

509-523 E Rosecrans Ave

509-523 E Rosecrans Ave, Compton, CA 90221

VARs Presented By:
Vars Real Estate
vars real estate



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Property Details

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.

Gated Office Complex formerly occupied by the Children's Institute Inc (Cii) which was formerly 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, polished concrete 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. NNN charges are only \$.15/SF/MO

Price: \$14.40 /SF/YR

- 3 building complex with gated secured parking area
- 17 parking spaces at 19,000 sf landscaped lot
- Located on highly visible Rosecrans Ave, East of Long Beach Bl
- Previously Used as a Fitness Center and Offices for a Children's Charity
- Large Open Main Area, Private Offices, and Conference Room

View the full listing here: <https://www.loopnet.com/Listing/509-523-E-Rosecrans-Ave-Compton-CA/30058036/>

Rental Rate:	\$1.20 /SF/MO
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	7,382 SF
Year Built:	1950
Walk Score ®:	79 (Very Walkable)
Rental Rate Mo:	\$1.20 /SF/MO

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Listing space

1st Floor

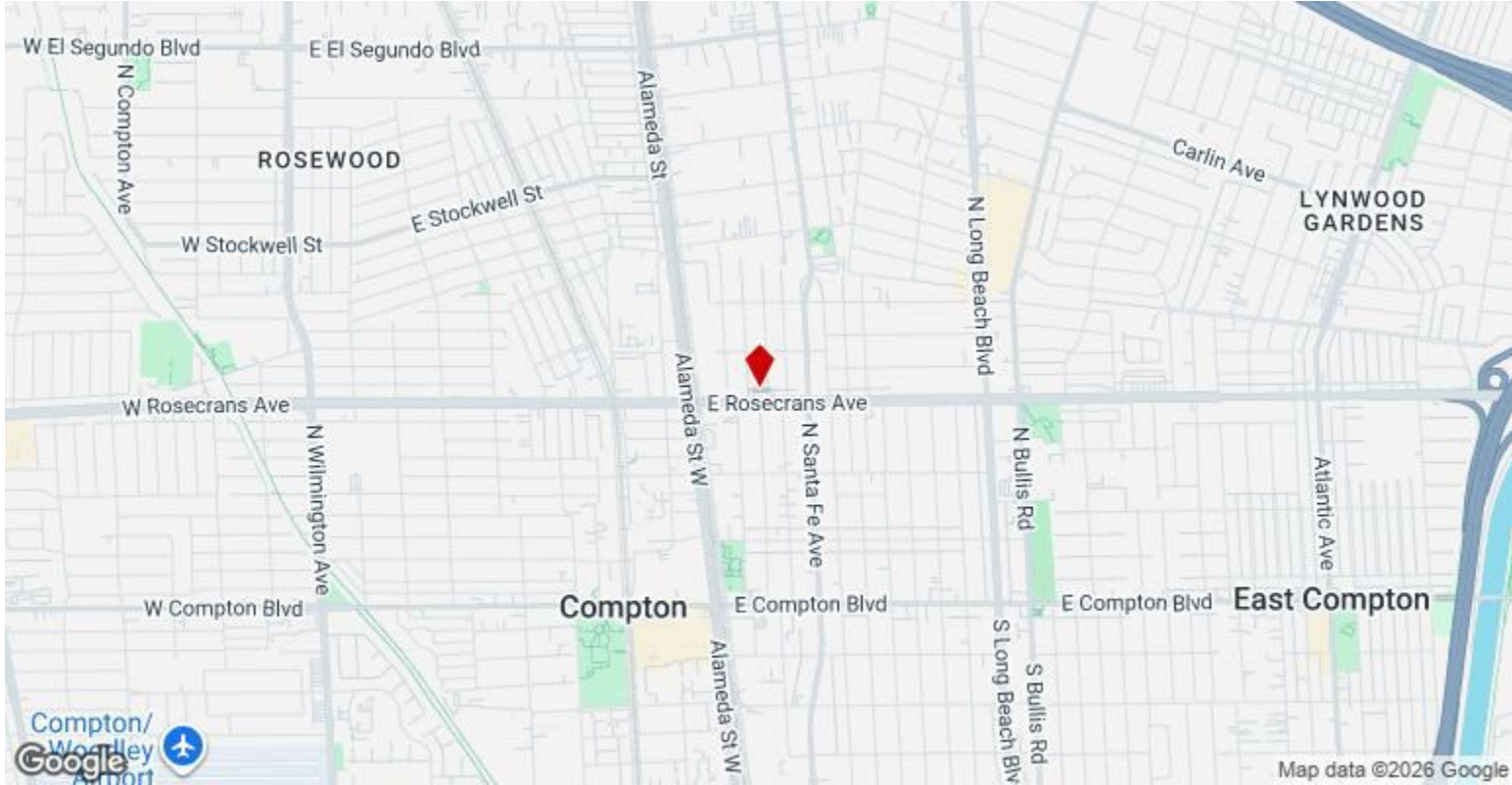
Space Available:	7,382 SF
Rental Rate:	\$14.40 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

Vacant commercial property available for an owner-user or investor. Great property on a busy street that has a variety of potential uses. Gated Office Complex formerly occupied by the Children's Institute Inc (Cii) which was formerly 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, polished concrete floors, ADA bathrooms, lots of electrical service, ample window glass space, and signage rights to the large monument sign. Location Features: 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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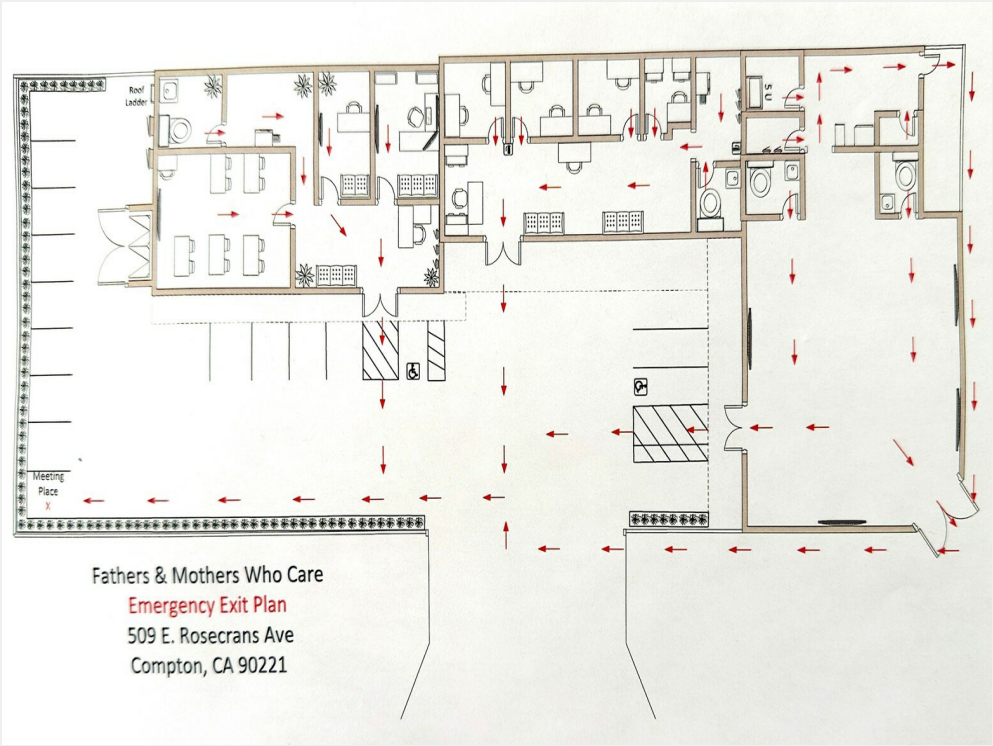
Location



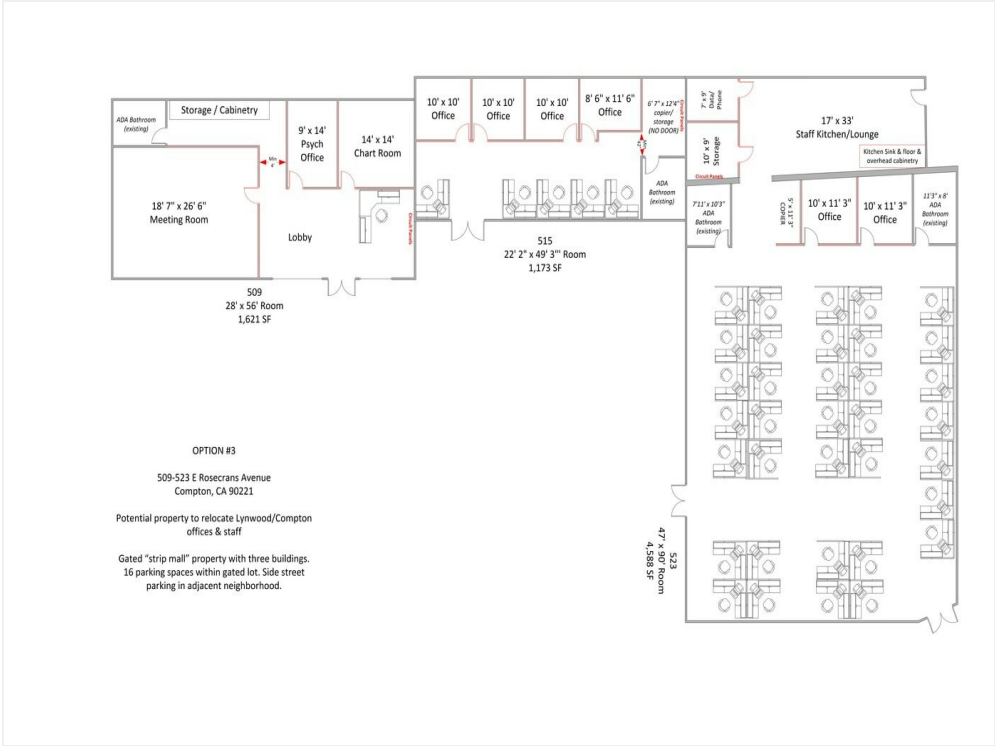
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Property Photos



floorplan2025



Site Plan

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Property Photos



Exterior with Roll Up Door



Large Gated Parking Lot

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Property Photos



Exterior From Rosecrans



Conference Room/Classroom/Storage

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Property Photos



Large Building Interior

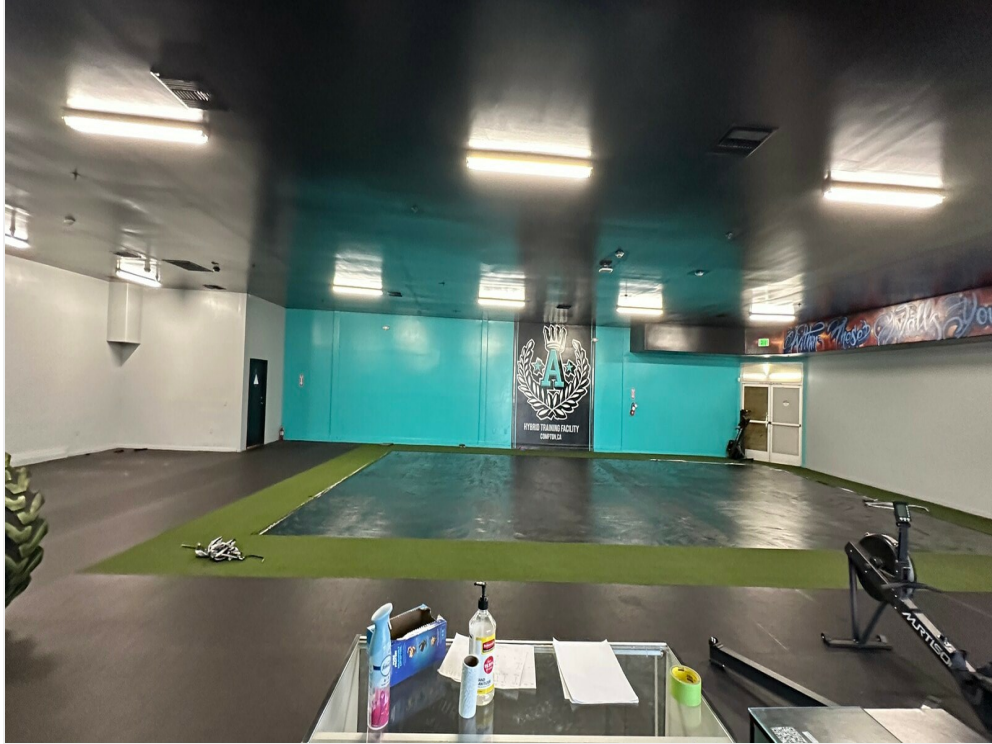


Large Building Rear Space and Kitchenette

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Property Photos



Large Main Area of Building #1



Private Offices in Building #2

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Property Photos



Great for Gym, Playground, Office Bullpen, Etc.



Lobby and Private Offices in Building #2

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Property Photos



Large Main Area of Building #1



Kitchen Area of Building #1

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Property Photos



Lobby and Private Offices in Building #3



ADA Restrooms

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Property Photos



ADA Restrooms



Building Photo of Former Tenant, The Children's Institute

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Property Photos



Lobby of Former Tenant, The Children's Institute



Hallway and ADA Restroom

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Property Photos



Building Photo

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