

# OFFERING MEMORANDUM

15228-15230 S AVALON BLVD COMPTON, CA

Potential Ground Lease Opportunity



**Exclusive Contact:**

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DTLA

LOS ANGELES

COMPTON

**SITE**

SAVALON BLVD

E REDONDO BEACH BLVD

SSANPEDRO ST

SAVALON BLVD

E REDONDO BEACH BLVD



Google Earth

# Confidentiality Agreement

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of 15228-15230 S Avalon Blvd., Compton, California (the "Property"). The Owner has retained NAI Capital ("NAI") as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Owner and NAI expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.

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COMPTON, CA**

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No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474

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## Property Details

<b>Property Address</b>	15228-15230 S Avalon Blvd, Compton, CA
<b>Building Area</b>	3,760 SQ.FT
<b>Land Area</b>	12,634 SQ.FT (0.29 acres)
<b>APN Parcel#</b>	6139-002-036
<b>Year Built</b>	2015
<b>Parking</b>	13 regular and 1 handicap
<b>Zoning</b>	LCC3

## Property Highlights

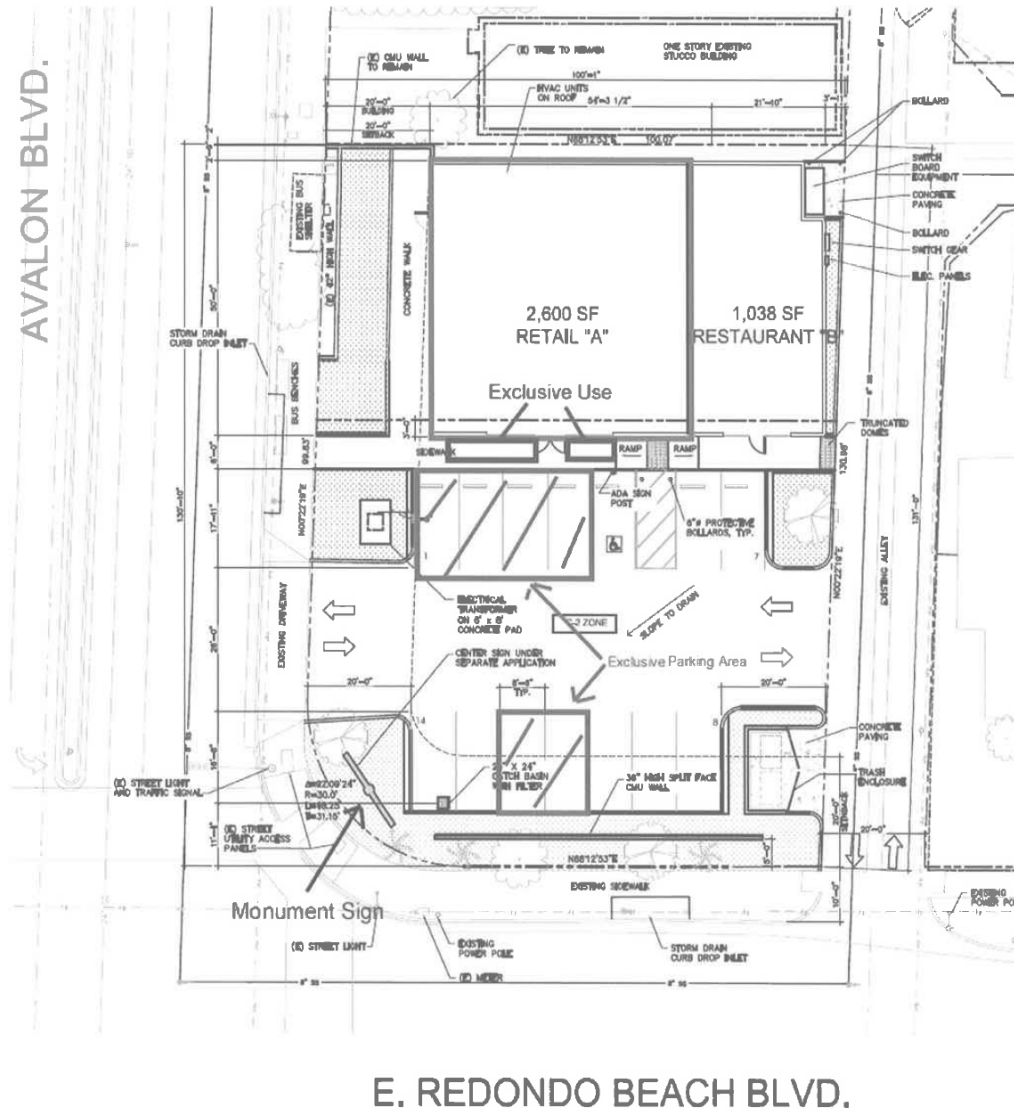
- Potential ground lease opportunity with in place income
- Centrally located to serve the full-time population of Compton
- Over 231,000 residents within 3 miles
- Busy signalized intersection
- Close to Metro/Subway/100,91,105 Freeways
- New construction with excellent curb appeal
- Excellent visibility with easy access and parking
- Highly visible pylon signage available
- Heavy daytime foot traffic
- 100% lease occupied
- National Tenant

## Investment Highlights

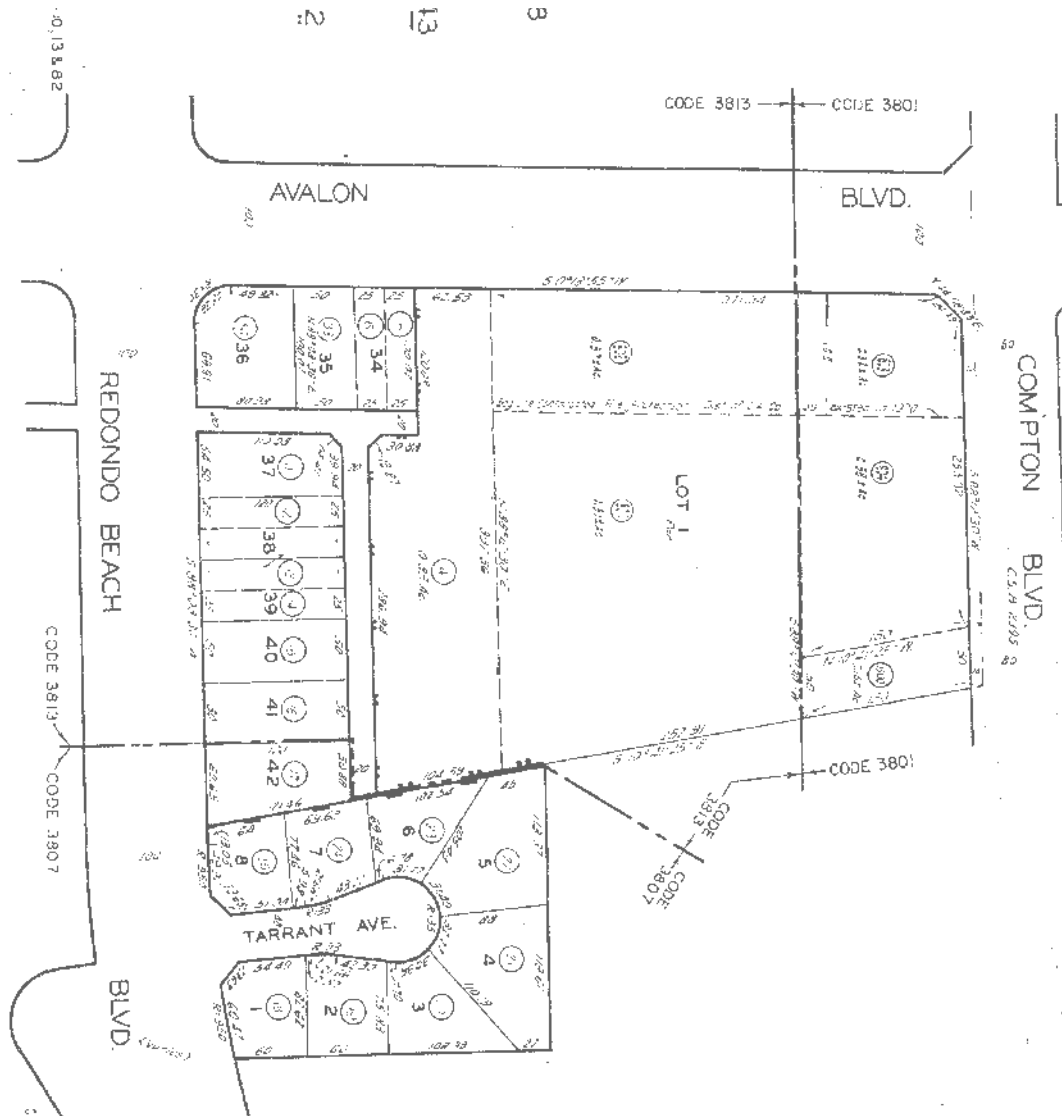
<b>Purchase Price</b>	\$1,450,000
<b>Cap Rate</b>	7.83%
<b>NOI</b>	\$113,512.12
<b>GLA</b>	3,760 SQ.FT
<b>Land Area</b>	12,634 SQ.FT (0.29 acres)
<b>Occupancy</b>	100%
<b>Traffic Counts</b>	15,139 VPD on E Redondo Beach 22,895 VPD on S Avalon Blvd
<b>Major Tenant</b>	7-Eleven



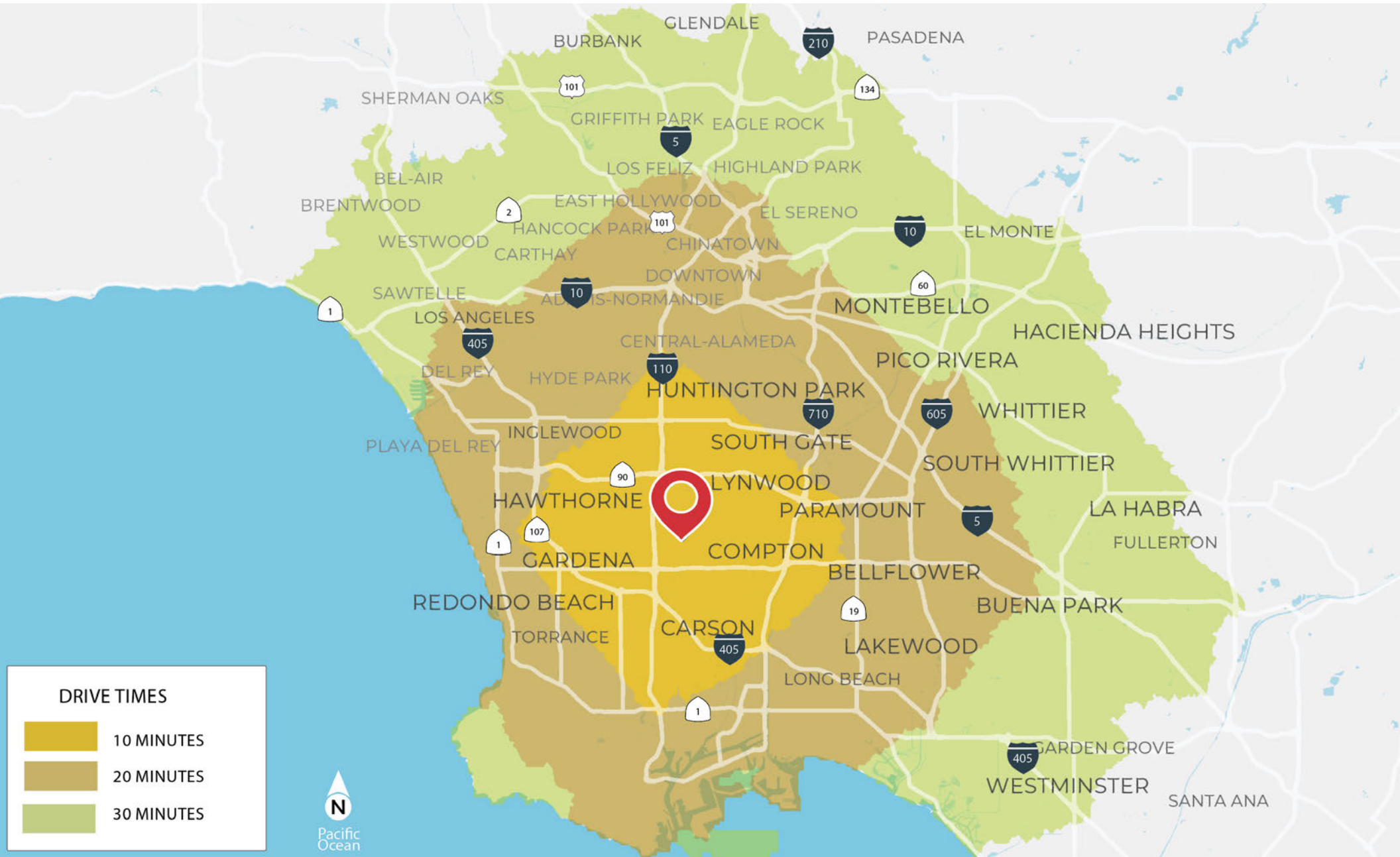
# Site Plan



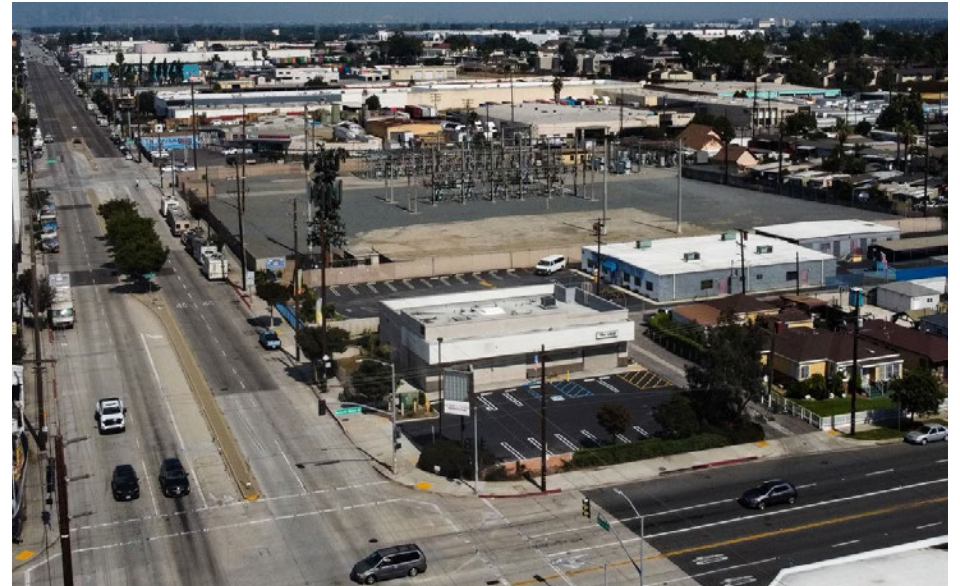
# Parcel Map



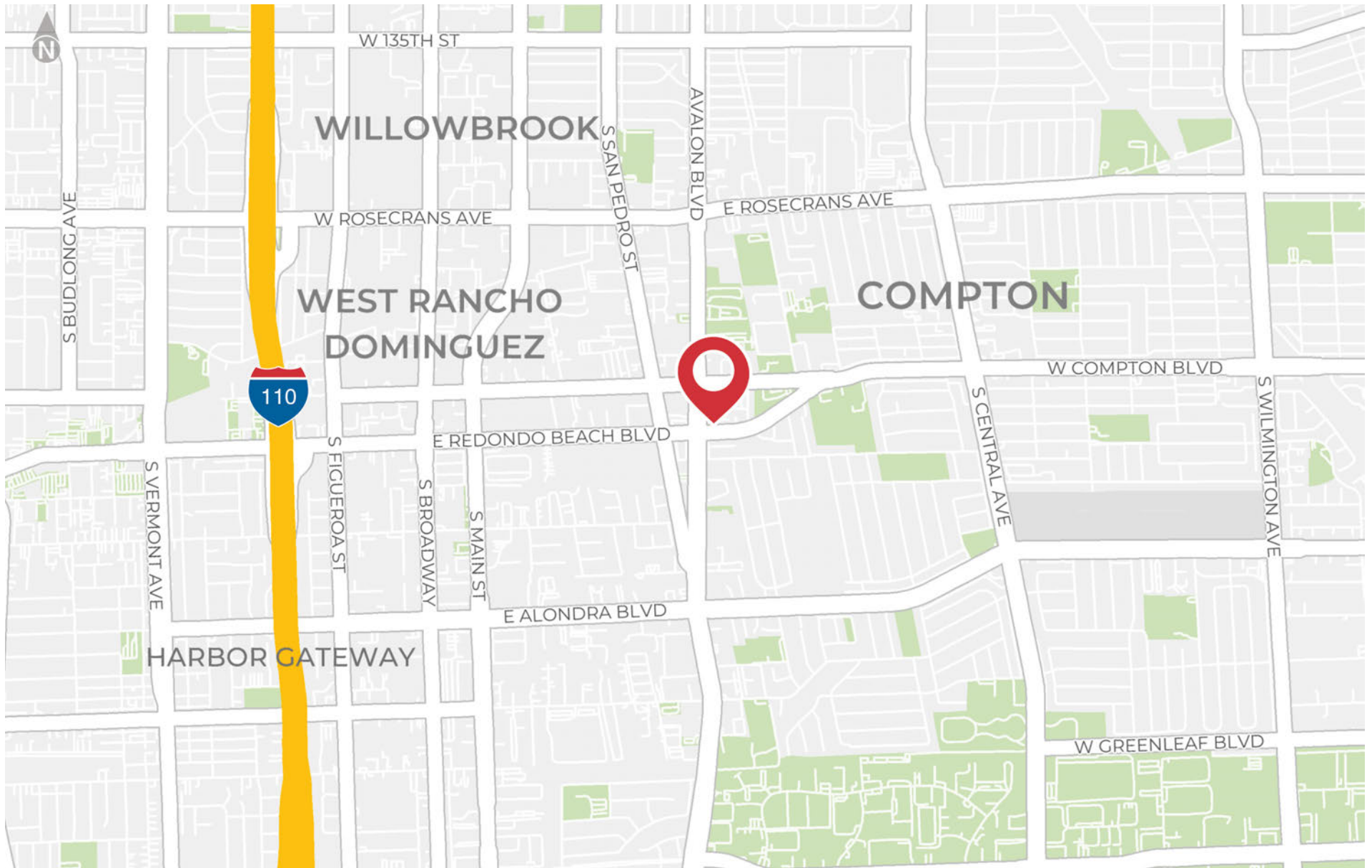
# Drive Time Map



# Photos

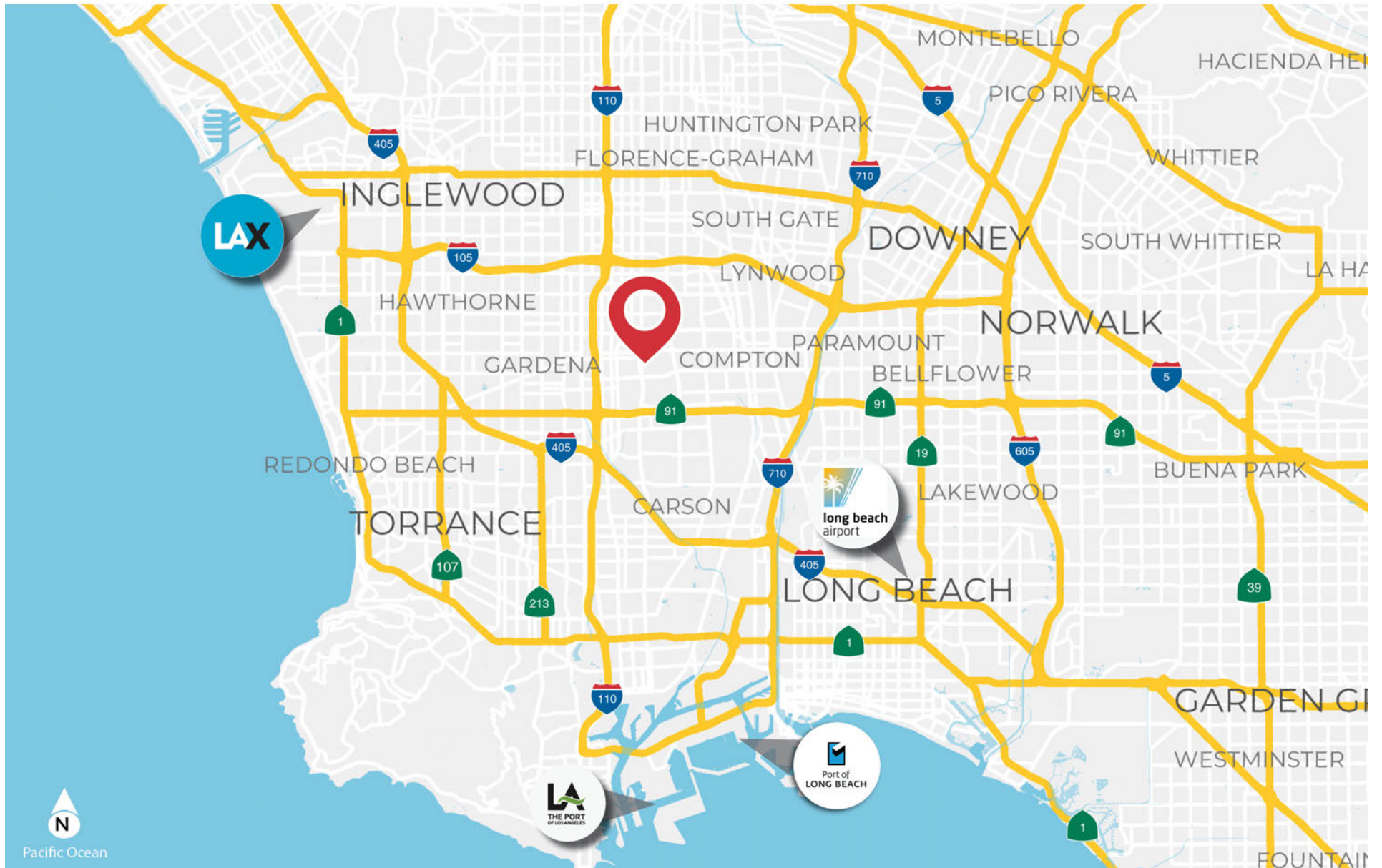


## Location Map





## Regional Map



# Rent Roll

Suite	Tenant	SF	Term Left	Lease Termination	Base Rent	2027 Monthly Rent	Lease Type
15228	7-Eleven	2,600 SF	6.25 years	May 31, 2032	\$8,020.83	\$8,822.91	NNN
15230	Event Space	1,038 SF	Month to Month	Month to Month	\$2,785.00		MG
<b>Total</b>		<b>3,638</b>			<b>\$10,805.83</b>		



# Financial Statement

Scheduled Income	Annual
Base Scheduled Rental Income	\$128,940.96
NNN Expense Reimbursement	\$38,650.53
<b>Total Income</b>	<b>\$167,591.49</b>
<b>Total Operating Expenses</b>	<b>\$54,079.37</b>
<b>Net Operating Income</b>	<b>\$113,512.12</b>

Operating Expenses	Amount
Maintenance	\$7,200.00
Electric	\$1,420.89
Water	\$103.49
Property Insurance	\$4,954.70
Property Tax	\$32,279.55
Misc.	\$8,120.74
<b>Total Operating Expenses</b>	<b>\$54,079.37</b>



## Real Estate Tax Summary

On June 6, 1978, California voters passed Proposition 13, which cut property taxes down to 1 percent (for both homestead and commercial property) and limited the growth rate to future assessments to 2 percent. Once properties are sold, though, new assessments are conducted to value the properties at their market value. In addition, Prop 13 “requires taxes raised by local governments for a designated or special purpose to be approved by two-thirds of the voters” and all tax increases to be passed by two-thirds of both houses of the California legislature.

Article XIII of the California Constitution (Proposition 13) also permits adding to the 1 percent tax rate a rate needed to pay interest and redemption charges for voter approved indebtedness. Such additional rates will vary from area to area within a county.

New assessments are also conducted for certain property improvements and new construction.

The most recent property tax payment information from the Los Angeles Treasure and Tax Collector for the Parcel (Assessor Parcel Number 6139-002-036 for the subject property is listed below.)

APN	Address	Tax Amount	Tax Rate Area
6139-002-036	15228-15230 S Avalon Blvd	\$32,279.55 *estimated tax	073072

Secured Property Annual Tax bills are prepared and mailed by the Treasurer and Tax Collector in October of each year. The first installment of the property tax bill is due on November 1 and becomes delinquent after 5:00 pm on December 10. The second installment of the tax bill is due February 1 and becomes delinquent after 5:00 pm on April 10.

# Los Angeles County

## Retail Market Outlook Q4 2025

### MARKET OVERVIEW

Los Angeles County's retail market closed 2025 with mixed yet generally stabilizing conditions. Steady consumer activity supported demand for space, but elevated operating costs and retailer bankruptcies continued to challenge landlords. Even so, excess inventory is gradually being absorbed and occupancy posted modest quarterly gains.

Retail bankruptcies increased nationally in 2025, affecting several well-known chains including Joann, Forever 21, Rite Aid, and others. Store closures created pockets of vacancy, but also opened opportunities for expanding retailers to backfill well-located space. As a result, occupied retail space in Los Angeles County increased by roughly 425,000 square feet quarter-over-quarter, though still remained about 1.1 million square feet below year-ago levels. Total vacant space declined from its recent peak to approximately 19.4 million square feet, signaling incremental progress toward balance.

Landlords continued adjusting to softer leasing conditions by offering concessions and modest rent reductions. The average asking rent for direct space slipped slightly to \$2.87 per square foot triple net, down one cent from the prior quarter and \$0.28 year-over-year. Leasing activity also slowed, with 2025 totals finishing 17.1% below 2024.

Investment activity strengthened as pricing reset. The average retail sale price reached \$482 per square foot, with the median at \$524 per square foot, reflecting stronger trades among higher-quality assets. Lower pricing encouraged deal flow, pushing fourth-quarter sales volume above 3.8 million square feet, a 34.4% increase quarter-over-quarter and slightly above the five-year fourth-quarter average. Total 2025 sales volume rose 17.8% year-over-year to more than \$2.6 billion.

### TRENDS TO WATCH

Landlords continue to adjust asking rents to improve cash flow and fill vacancies across Los Angeles County, particularly in LA West, the region's most prestigious retail market. LA West currently holds approximately 5.2 million square feet of available retail space—the highest in the region—following a 7.8% year-over-year increase. While asking rents for direct space dropped 5.1% to \$4.46 per square foot triple net, this pricing correction has spurred significant market activity. Although leasing is up a modest 2.8% from 2024, sales volume surged by 65.3% in 2025, with roughly 1.3 million square feet changing ownership. This spike in investment was driven by a 13.1% plummet in the average sale price per square foot. Despite these transactions, the vacancy rate rose to 8.5%, the highest in the county, while the total availability rate hit an all-time high of 10% for two consecutive quarters.

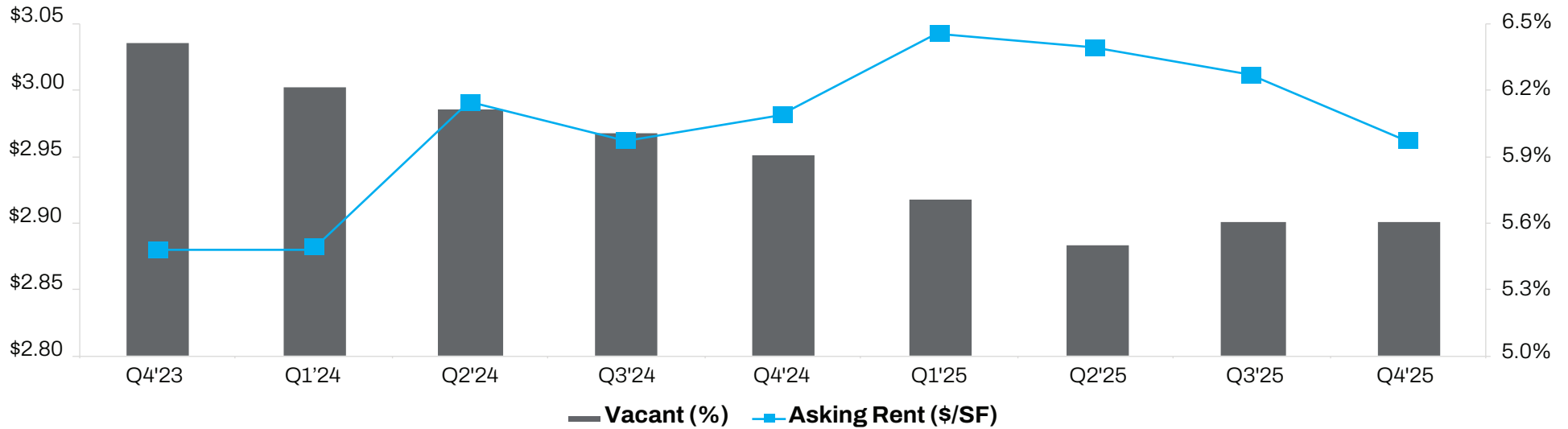
A similar trend is unfolding in the North LA County market, the region's largest by inventory, which holds 4.3 million square feet of available space. Availability in this sector is up 7.9% year-over-year, while direct asking rents have decreased 3.4% to \$2.55 per square foot triple net. Market activity here remains mixed; while leasing saw a 22.8% decline from 2024, sales outpaced previous years with a 48.3% increase, representing 2.6 million square feet in ownership changes. The vacancy rate in the North market currently sits at 5.5%, a 20-basis-point increase year-over-year, while the total availability rate of 5.8% has officially returned to pre-pandemic levels last seen in Q1 2020.

Despite these headwinds, expanding retailers are aggressively pursuing well-located spaces, particularly those vacated during the "retail apocalypse" or offered for sublease. Brands like Dollar General, Aldi, and Tractor Supply lead the market in planned store openings for 2026. Conversely, the casual dining sector is seeing a strategic contraction, exemplified by Yum! Brands' decision to close 250 underperforming Pizza Hut locations across the United States in the first half of 2026. This follows a 2025 global performance where closures outpaced new store openings. Within California, Pizza Hut currently maintains approximately 500 locations, 149 of which are located within Los Angeles County.

Looking ahead through 2026, competition for prime retail real estate is expected to remain strong, supporting continued market activity. Investors are capitalizing on repriced opportunities, reflected in a 25.4% year-to-date increase in retail building sales volume, which reached 12.5 million square feet in 2025. As the sector continues to stabilize and reposition, retailers, landlords, and investors are likely to remain active in pursuing well-located assets and strategic sites across Los Angeles County.

# Los Angeles County Retail Market Outlook Q4 2025

## VACANCY RATE AND AVERAGE ASKING RENT



## MARKET STATISTICS\*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	14,924,574	0	8.7%	8.2%	73,994	267,654	1,446,340	3,890,708	\$2.38	\$340
Mid-Wilshire	7,581,847	0	6.9%	6.7%	20,441	100,155	519	36,901	\$2.87	\$493
LA North	73,956,517	61,500	5.8%	5.5%	304,516	1,397,453	558,725	2,627,947	\$2.55	\$459
San Gabriel Valley	69,494,967	111,230	5.7%	5.4%	246,710	1,162,684	668,686	1,887,264	\$2.10	\$273
South Bay	63,518,880	313,699	6.7%	6.4%	248,838	967,037	424,497	2,216,569	\$2.61	\$494
Tri-Cities	28,899,691	8,500	4.5%	5.0%	92,773	636,959	296,668	604,611	\$3.52	\$627
LA West	51,968,501	16,465	10.0%	8.5%	295,207	1,528,900	454,236	1,278,177	\$4.46	\$692
<b>Los Angeles County</b>	<b>310,344,977</b>	<b>511,394</b>	<b>6.7%</b>	<b>6.3%</b>	<b>1,282,479</b>	<b>6,060,842</b>	<b>3,849,671</b>	<b>12,542,177</b>	<b>\$2.87</b>	<b>\$482</b>

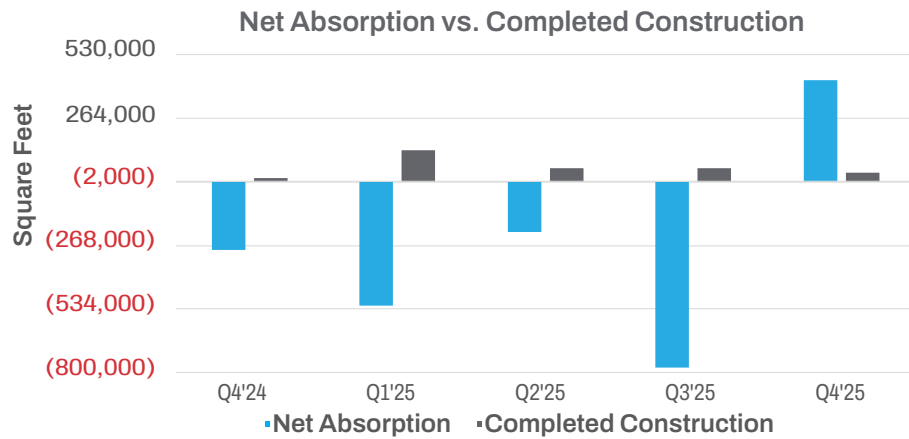
RBA includes retail buildings of all sizes. Rents reflect buildings of at least 5,000 square feet. Rents are NNN unless otherwise noted.

# Los Angeles County

## Retail Market Outlook Q4 2025

### LEASING TRENDS

Throughout 2025, the retail market experienced significant downward pressure in net absorption. However, Q4 marked a breakout quarter, with 425,410 square feet of positive net absorption. Despite the late-year improvement, year-to-date net absorption remained negative at 1.08 million square feet. During the same period, only 280,785 square feet of new retail space was delivered, reflecting measured developer confidence compared to 2024.

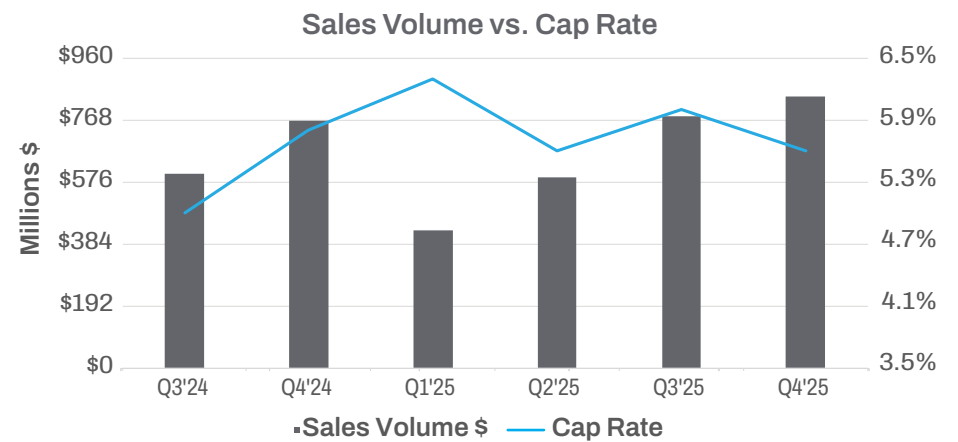


### Select Lease Transactions

Address	City	Submarket	Square Feet
14351 Hindry Ave. Freestanding Retail	Hawthorne	South Bay	40,500
10531-10621 Carmenita Rd. Power Center	Santa Fe Springs	San Gabriel Valley	33,306
767 S Alameda St. Storefront Retail	Los Angeles	Central	32,330
71 Aquarium Way Regional Mall	Long Beach	South Bay	29,766
610 Las Tunas Dr. Supermarket	Arcadia	San Gabriel Valley	27,692

### SALES TRENDS

Sales volume rose steadily throughout the year, supported by pricing adjustments. By the close of Q4 2025, year-to-date sales volume reached approximately \$2.6 billion, representing a 17.8% increase compared to the same period in 2024. In Q4 2025, the average cap rate compressed to 5.6%, reflecting a quarter-over-quarter decline of 40 basis points and a year-over-year decrease of 20 basis points.



### Select Sales Transactions

Address	City	Submarket	Square Feet
3548-3610 Peck Rd. Shopping Center	El Monte	San Gabriel Valley	180,842
21201-21327 Hawthorne Blvd. Community Center	Torrance	South Bay	166,365
STC Rowland Legacy Neighborhood Center	Rowland Heights	San Gabriel Valley	158,058
921 & 1001 W Riverside Dr. Bowling Alley - Submarket	Burbank	Tri-Cities	154,322
4719-4767 Commons Way Shopping Center	Calabasas	LA North	148,609



## Area Overview

### Compton, CA

#### SUMMARY

The city of Compton, situated in southern Los Angeles County, lies to the southwest of downtown Los Angeles. It earns the moniker “Hub City” because of its central geographic location and its role as a commuter city for much of Los Angeles County.

To the North, Compton borders the community of Willowbrook and the city of Lynwood. To the West, it adjoins the community of West Compton and the city of Carson. To the South, it shares boundaries with Rancho Dominguez and Long Beach, while to the East, it abuts East Rancho Dominguez. According to the United States Census Bureau, the city covers a total area of 10.1 square miles.

Compton’s boundaries encompass or offer access to destinations throughout the region through four freeways. Interstate 710 passes through the eastern boundary, State Route 91 traverses the southern boundary, Interstate 105 runs slightly north of the city, and Interstate 110 runs along the west.

The Metro A Line (formerly the Blue Line) light rail traverses Compton in a north–south direction. The heart of the city hosts the Compton station, adjacent to the Renaissance Shopping Center, while the southern part of the city is served by the Artesia station. The A Line establishes a connection between Compton, downtown Los Angeles, and downtown Long Beach.

Within the city, the Compton/Woodley Airport is a small general aviation facility. However, it operates within busy airspace, given its proximity to both Los Angeles International Airport and Long Beach Airport. Collectively, these diverse transportation links affirm the city’s well-known nickname, “the Hub City.”

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## Demographics & Employment

Population*	1 Mile	3 Miles	5 Miles
Total Population (2025)	16,064	227,146	762,934
Median Age	35.9	35.6	35.0
Median Age (Female)	37.6	37.0	36.1
Median Age (Male)	34.4	34.4	34.0

Household & Income*	1 Mile	3 Miles	5 Miles
Total Households	4,542	67,679	224,971
Avg. Household Size	3.5	3.3	3.3
Avg. Household Income	\$108,976	\$103,535	\$101,103
Median Home Value	\$627,449	\$646,303	\$668,502

Education & Attainment*	1 Mile	3 Miles	5 Miles
Adults Age 25+	10,883	151,696	506,229
Some College	25.5%	20.3%	19.4%
Bachelor's Degree Only	8.9%	14.5%	14.0%
Graduate Degree	7.7%	6.6%	5.9%

Daytime Population*	1 Mile	3 Miles	5 Miles
Total Businesses	1,130	9,049	23,772
Total Employees	13,430	97,808	235,364
Company Headquarters	59	358	890
Daytime Pop. Age 16+	12,842	180,636	604,887

Demographic Source: Applied Geographic Solutions



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