

Compton Retail/Office Complex

509-523 E Rosecrans Ave, Compton, CA 90221

VARs Presented By:
Vars Real Estate



Compton Retail/Office Complex

509-523 E Rosecrans Ave, Compton, CA 90221

Property Details

Price: \$1,999,999

- Remodeling Building with Gated Parking Lot
- Large Monument Sign and Good Visibility
- 3 Buildings, 1 Open Floor Plan, 2 with Private Offices

View the full listing here: <https://www.loopnet.com/Listing/509-523-E-Rosecrans-Ave-Compton-CA/35845243/>

Price:	\$1,999,999
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.07%
Lot Size:	0.44 AC
Gross Building Area:	7,382 SF
No. Stories:	1
Year Built:	1950
Tenancy:	Single
Parking Ratio:	2.3/1,000 SF
Zoning Description:	COCL*
APN / Parcel ID:	6167-011-026
Walk Score ®:	81 (Very Walkable)

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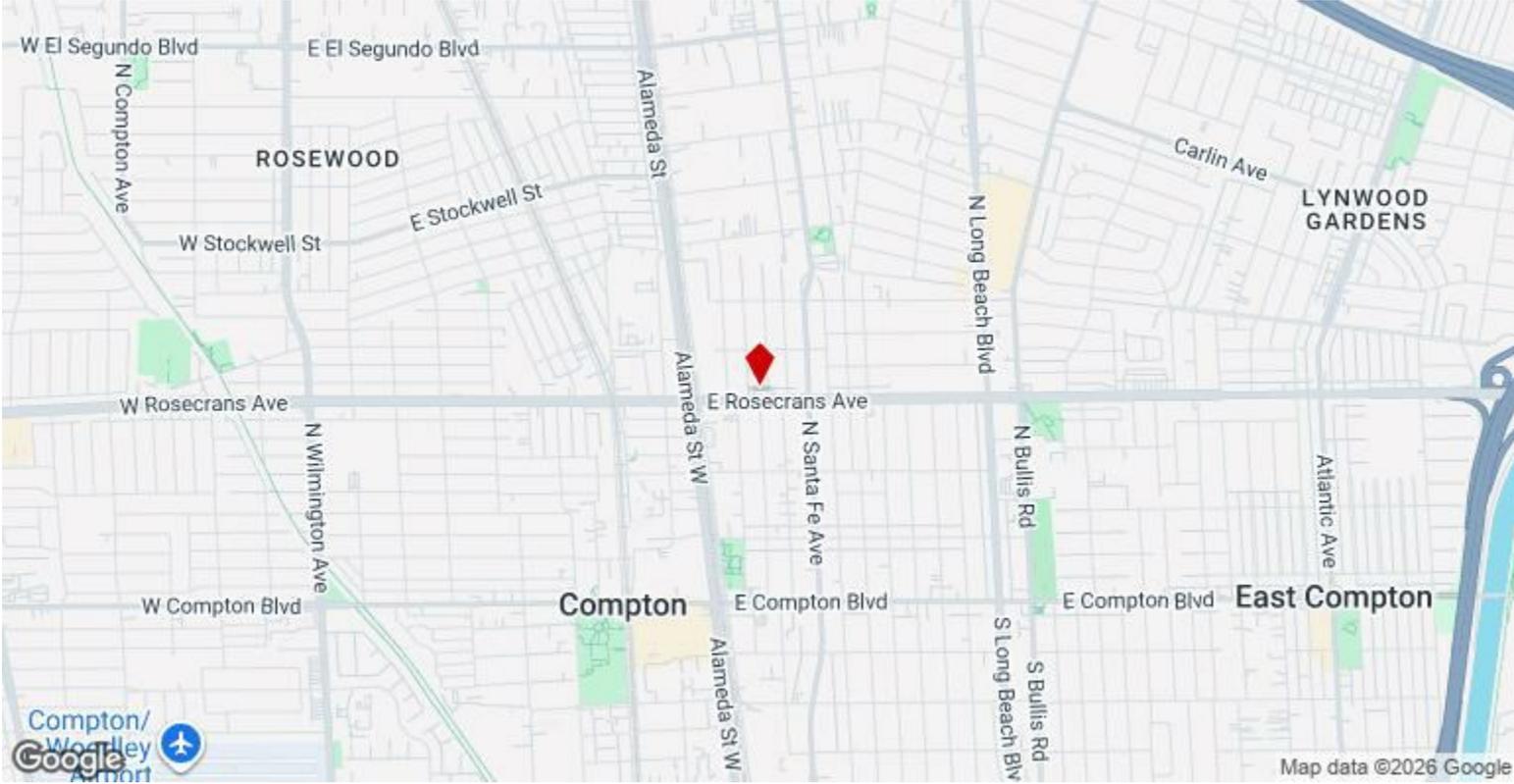
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fathers and Mothers Who Care, Inc.	-	December 2025
Olympus Fitness Inc.	-	September 2027

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Location



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Property Photos



509-523 E Rosecrans Av, Compton Exterior



Exterior with Roll Up Door

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Property Photos



Exterior - Wide Shot



Large Building - Interior1

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Property Photos



Large Building Interior2



Large Building - Kitchenette and Rear Area

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Large Building Interior3



Medium Building Interior

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Medium Building - Conference or Classroom



Center Building Interior1

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Center Building Interior2



Fenced Parking Lot

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Fenced Parking Lot



Building Photo

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Building Photo - Archive



Center Building - Archive

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Medium Building - ADA Restroom



Interior Photo - Archive

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Interior Photo - Archive

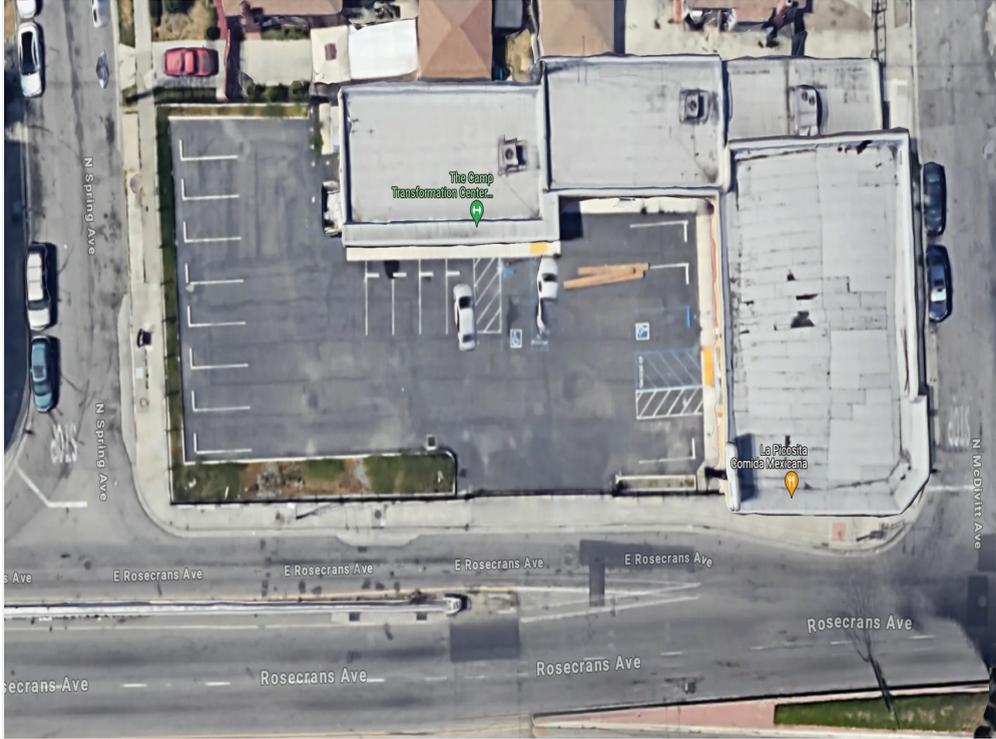


Exterior from Rosecrans Median

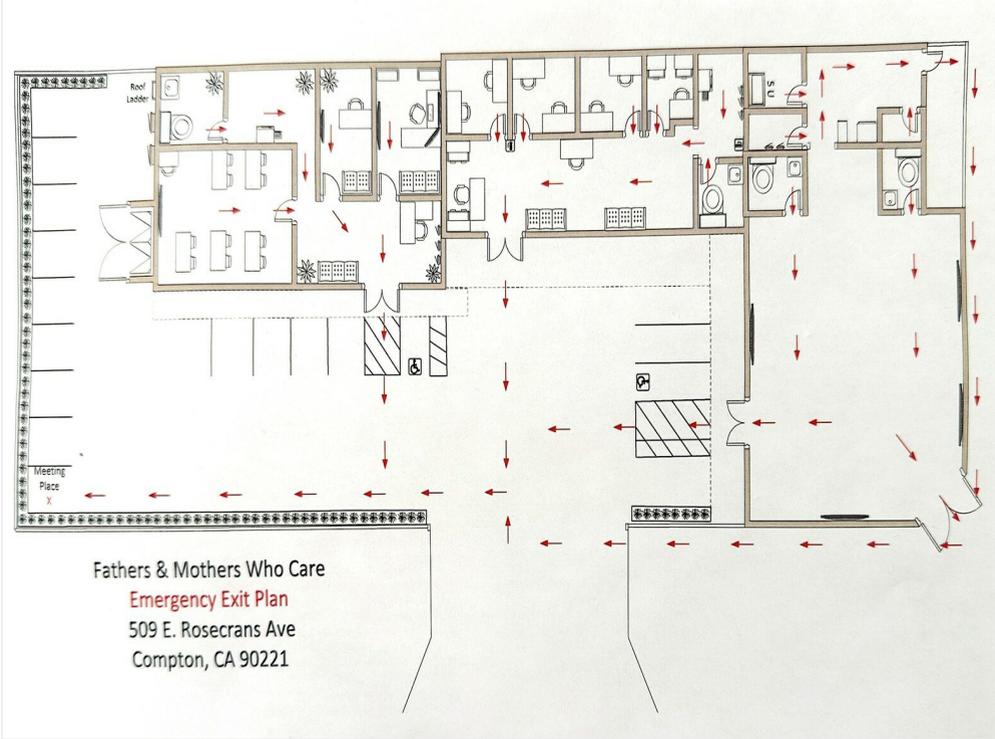
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Aerial



floorplan2025

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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. 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, tiled 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.



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