



PROPERTY DETAIL

Address	12031 S. Willowbrook Avenue, Compton, CA 90222
Current Use	Vacant Unimproved Land
Zoning	Willowbrook TOD Specific Plan, Willowbrook R-3
Ownership	County of Los Angeles
County	Unincorporated Los Angeles County
Parcel No.	6150-006-902
Land Area	+/- 0.2475 acres (+/- 10,780 square feet)
Sale Type	"as-is" / "where-is"
Listing Price	\$499,000.00
Other Notes	Contact Agent for Questions

SITE HIGHLIGHTS

- It is served directly by the I-105 Freeway, which is connected to the I-110, I-710 and I-605 freeways.
- Within driving distance to Los Angeles International and Long Beach airports.
- The property is near Martin Luther King, Jr Medical Campus, and Kenneth Han Plaza, which features a grocery store, retail space, and several quick-serve eateries.
- The Charles Drew University of Medicine is nearby, along with elementary, middle schools, and Centennial High School.
- A business-friendly county government that supports business attraction, retention, and growth.
- The site is less than a 10-minute walk to the Willowbrook/Rosa Parks Station and nearby Cal-State University, Dominguez Hills, Compton Community College, and several community parks, including the Earvin Magic Johnson Recreation area.

CONTACT



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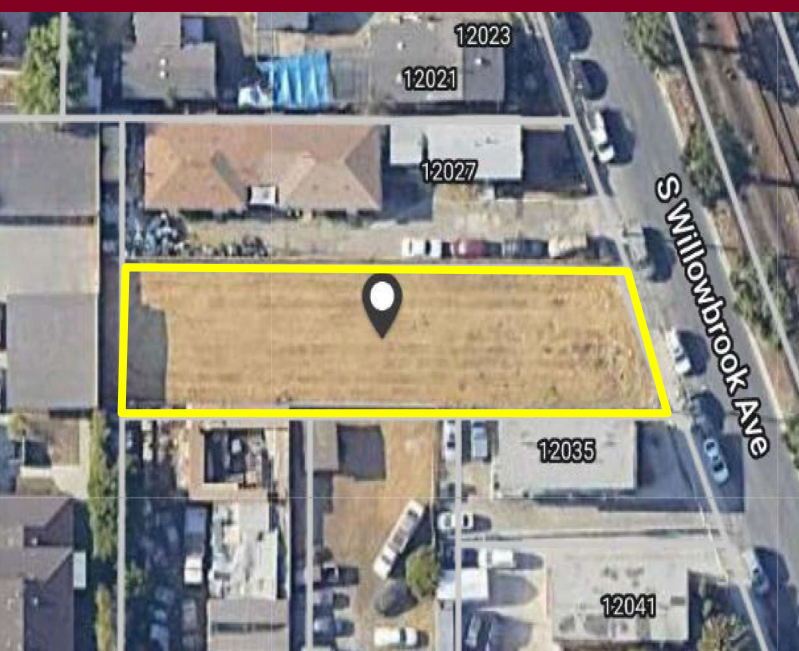


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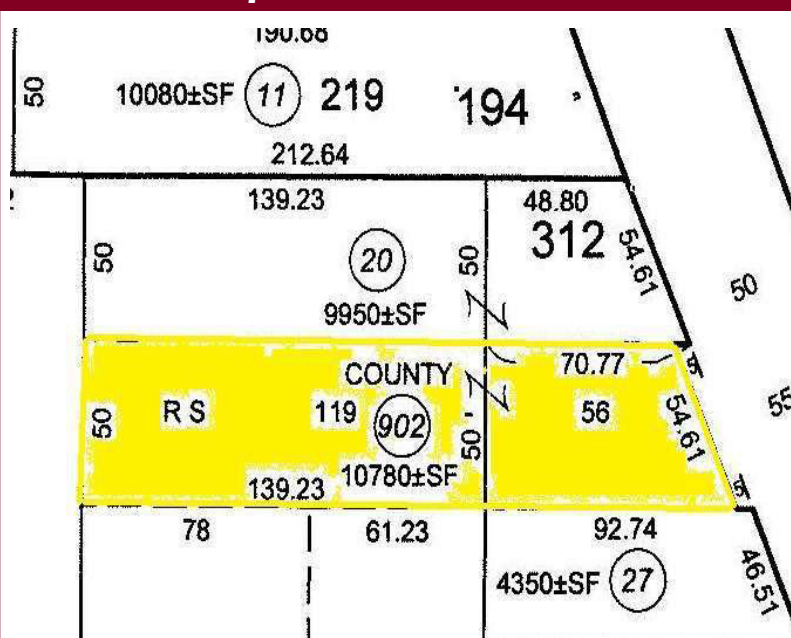


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Aerial View



Parcel Map



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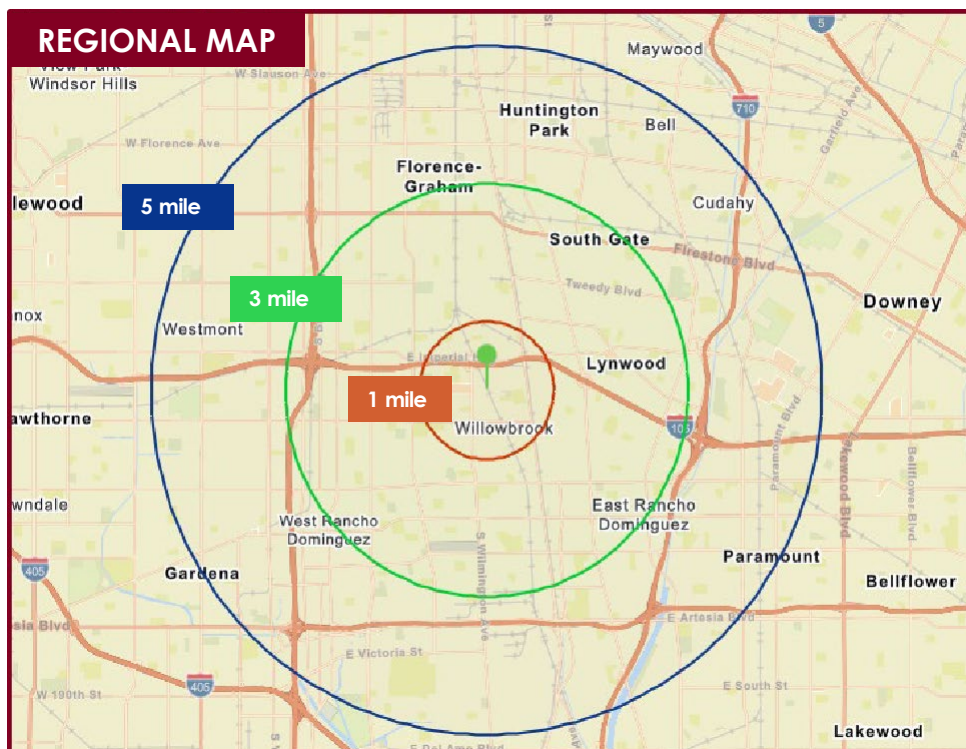


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DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
POPULATION	43,045	352,773	561,116
HOUSEHOLDS	10,301	88,450	156,937
MEDIAN AGE	27.5	29.5	31.3
INCOME & HOME VALUES			
Avg. Household Income	\$43,300	\$58,840	\$57,840
Avg. Home Value	\$510,578	\$548,811	\$602,576

REGIONAL MAP



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