

OFFERING MEMORANDUM

325 E ROSECRANS AVE

COMPTON, CA 90221

km Kidder Mathews



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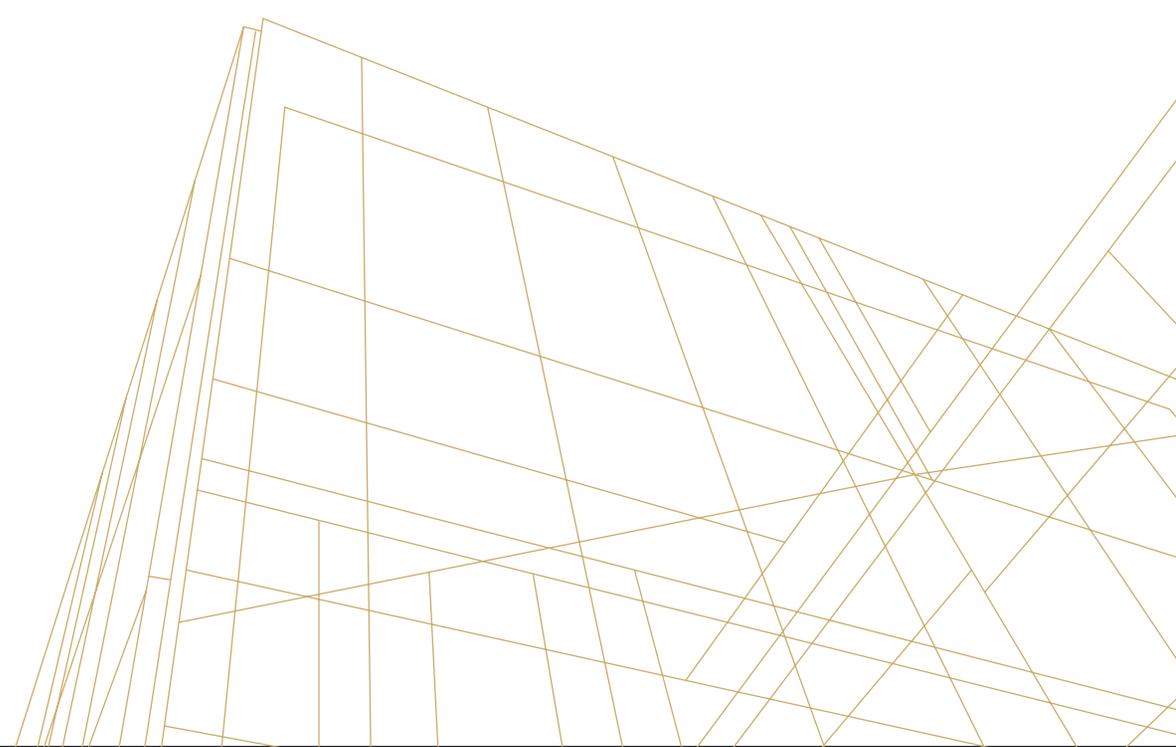
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COMPARABLES



Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

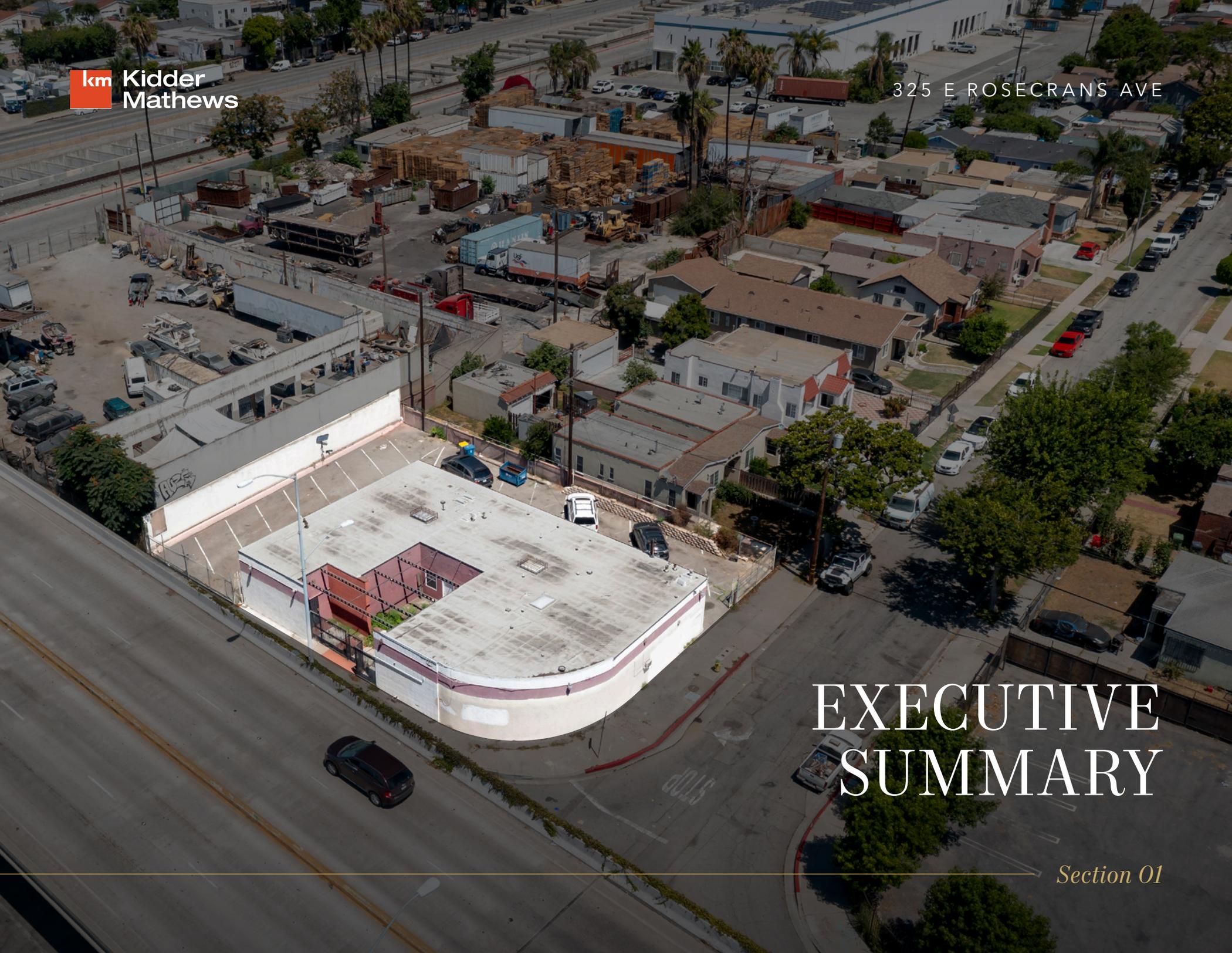


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EXECUTIVE SUMMARY



FLEXIBLE *OWNER-USER* OPPORTUNITY WITH GROWTH POTENTIAL

ADDRESS	325 E Rosecrans Ave, Compton, CA 90221
APN	6167-010-037
BUILDING SIZE	±3,658 SF
LAND SIZE	±9,645 SF
PARKING	14+ Spaces
CURRENT USE	Commercial (Delivered Vacant)
ZONING	COCL
LIST PRICE	\$895,000

\$895K

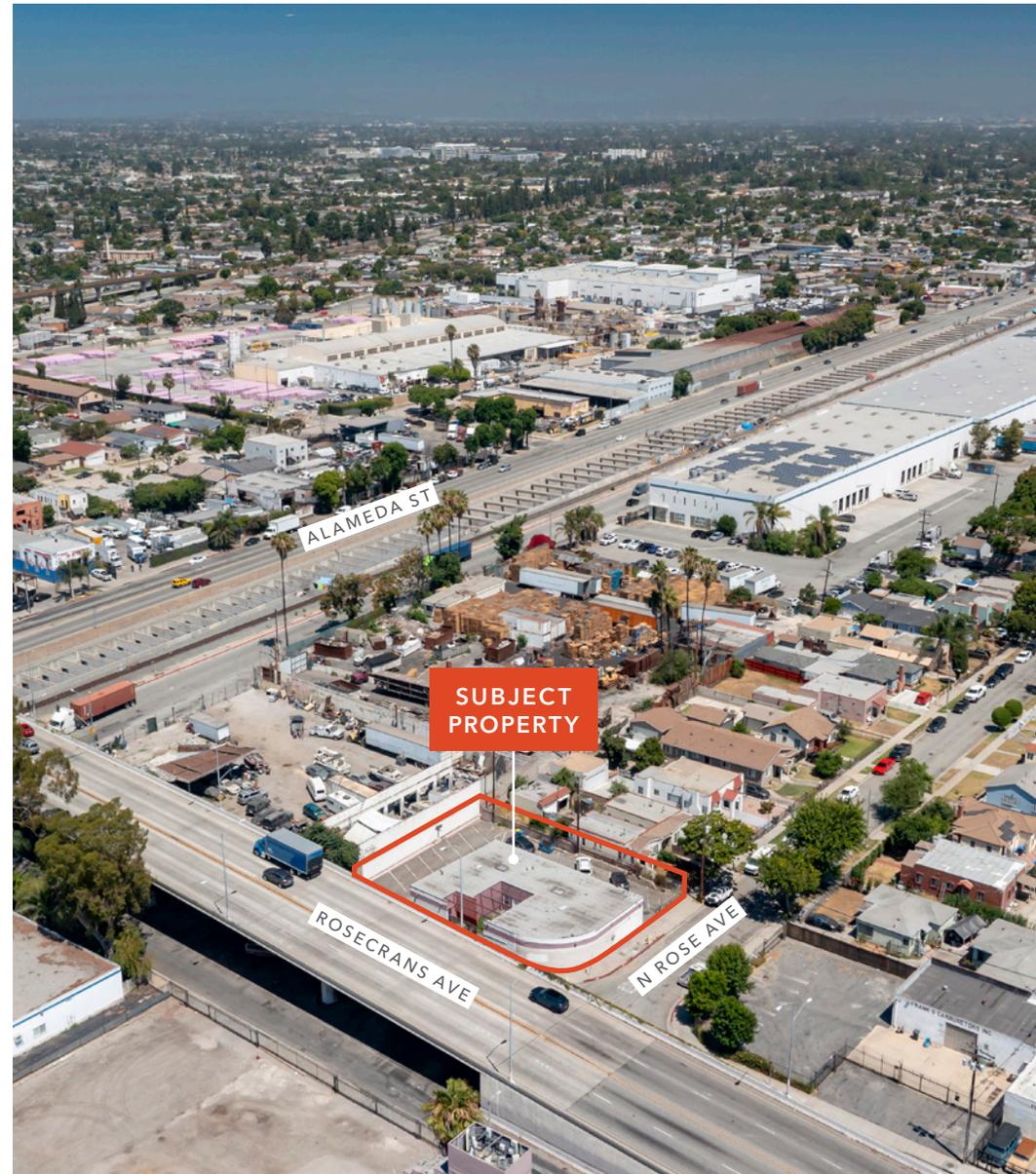
LIST PRICE

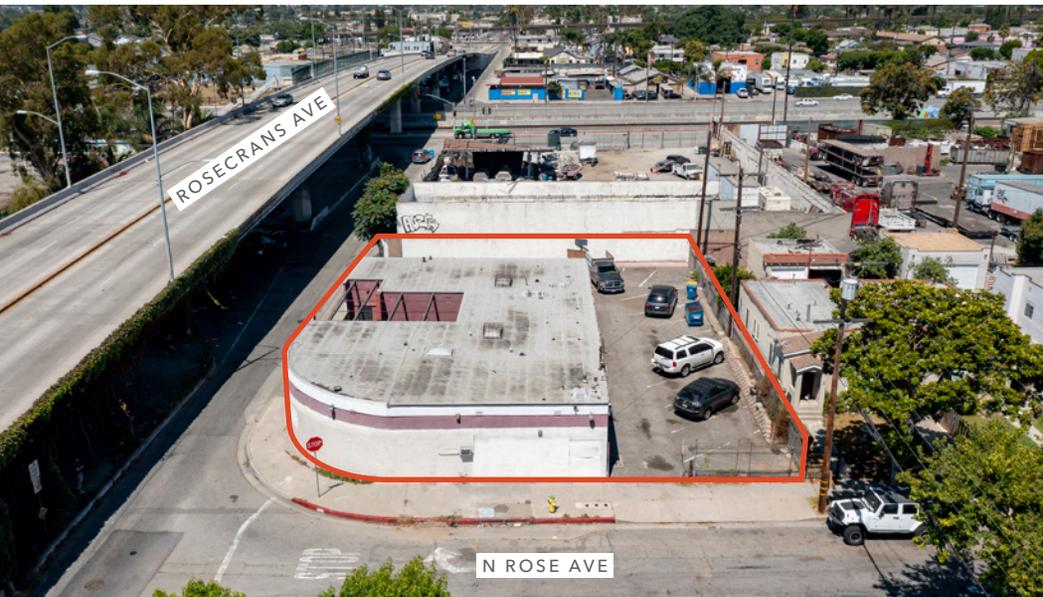
±3,658 SF

BUILDING SIZE

COCL

ZONING





THE OFFERING

We are pleased to present 325 E Rosecrans Avenue, a $\pm 3,658$ SF single-story commercial building situated on a $\pm 9,645$ SF lot zoned for commercial use.

The property features two convenient driveways and 14+ on-site parking spaces, offering a rare and valuable parking-to-building ratio.

Previously occupied by a church, this flexible space is ideally suited for a wide range of owner-user businesses, ranging from a contractor seeking office space and yard area for vehicles, to a daycare center in need of open outdoor space, or a professional office such as legal or accounting services that benefits from ample on-site parking.

Strategically located near the 91 and 710 freeways, the property offers excellent accessibility to Los Angeles, Lynwood, South Gate, Gardena, and Long Beach. Nearby amenities include Compton Towne Center, Plaza Mexico, Compton Art & History Museum, and the Dominguez Rancho Adobe Museum, providing additional appeal for both employees and clients.

Take advantage of SBA financing options available to qualified buyers, offering the potential for low down payment acquisition. This is a prime opportunity to establish or expand your business in one of Compton's most accessible and commercially active corridors.

For more information please contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com.

EXECUTIVE SUMMARY



POP'S
CHICKEN

DURON'S
MARKET

LOS CAMARONEROS
DE NAYARIT

RAYON LIGHTING
GROUP INC

COMPLETE TRUCK
BODY REPAIR INC

SUBJECT
PROPERTY

ALAMEDA ST

N ROSE AVE

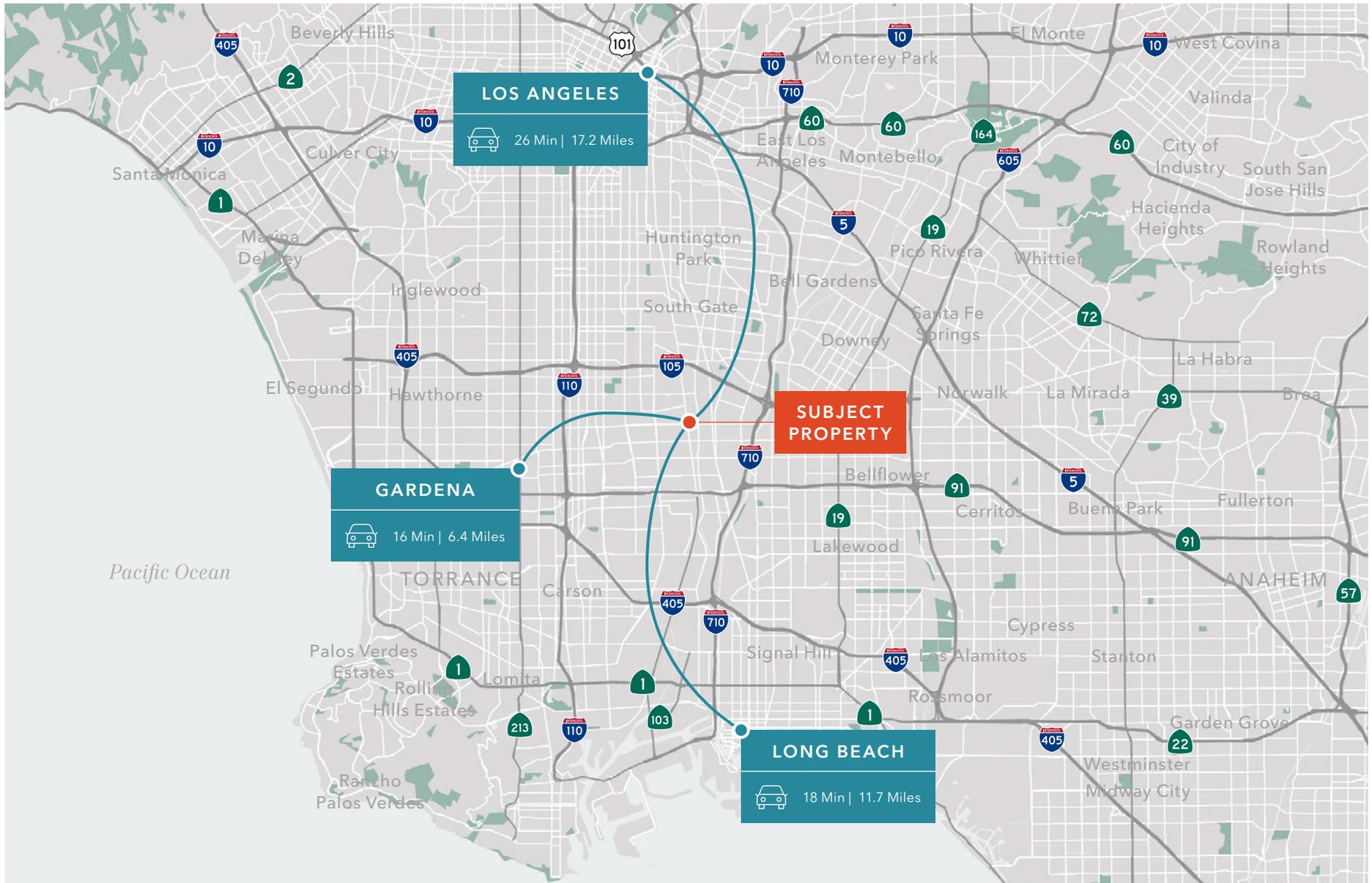
ROSECRANS AVE

MANNY'S
BIKE SHOP

LOCATION OVERVIEW



LOCATION OVERVIEW



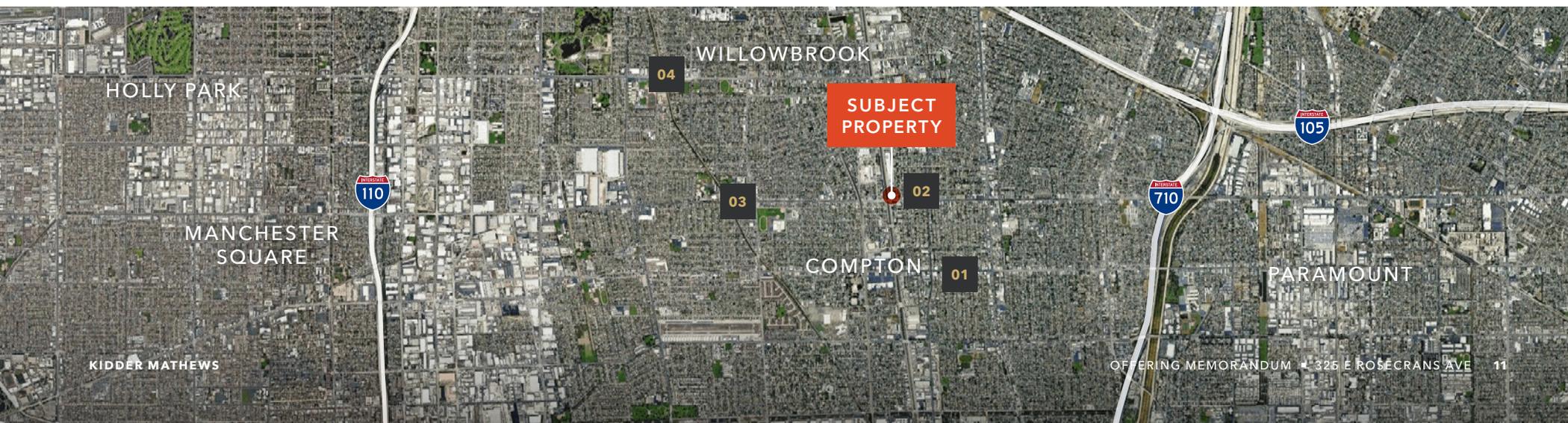
LOCATION OVERVIEW



COMPARABLES

SALES COMPARABLES

	Property Address	Zoning	Built	Bldg SF	Lot SF	Price/SF	Lot/SF	Location	Sale Price	Sold Date	Notes
	SUBJECT PROPERTY	COCL	1957	3,658	9,645	\$244	\$92	Corner	\$895,000	Soon	Standalone commercial building with parking.
01	1016 E Compton Blvd Compton, CA 90221	COCL	1956	4,500	8,650	\$344	\$179	Corner	\$1,550,000	5/23/2025	Standalone commercial property with parking.
02	413 E Rosecrans Ave Compton, CA 90221	COCL	1952	2,400	4,878	\$292	\$144	Midblock	\$700,000	1/23/2025	Standalone warehouse type property with onsite parking.
03	901 W Rosecrans Ave Compton, CA 90222	COCM	1958	1,930	3,740	\$337	\$174	Corner	\$650,000	5/21/2024	Standalone commercial property. Minimal parking.
04	1601 W El Segundo Blvd Compton, CA 90222	COML	1955	3,956	9,583	\$328	\$136	Corner	\$1,299,000	2/8/2024	Standalone warehouse type property with onsite parking.
	Average					\$325	\$158				



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