



**FOR SALE: COMMERCIAL/RESIDENTIAL LAND SITE**  
**12031 S. Willowbrook Avenue, Compton**  
**Total Est. Area: +/- 0.2475 acres**



**PROPERTY DETAIL**

<b>Address</b>	12031 S. Willowbrook Avenue, Compton, CA 90222
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	Willowbrook TOD Specific Plan, Willowbrook R-3
<b>Ownership</b>	County of Los Angeles
<b>County</b>	Unincorporated Los Angeles County
<b>Parcel No.</b>	6150-006-902
<b>Land Area</b>	+/- 0.2475 acres (+/- 10,780 square feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	\$450,000.00
<b>Other Notes</b>	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**



Julio Fuentes  
 Senior Managing Director  
 CA DRE #02058613  
 (626) 607-7515  
[jfuentes@kosmontrealty.com](mailto:jfuentes@kosmontrealty.com)



Wil Soholt  
 Senior Managing Director  
 CA DRE #01836503  
 (310) 740-5681  
[wsoholt@kosmontrealty.com](mailto:wsoholt@kosmontrealty.com)



Andrew Perez  
 Managing Director  
 CA DRE #02252922  
 (951) 675-1511  
[aperez@kosmontrealty.com](mailto:aperez@kosmontrealty.com)

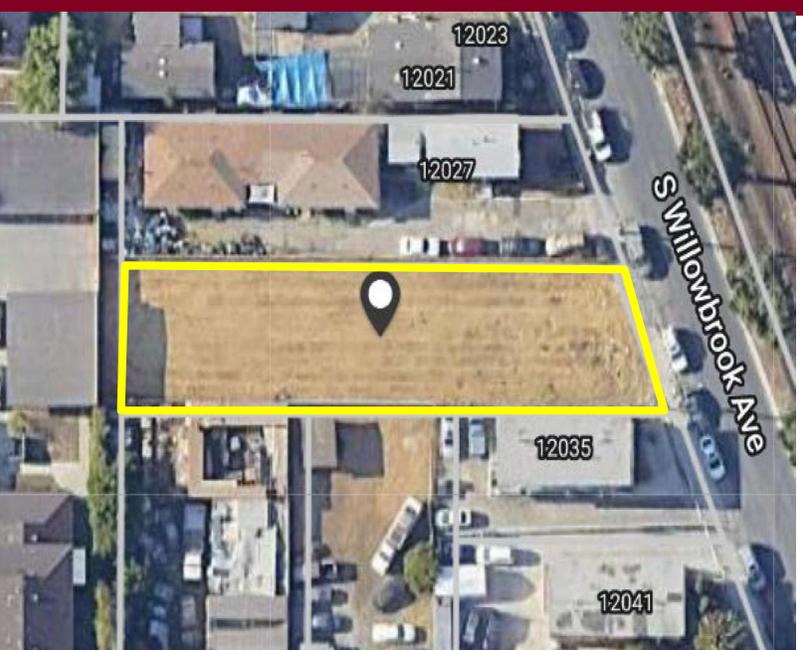


Larry J. Kosmont  
 President /Broker  
 CA DRE #01182660  
 (213) 507-9000  
[lkosmont@kosmontrealty.com](mailto:lkosmont@kosmontrealty.com)

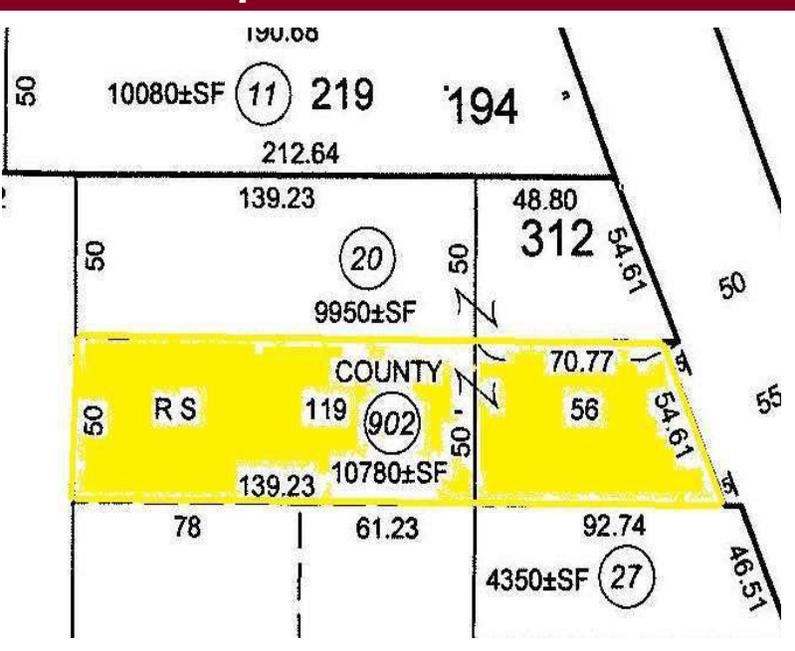


[lkosmont@kosmontrealty.com](mailto:lkosmont@kosmontrealty.com)  
 Real Estate Services 1601 N.  
 Sepulveda Blvd, #382  
 Manhattan Beach, CA 90266  
 TEL: (424) 297-1070  
[www.kosmontrealty.com](http://www.kosmontrealty.com)

# Aerial View



# Parcel Map



## CONTACT



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Senior Managing Director  
CA DRE #02058613  
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[jfuentes@kosmontrealty.com](mailto:jfuentes@kosmontrealty.com)



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Senior Managing Director  
CA DRE #01836503  
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[wsoholt@kosmontrealty.com](mailto:wsoholt@kosmontrealty.com)



**Andrew Perez**  
Managing Director  
CA DRE #02252922  
(951)675-1511  
[aperez@kosmontrealty.com](mailto:aperez@kosmontrealty.com)



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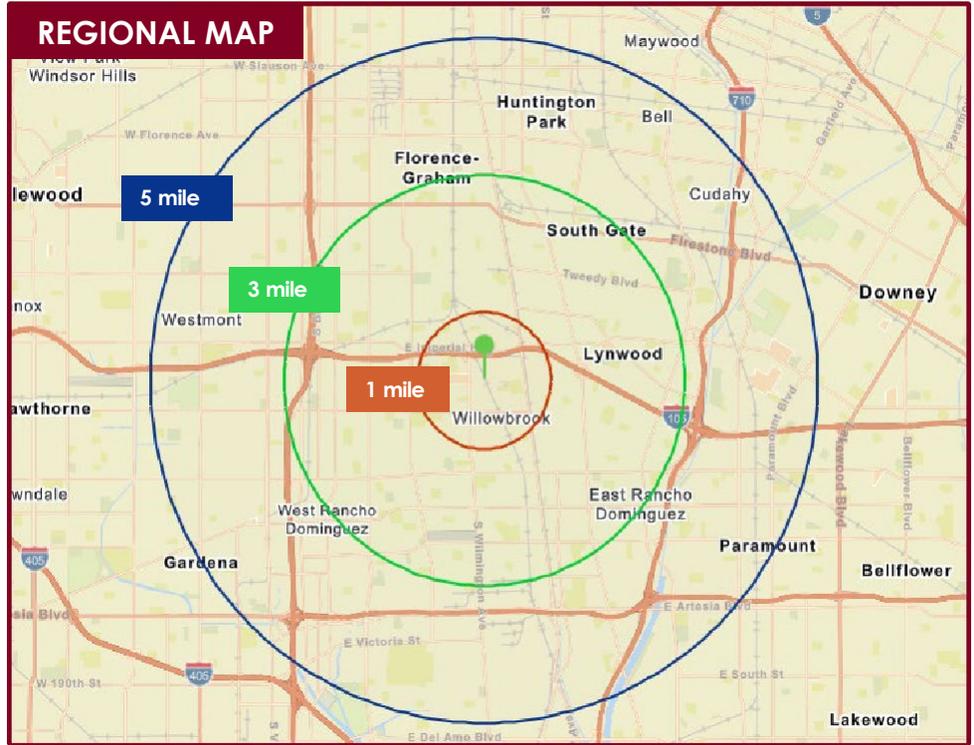


**Kosmont Real Estate Services**  
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Manhattan Beach, CA 90266  
TEL: (424) 297-1070  
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## DEMOGRAPHIC INFORMATION - 2024

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

## REGIONAL MAP



**DISCLAIMER:** Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representation whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if it is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to County/Public Agency/Successor Agency approval.