



Commercial Real Estate

1449 E. Compton Boulevard

COMPTON, CA 90221

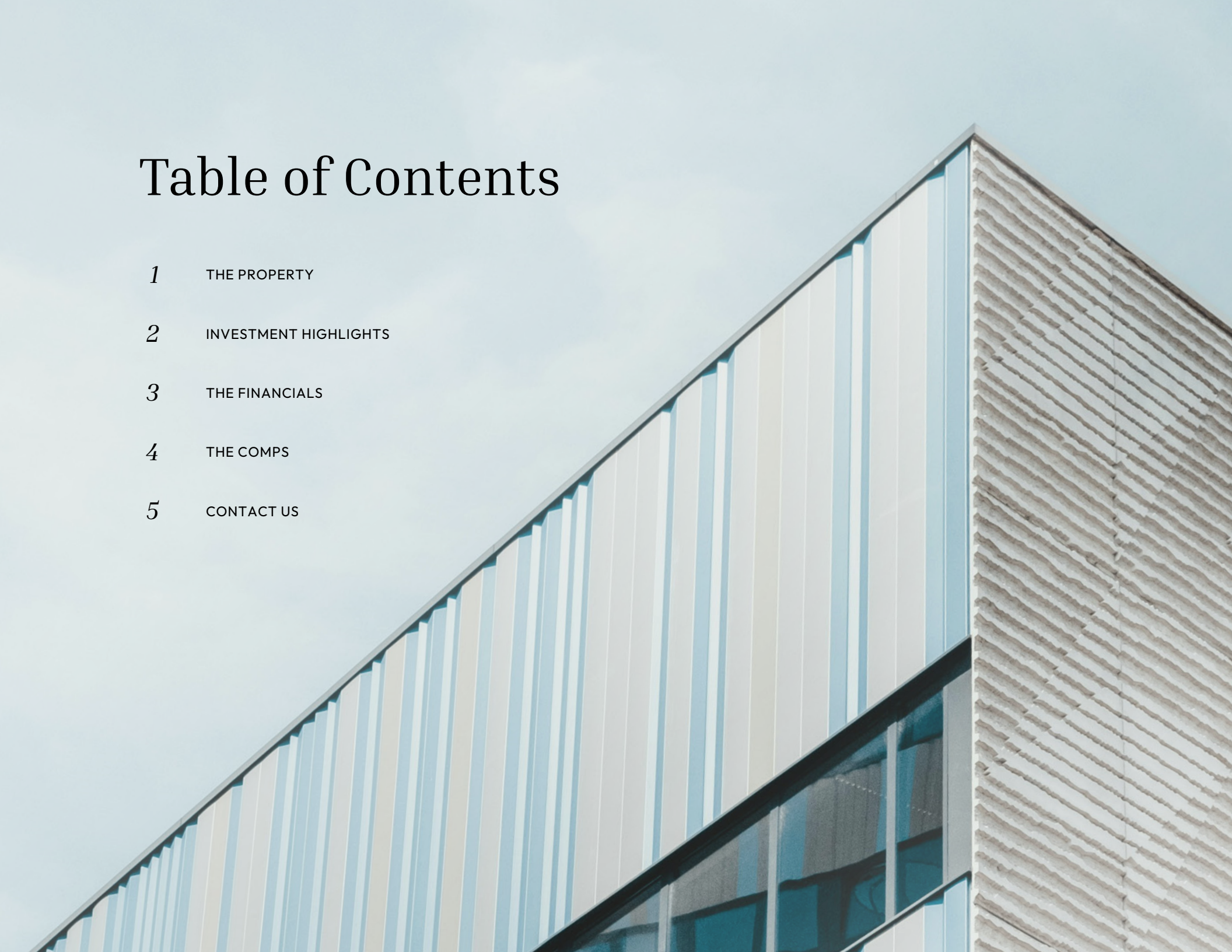


FOR SALE

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

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CHAPTER 1

The Property

1449 E. COMPTON BOULEVARD
COMPTON, CA 90221





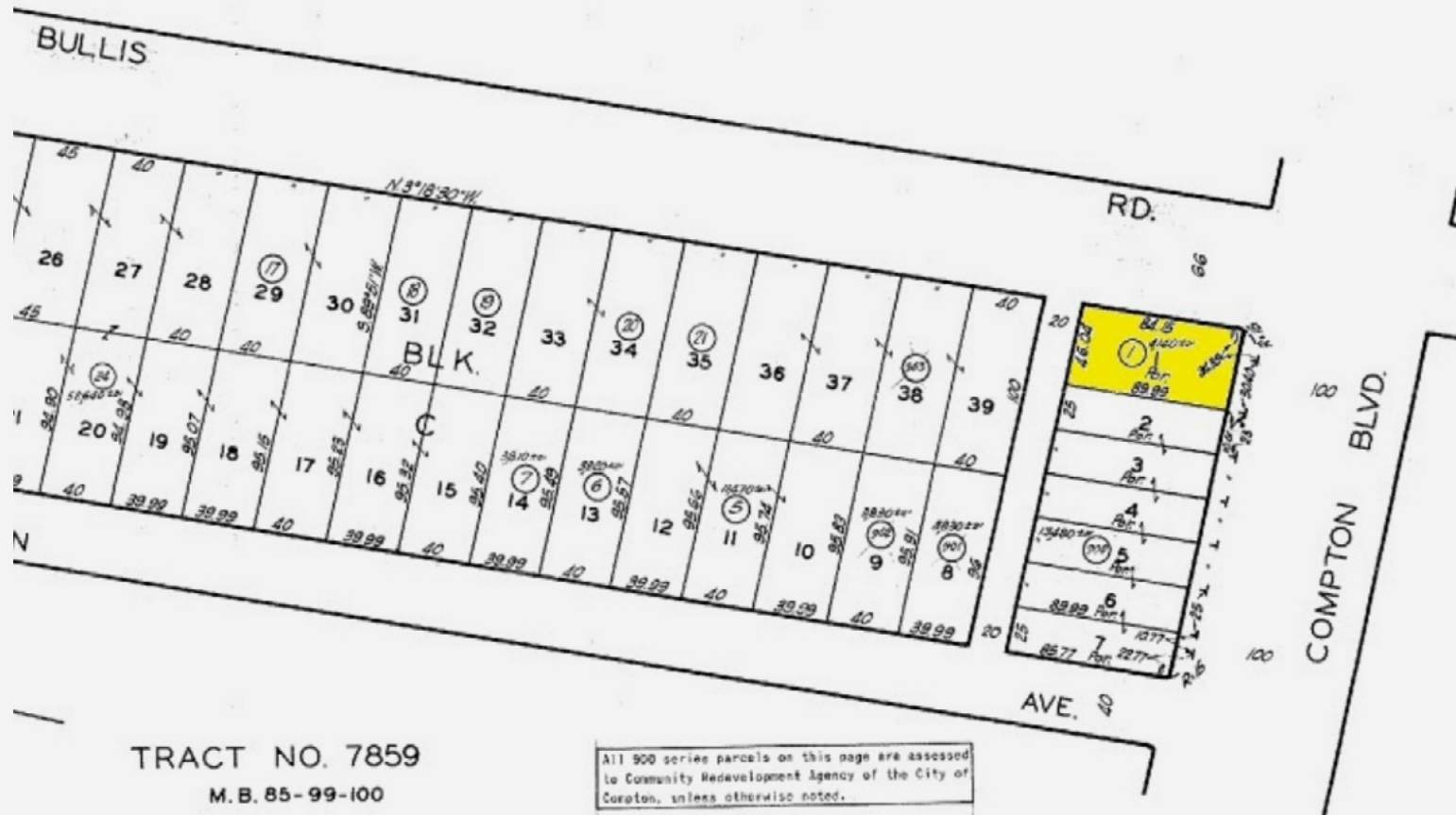
Property Overview

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



Aerial Photos

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



Aerial Photos

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221





CHAPTER 2

Investment Highlights

1449 E. COMPTON BOULEVARD
COMPTON, CA 90221

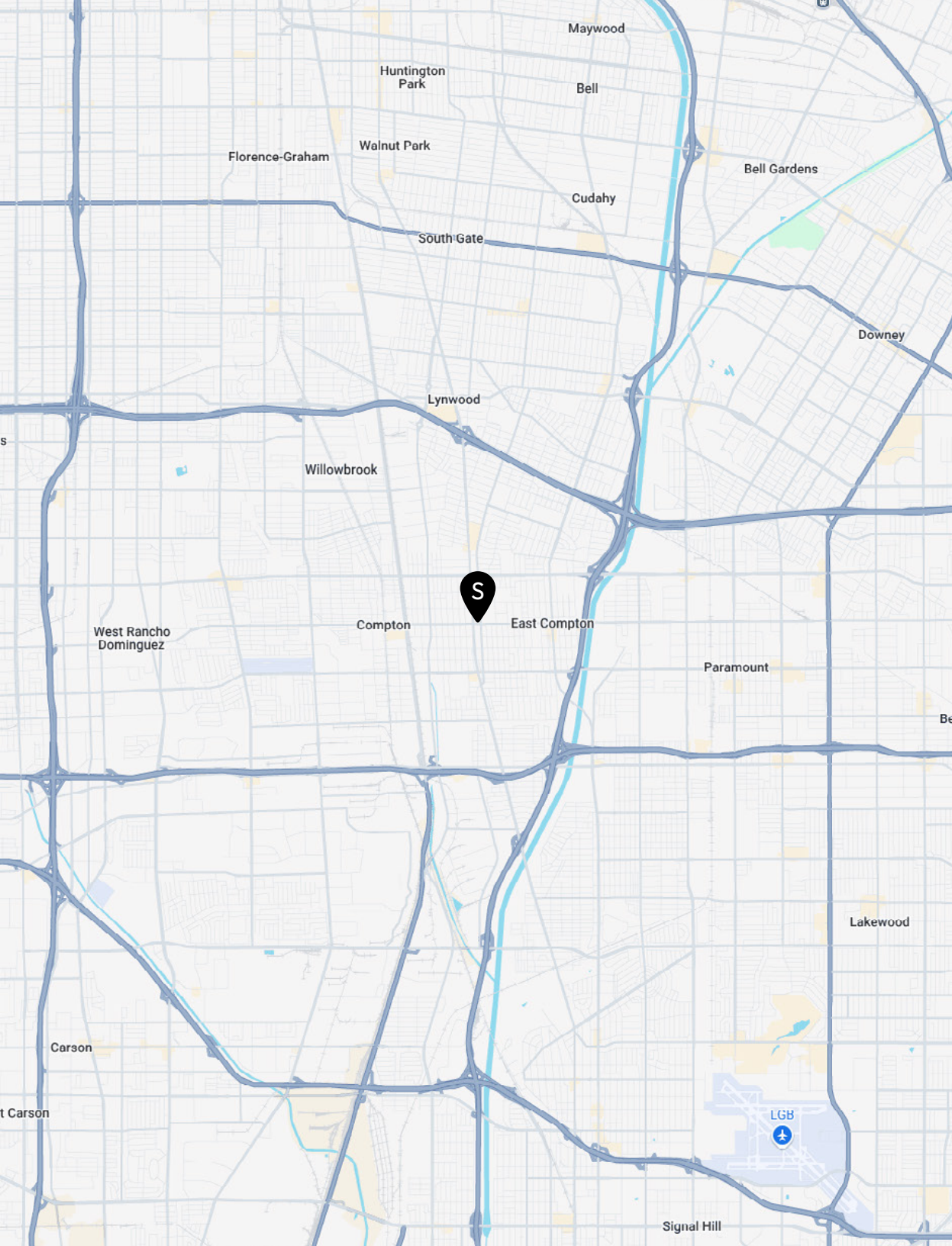


Investment Highlights

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 FRONTAGE 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 <i>(within 5-mile radius)</i>	754,824
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AVG. HOUSEHOLD INCOME <i>(within 3-mile radius)</i>	\$76,836
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TOTAL HOUSEHOLDS <i>(within 5-mile radius)</i>	203,262
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MEDIAN AGE <i>(within 1-mile radius)</i>	32.9
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BUSINESSES <i>(within 5-mile radius)</i>	22,000+
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CHAPTER 3

The Financials

1449 E. COMPTON BOULEVARD
COMPTON, CA 90221

Financials

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221

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

Monthly Rent:	\$4,949
Annual Rent:	\$59,382

PRO FORMA OPERATING DATA

Scheduled Lease Income:	\$59,382	
NNN Charges (Est. \$0.25/SF):	\$9,897	
Effective Gross Income:	\$69,279	
Vacancy:	-\$3,464	5%
Expenses:	-\$16,083	
Net Operating Income:	\$49,732	

TENANT INFORMATION

<i>Tenant</i>	<i>SF</i>	<i>Market Rent</i>	<i>Market \$/SF</i>
VACANT	3,299	\$ 4,949	\$ 1.50
	3,299	\$ 4,949	\$ 1.50

ESTIMATED EXPENSES

Taxes (1.25%)	\$5,625
Ins.	\$3,200
Utilities	\$2,144
Repairs & Maintenance	\$2,804
Trash	\$1,485
Reserves	\$825
	27.08%
Total Expenses:	\$16,083
Expenses Per SF	\$4.88

OWNER USER

10% Down / 7% Interest Rate / 25 Year Am	
Price:	\$450,000
Occupied Sq Ft:	3,299
Down Payment	\$45,000
Loan Amount	\$405,000
Debt Service	\$2,862
Building Expenses Per Month	\$1,340
Total Expenses Per Month:	\$4,203
Total Expenses Per SF:	\$1.27



CHAPTER 4

The Comps

1449 E. COMPTON BOULEVARD
COMPTON, CA 90221



Sales Comps (1-3 OF 9)

1449 E. COMPTON BOULEVARD, COMPTON, CA 90221



1 413 E. Rosecrans Ave
COMPTON, CA 90221



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

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



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

3 901 W. Rosecrans Ave
COMPTON, CA 90222



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



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

5 1644 E. Compton Blvd
COMPTON, CA 90221



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

6 425 Rosecrans Ave
COMPTON, CA 90221



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



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. 1,500
Zoning COCL
Year Built 1946

3 1638 E. Compton Blvd
COMPTON, CA 90221



Sq Ft Avail. 2,700
Zoning COCL
Year Built 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!

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