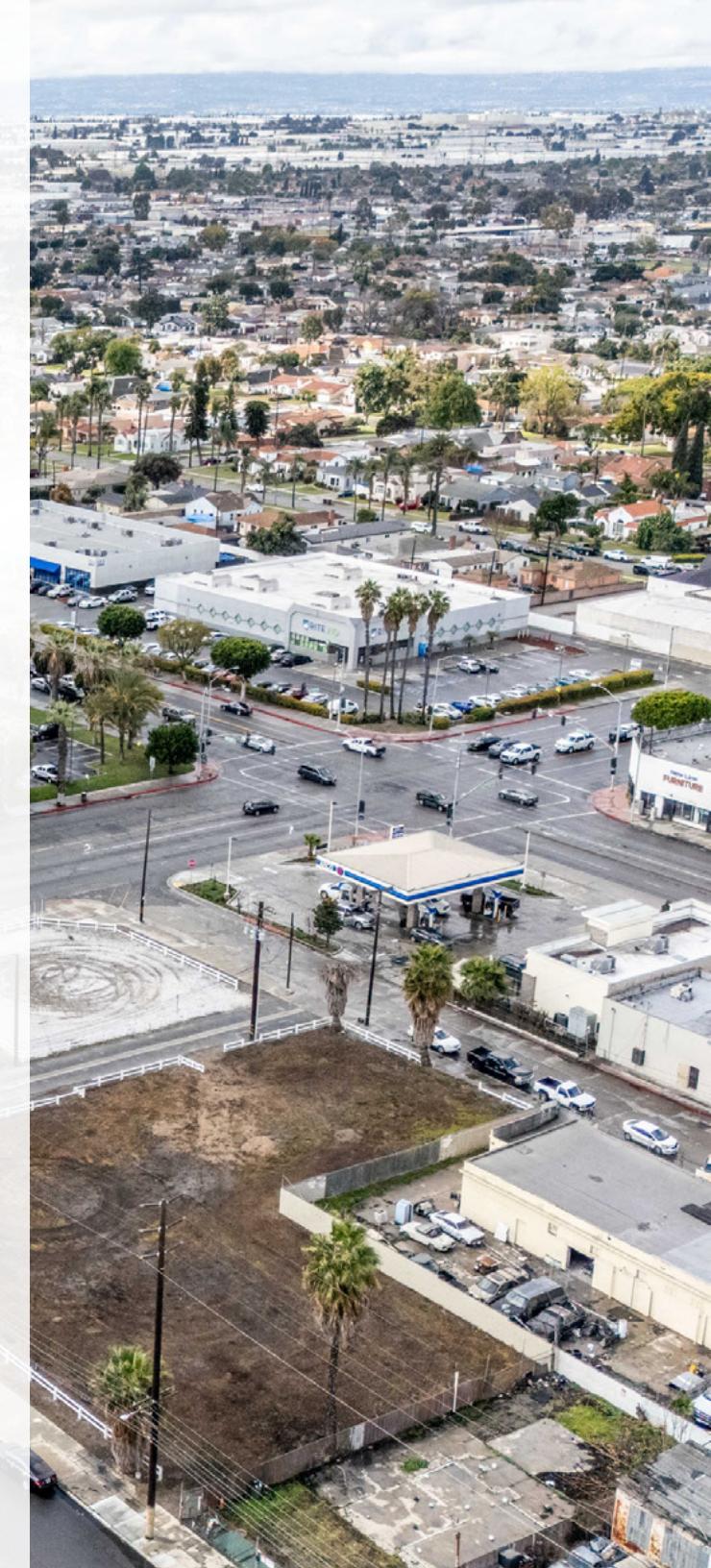
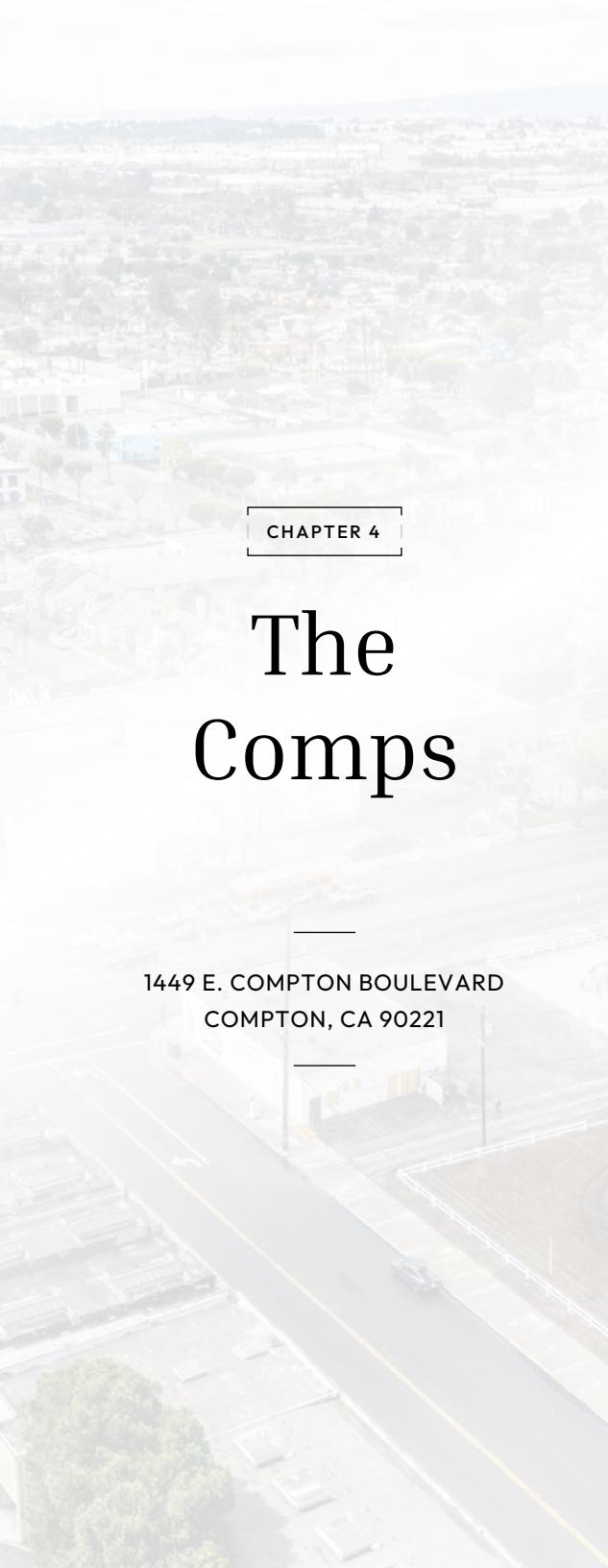
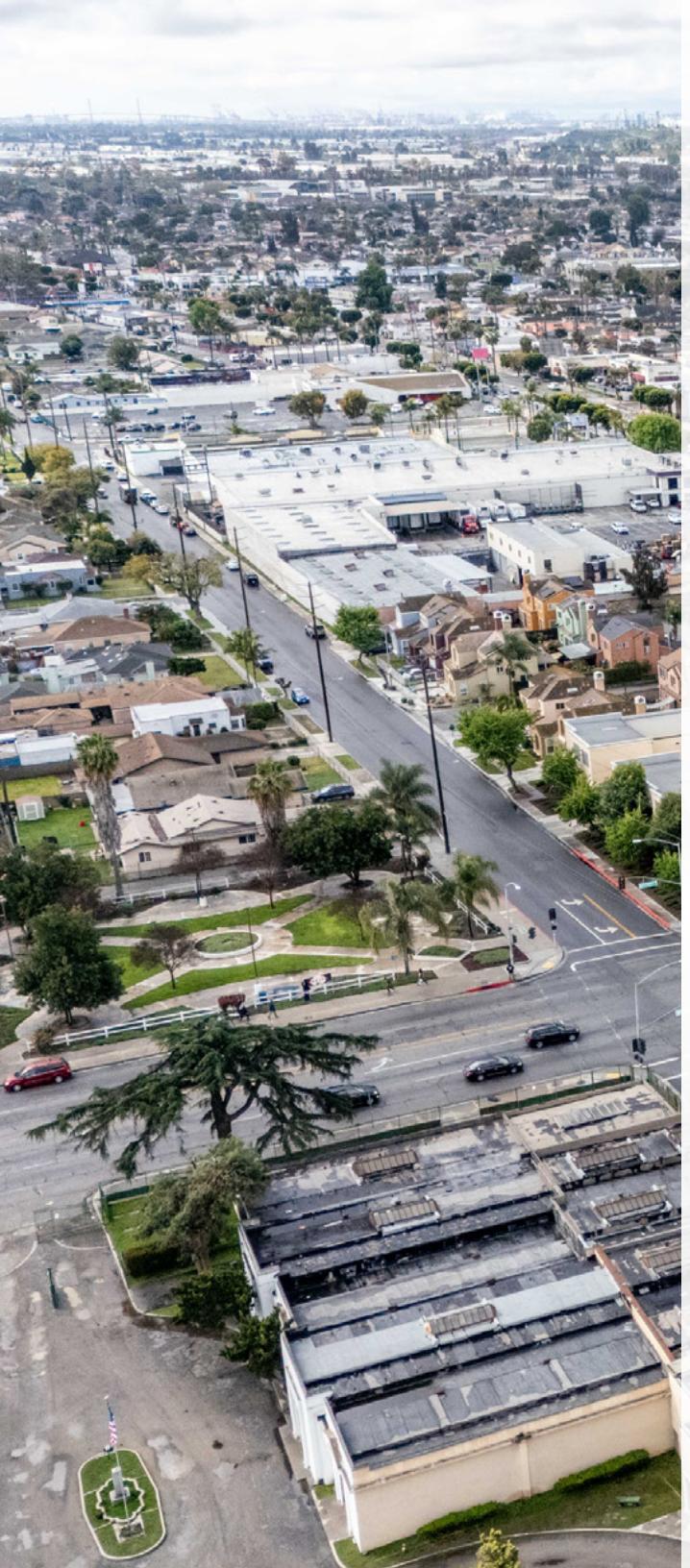
<b>PRO FORMA OPERATING DATA</b>	<b>OWNER USER</b>
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Scheduled Lease Income:	<b>\$59,382</b>	Taxes (1.25%)	\$5,625
NNN Charges (Est. \$0.25/SF):	\$9,897	Ins.	\$3,200
Effective Gross Income:	\$69,279	Utilities	\$2,144
Vacancy:	-\$3,464	Repairs & Maintenance	\$2,804
Expenses:	-\$16,083	Trash	\$1,485
Net Operating Income:	<b>\$49,732</b>	Reserves	\$825

<b>TENANT INFORMATION</b>	<b>10% Down / 7% Interest Rate / 25 Year Am</b>
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Tenant	SF	Market Rent	Market \$/SF	Price:	\$450,000
VACANT	3,299	\$ 4,949	\$ 1.50	Occupied Sq Ft:	3,299
	<b>3,299</b>	<b>\$ 4,949</b>	<b>\$ 1.50</b>	Down Payment	\$45,000

Total Expenses Per Month:	\$4,203
Total Expenses Per SF:	\$1.27



CHAPTER 4

# The Comps

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1449 E. COMPTON BOULEVARD  
COMPTON, CA 90221

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# Sales Comps (1-3 OF 9)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



1 413 E. Rosecrans Ave  
COMPTON, CA 90221



2 801-807 E. Rosecrans Ave  
COMPTON, CA 90221



3 901 W. Rosecrans Ave  
COMPTON, CA 90222



Price	\$ 700,000
Year Built	1952
Building SF	2,400
Building \$/SF	\$ 291.67
Lot Size (SF)	4,878
Land \$/SF	\$ 143.50
Zoning	COCL
Sales Date	1/23/2025

Price	\$ 1,780,000
Year Built	1956
Building SF	12,520
Building \$/SF	\$ 142.17
Lot Size (SF)	19,444
Land \$/SF	\$ 91.54
Zoning	COCL
Sales Date	10/23/2024

Price	\$ 650,000
Year Built	1958
Building SF	1,926
Building \$/SF	\$ 337.49
Lot Size (SF)	3,738
Land \$/SF	\$ 173.89
Zoning	COCM
Sales Date	5/21/2024

# Sales Comps (4-6 OF 9)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



4 544 W. Rosecrans Ave  
COMPTON, CA 90222



5 1644 E. Compton Blvd  
COMPTON, CA 90221



6 425 Rosecrans Ave  
COMPTON, CA 90221



Price	\$ 300,000
Year Built	1948
Building SF	1,050
Building \$/SF	\$ 285.71
Lot Size (SF)	1,742
Land \$/SF	\$ 172.22
Zoning	COC2
Sales Date	5/9/2024

Price	\$ 1,000,000
Year Built	1948
Building SF	6,560
Building \$/SF	\$ 152.44
Lot Size (SF)	8,676
Land \$/SF	\$ 115.26
Zoning	COCL
Sales Date	4/22/2024

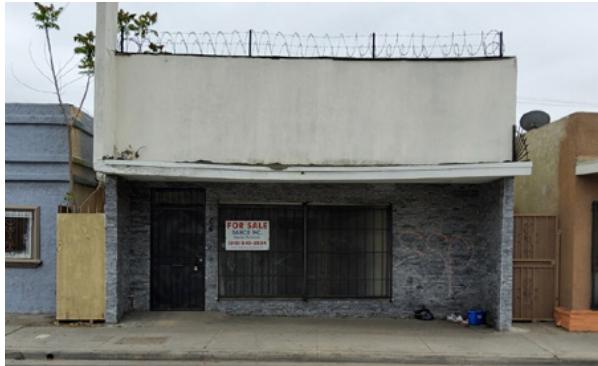
Price	\$ 485,000
Year Built	1946
Building SF	4,144
Building \$/SF	\$ 117.04
Lot Size (SF)	4,670
Land \$/SF	\$ 103.85
Zoning	COCL
Sales Date	3/16/2024

# Sales Comps (7-9 of 9)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



7 1806 E. Alondra Blvd  
COMPTON, CA 90221



Price	\$ 333,568
Year Built	1956
Building SF	1,339
Building \$/SF	\$ 249.12
Lot Size (SF)	2,500
Land \$/SF	\$ 133.43
Zoning	COCL
Sales Date	2/26/2024

8 1916 E. Rosecrans Ave  
COMPTON, CA 90221



Price	\$ 320,000
Year Built	1951
Building SF	2,100
Building \$/SF	\$ 152.38
Lot Size (SF)	5,534
Land \$/SF	\$ 57.82
Zoning	COCL
Sales Date	12/20/2023

9 500 E Compton Blvd  
COMPTON, CA 90221



Price	\$ 926,000
Year Built	1955
Building SF	4,761
Building \$/SF	\$ 194.50
Lot Size (SF)	13,939
Land \$/SF	\$ 66.43
Zoning	COCL
Sales Date	9/11/2023

# Sales Comps (SUMMARY)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



## Average

of 9 comps

Price	\$ 721,619
Year Built	-
Building SF	4,089
Building \$/SF	\$ 213.61
Lot Size (SF)	7,530
Land \$/SF	\$ 117.55
Zoning	-

## Subject

\*1449 E. Compton Blvd

Price	\$ 525,000
Year Built	1947
Building SF	3,299
Building \$/SF	\$ 159.14
Lot Size (SF)	4,023
Land \$/SF	\$ 130.50
Zoning	COCL

# Rent Comps (1-5 OF 5 & SUMMARY)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221

1 906 S. Willowbrook Ave  
COMPTON, CA 90220



Sq Ft Avail. 800  
Zoning COCL  
Year Built 1967

2 1826 E. Compton Blvd  
COMPTON, CA 90221



Sq Ft Avail.  
Zoning  
Year Built

1,500  
COCL  
1946

3 1638 E. Compton Blvd  
COMPTON, CA 90221



Sq Ft Avail.  
Zoning  
Year Built

2,700  
COCL  
1947

4 1702 N. Long Beach Blvd  
COMPTON, CA 90221



Sq Ft Avail. 900  
Zoning COCL  
Year Built 1937

5 500 E. Compton Blvd  
COMPTON, CA 90221



Sq Ft Avail. 3,261  
Zoning COCL  
Year Built 1955

AVERAGE ASKING RATE \$/SF/MO:

\$ 1.93

AVERAGE SQ FT AVAILABLE:

1,832

# Disclaimer

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# Get In Touch With Us!

*For more information.*



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