

Mixed-Use For Sale

Retail & Office Building

1520-1610 N. Willowbrook Ave., Compton, CA 90222



PROPERTY HIGHLIGHTS

- APPROXIMATELY 9,375 SF 2 STORY BUILDING ON 24,429 SF LOT.
- EXCELLENT OPPORTUNITY FOR AN OWNER/USER OR AN INVESTOR WITH TENANT(S) IN MIND.
- LESS THAN 3/4 OF A MILE FROM THE COMPTON BLUE LINE STATION.
- OUTSTANDING FRONTAGE; APPROX. 163 FEET ALONG WILLOWBROOK AVE.
- GOOD DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

Price: \$1,475,000

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PROPERTY DESCRIPTION

Mixed-Use: Retail & Office
1520-1610 N. Willowbrook Ave. | Compton, CA 90222



Property Description

Nestled in the heart of Compton, California, the property at 1520-1610 N. Willowbrook Ave. offers a unique mixed-use opportunity. The building consists of a two-story structure covering approximately 9,375 square feet and sits on a generous lot spanning around 24,429 square feet.

The property boasts exceptional access to major transportation routes. It is less than $\frac{3}{4}$ of a mile from the Compton Blue Line Station. The location is also strategically located less than 2 miles from the 105 Freeway and less than 2.5 miles from the 710 Freeway, facilitating convenient connectivity to the broader Los Angeles region. This advantageous access is a valuable asset for businesses looking to establish a presence with regional reach.

Additionally, the property provides ample on-site parking with over 30 parking stalls. This dedicated parking area is complemented by plenty of street parking, offering convenience for both employees and customers. The availability of on-site parking enhances the property's appeal, making it an attractive choice for businesses that require parking for their operations.

Furthermore, the property is located less than 1 mile from Downtown Compton, providing easy access to the heart of the city. This central location opens doors to a range of amenities, services, and the vibrant atmosphere of Downtown Compton, contributing to the property's appeal.

One of the standout features is the substantial frontage, stretching approximately 163 feet along Willowbrook Ave. This ensures high visibility and easy access for businesses and their clientele. The property's prime location is enhanced by this impressive frontage, making it an ideal spot for signage and branding.

The property is in a densely populated area of Los Angeles; with over 50,000 people residing within a 1 mile radius and over 300,000 people residing within a 3-mile radius, providing a substantial customer base.

1520-1610 N. Willowbrook Ave. in Compton, CA, is a multifaceted mixed-use property with prime accessibility, ample parking, and proximity to Downtown Compton and public transportation. Its combination of retail and office spaces, strong demographic base, and dedicated on-site parking make it a promising choice for owner/users and investors.

INCOME SUMMARY & RENT ROLL

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INVESTMENT SUMMARY

Price:	\$1,475,000
Year Built:	1970 & 1973
SF (Per Title):	9,375
Price / SF:	\$157.33
Lot Size (SF):	24,429
Price / SF:	\$60.38
Floors:	2
Parking:	Approx 26 On-Site
Zoning:	COCL*
APN:	6153-029-014
	6153-029-027
	6153-030-001
Current Cap Rate:	1.5%
Proforma Cap Rate:	9.6%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$146,505	\$180,105
TOTALS	\$146,505	\$180,105

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$146,505	\$180,105
Reimbursements	\$0	\$15,526
Less: Vacancy	(\$80,505)	(\$9,005)
Effective Gross Income	\$66,000	\$186,626
Less: Expenses	(\$43,667)	(\$45,347)
Net Operating Income	\$22,333	\$141,279

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$23,042	\$23,042
Insurance	\$2,000	\$2,000
Water	\$3,200	\$3,200
Gas	\$1,200	\$1,200
Electricity	\$4,500	\$4,500
Repairs	\$2,400	\$2,400
Management	\$7,325	\$9,005
Total Expenses	\$43,667	\$45,347
Expenses Per RSF	\$4.66	\$4.84

Current Rent Roll								Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/S F	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type**
1610	Market	3,500		m/m	\$5,500.00	\$1.57	Gross	\$8,750.00	\$2.50	NN
1610-1	Office (Vacant)	510			\$637.50	\$1.25	Gross	\$637.50	\$1.25	Gross
1610-2	Office (Vacant)	468			\$585.00	\$1.25	Gross	\$585.00	\$1.25	Gross
1610-3	Office (Vacant)	420			\$525.00	\$1.25	Gross	\$525.00	\$1.25	Gross
1610-4	Office (Vacant)	527			\$658.75	\$1.25	Gross	\$658.75	\$1.25	Gross
1610-5	Office (Vacant)	442			\$552.50	\$1.25	Gross	\$552.50	\$1.25	Gross
1612	Retail (Vacant)	3,300			\$3,750.00	\$1.14	Gross	\$3,300.00	\$1.00	NN
Total Square Feet		9,167			\$12,208.75			\$15,008.75		

Note: * Proforma Lease Type to have Retail tenants reimburse for everything except for taxes

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****

PROPERTY PHOTOS

Mixed-Use: Retail & Office

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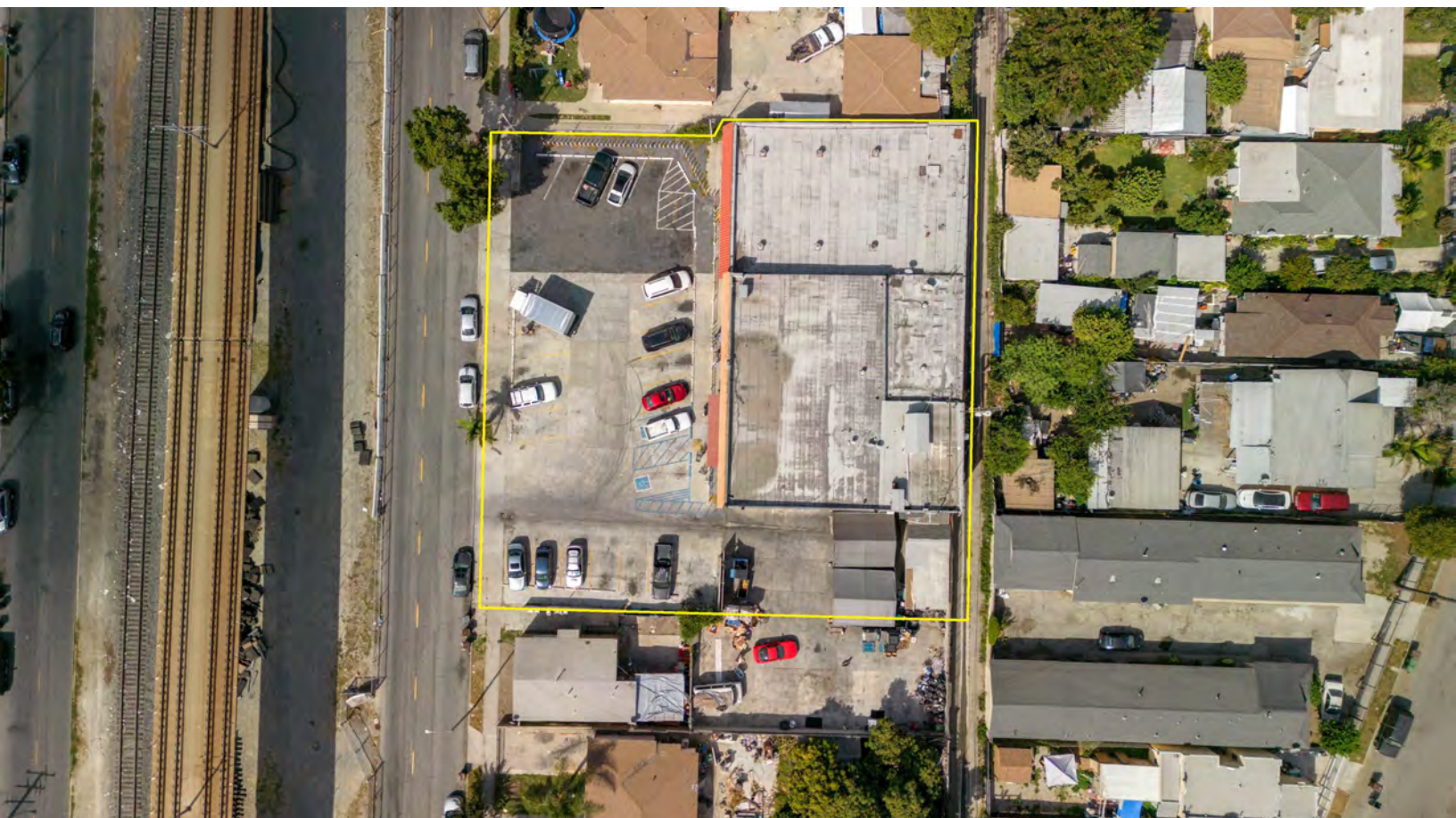
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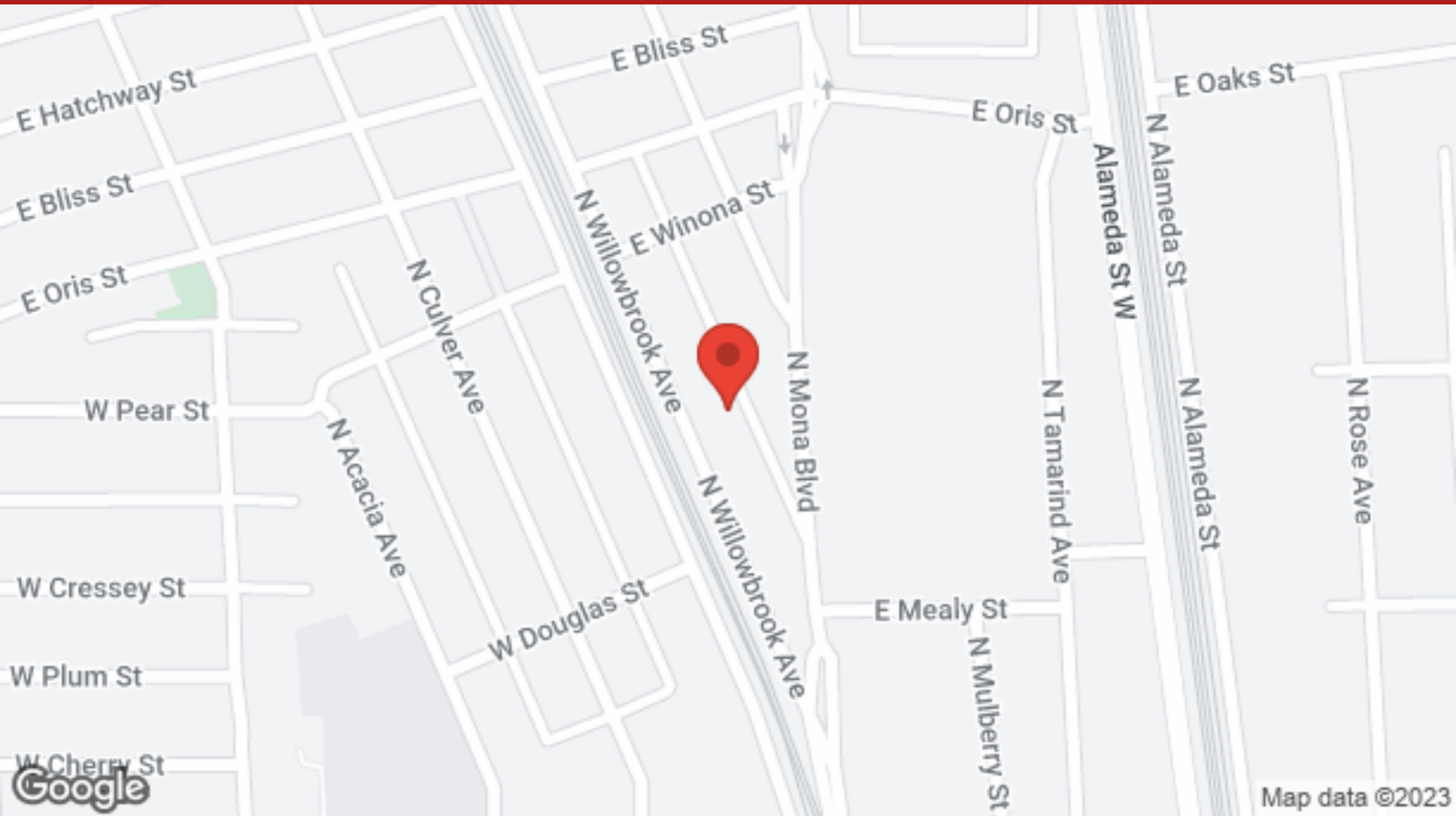
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LOCATION MAPS

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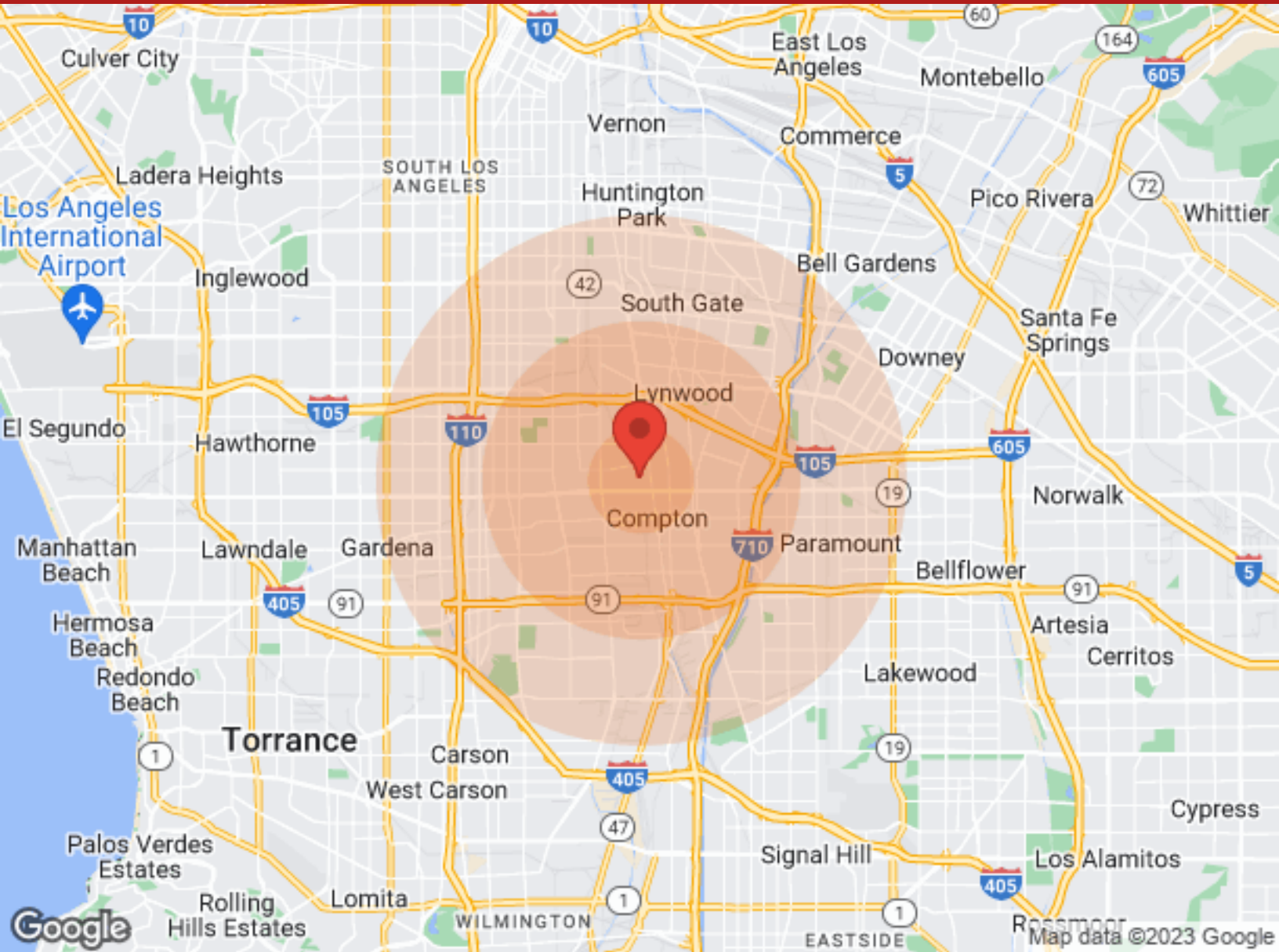
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	27,696	165,500	456,738
Female	28,691	171,286	464,229
Total Population	56,387	336,786	920,967
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	15,283	87,079	226,536
Ages 15-24	10,153	58,165	151,188
Ages 25-54	23,930	142,823	394,763
Ages 55-64	4,077	26,603	78,623
Ages 65+	2,944	22,116	69,857
Race	1 Mile	3 Miles	5 Miles
White	16,667	96,412	297,120
Black	10,223	67,997	164,514
Am In/AK Nat	169	796	2,170
Hawaiian	24	640	2,882
Hispanic	47,689	272,006	714,333
Multi-Racial	58,538	340,006	854,242

Income	1 Mile	3 Miles	5 Miles
Median	\$38,063	\$42,546	\$42,574
< \$15,000	2,657	12,971	36,381
\$15,000-\$24,999	2,123	10,884	32,328
\$25,000-\$34,999	1,379	9,218	30,043
\$35,000-\$49,999	2,053	13,319	38,840
\$50,000-\$74,999	2,464	15,161	45,393
\$75,000-\$99,999	1,053	7,490	23,584
\$100,000-\$149,999	765	6,310	19,574
\$150,000-\$199,999	92	1,218	4,278
> \$200,000	23	496	2,056

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,417	78,461	239,845
Occupied	11,542	73,925	226,967
Owner Occupied	4,869	36,922	104,284
Renter Occupied	6,673	37,003	122,683
Vacant	875	4,536	12,878

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