

1150 E COMPTON BLVD

COMPTON, CA 90221 | FLEXIBLE COMMERCIAL CAMPUS

OWNER-USER • INVESTMENT • REDEVELOPMENT OPPORTUNITY



EXCLUSIVELY LISTED BY:

MARK WHITMAN

President, CEO

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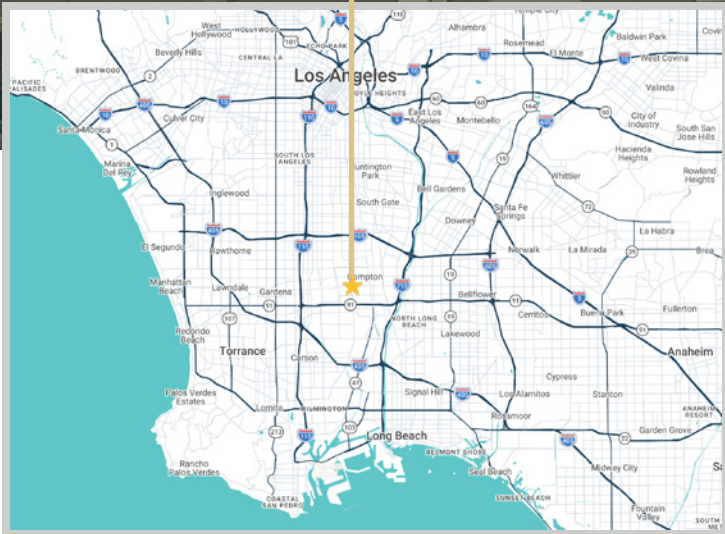
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DORIN
REALTY COMPANY

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Compton, CA 90221**



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EXECUTIVE SUMMARY

Positioned along one of Compton's primary commercial corridors, 1150 E. Compton Boulevard presents an opportunity to acquire a flexible multi-building commercial campus situated on approximately 27,200 square feet of land. The property consists of four buildings totaling approximately 11,760 square feet, complemented by covered work areas, secured parking, multiple electrical services, and a layout suitable for owner-users, investors, and redevelopment-oriented buyers.

The property is currently occupied by a month-to-month tenant paying below-market rent, providing flexibility for a purchaser to pursue owner-user occupancy, lease repositioning, or long-term redevelopment strategies.



FOR SALE:

\$1,825,000
ASKING PRICE

\$155 / SF
PRICE PER SQ. FT.

Property Type	Multi-Building Commercial Campus
Building Area	±11,760 SF
Land Area	±27,200 SF
Zoning	CL - Limited Commercial
Buildings	Four
Parking	±40 Spaces
Occupancy	Month-to-Month

KEY OFFERING DETAILS:

- Four Separate Buildings
- ±27,200 SF Commercial Site
- ±40 Secured Parking Spaces
- Four Electrical Meter Spots
- Clear-Span Main Building
- Divisible Configuration
- High-Visibility Compton Blvd Frontage
- Owner-User or Investment Opportunity
- Historic Former Lee Carpenter Volkswagen

MULTI-BUILDING COMMERCIAL OPPORTUNITY

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PROPERTY HIGHLIGHTS

The property is currently occupied by a month-to-month tenant paying below-market rent, creating flexibility for a purchaser to pursue owner-user occupancy, lease repositioning, or long-term redevelopment strategies.

01 FLEXIBLE MULTI-BUILDING COMMERCIAL CAMPUS

Four separate buildings totaling 11,760 SF situated on a $\pm 27,200$ -square-foot CL-zoned site

02 IMMEDIATE VALUE-ADD OPPORTUNITY

currently occupied by a month-to-month tenant paying below-market rent

03 FUNCTIONAL MAIN COMMERCIAL BUILDING

The primary $\pm 8,812$ SF clear-span building features 16-18' clear heights, a bow-truss roof, showroom frontage, mezzanine space, and 2 grade-level doors.

04 EXPANSIVE SECURED SITE

Fully fenced property offers parking for ± 40 vehicles, $\pm 4,000$ SF of covered bonus work/storage areas, and multiple access points.

05 DIVISIBLE CONFIGURATION

Four separate electrical services and multiple independent structures provide flexibility for phased occupancy, multi-tenant use, or future expansion.



MULTI-BUILDING COMMERCIAL OPPORTUNITY

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PROPERTY OVERVIEW

Asking Price	\$1,825,000
Property Type	Multi-Building Campus
Building Area	±11,760 SF
Land Area	±27,200 SF
Zoning	CL – Limited Commercial
Buildings	Four (4)
Parking	±40 Secured Spaces
Occupancy	Month-to-Month Tenant
Electrical	Four Separate Services

- 01 MAIN COMMERCIAL BUILDING: ±8,812 SF**
The primary building features clear-span construction with approximately 16'-18' clear heights, two 12' x 10' grade-level loading doors, a prominent storefront, and an 1,050 SF mezzanine
- 02 OFFICE BUILDING A: ±566 SF**
Detached office building suitable for admin, management, or customer service functions.
- 03 OFFICE BUILDING B: ±455 SF**
Additional detached office building providing flexibility for separate office or support operations.
- 04 MULTI-PURPOSE BUILDING: ±1,927 SF**
Interior building featuring office, a large conference room, and 940 SF second-floor bonus area.



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PROPERTY PHOTOS

The property features a versatile collection of commercial improvements designed to support a wide range of business operations. Highlights include a clear-span commercial building with showroom frontage, multiple detached office and support buildings, secured parking, covered work areas, and a flexible campus-style layout that can accommodate owner-users, investors, or future repositioning.

±11,760 SF IMPROVEMENTS

±27,200 SF COMMERCIAL SITE

CLEAR-SPAN MAIN BUILDING

SHOWROOM & MEZZANINE

40 PARKING SPACES

FOUR SEPARATE BUILDINGS

COVERED WORK AREAS



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SITE PLAN



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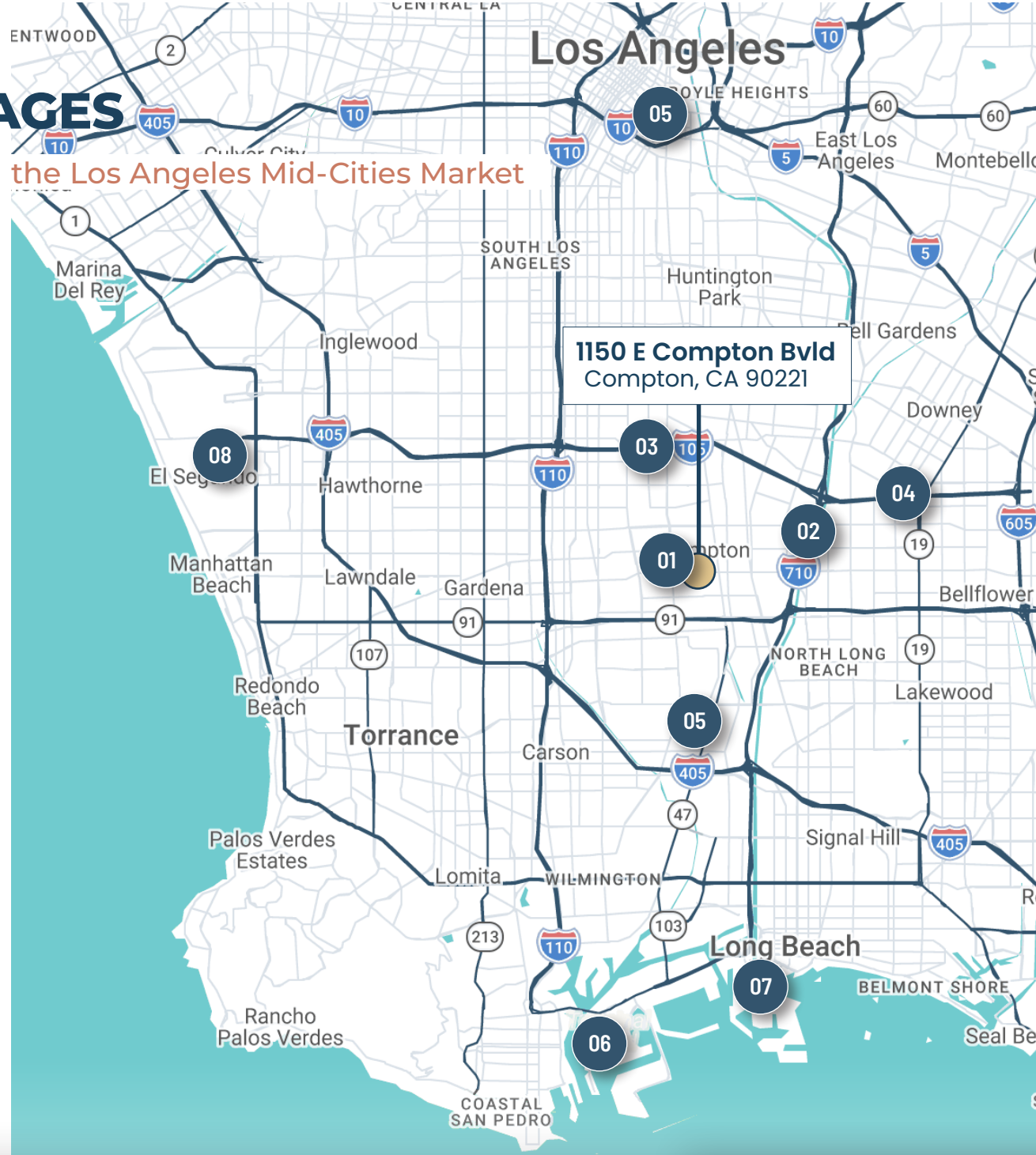
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LOCATION ADVANTAGES

Exceptional Regional Access Within the Los Angeles Mid-Cities Market

Positioned along heavily traveled E. Compton Boulevard, the property offers convenient access to major transportation corridors serving the Greater Los Angeles region. Its central location supports efficient travel to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, LAX, and surrounding industrial and commercial markets.

1. Compton Civic Center	< 1 Mile
2. I-710 Freeway	1 Mile
3. I-105 Freeway	2 Miles
4. SR-91 Freeway	3 Miles
5. Downtown Los Angeles	13 Miles
6. Port of Long Beach	14 Miles
7. Port of Los Angeles	18 Miles
8. LAX	15 Miles



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NEIGHBORHOOD

Established Business Environment

Situated along heavily traveled E. Compton Boulevard, the property is located within one of Compton's established commercial corridors, serving a dense residential population and a diverse mix of local businesses, service providers, retailers, and industrial employers. The surrounding area benefits from longstanding commercial activity, convenient regional freeway access, and continued public and private investment throughout the Mid-Cities region of Los Angeles County.

The property's central location offers excellent connectivity to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, and surrounding employment centers, making it well positioned for a broad range of commercial, automotive, retail, office, and community-oriented uses.



COMPTON COMMERCIAL CORRIDOR



Regional Connectivity

Quick access to multiple major freeways serving Los Angeles, Orange County, and the South Bay.



Commercial Corridor

Prominent frontage along one of Compton's primary east-west thoroughfares with strong visibility and daily traffic exposure.



Established Business Environment

Surrounded by mature commercial, industrial, retail, and residential development supporting a diverse customer and workforce base.



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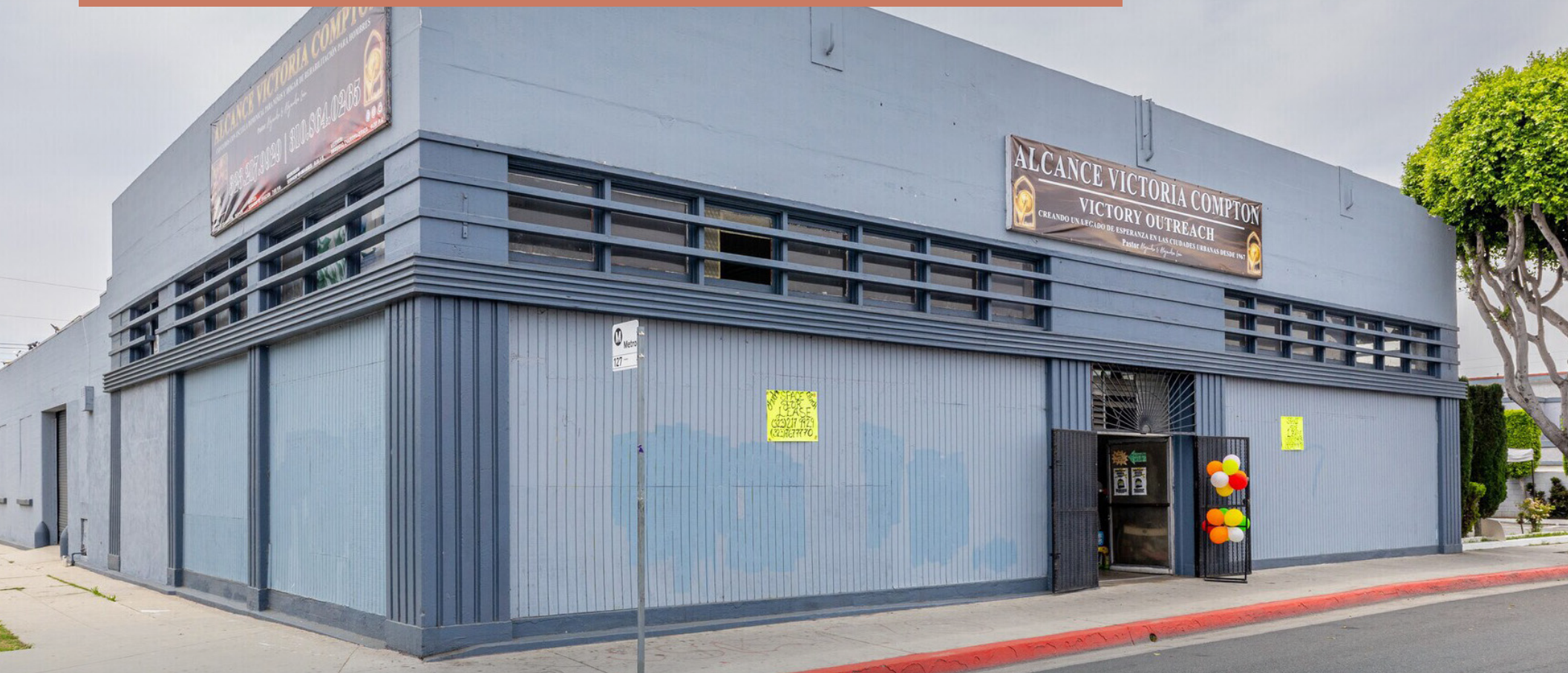
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