

# 134, 142 & 200 S. Alameda St.

134, 142 & 200 S. Alameda St., Compton CA 90221



OFFERING MEMORANDUM

# 134, 142 & 200 S. Alameda St.

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

### 03 Property Description

Property Features

Property Images

### 04 Demographics

General Demographics

Race Demographics

*Inquire today:*

**Silvestre Madrigal**

Century 21 Commercial Cornerstone Group

(562) 843-3495

c21ccgroup@gmail.com

Lic: CalDRE #01363650



## OFFERING SUMMARY

ADDRESS	134, 142 & 200 S. Alameda St. Compton CA 90221
COUNTY	Los Angeles
MARKET	Industrial
SUBMARKET	Warehouse
LAND ACRES	1.16
LAND SF	50,710 SF
YEAR BUILT	1937
APN	6179-002-011, 6179-002-014, 6179-002-016

## FINANCIAL SUMMARY

PRICE	\$5,499,000
-------	-------------

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	39,307	272,313	773,165
2025 Median HH Income	\$69,868	\$74,089	\$76,260
2025 Average HH Income	\$84,170	\$92,465	\$98,123

- Excellent Investment Opportunity in the Alameda Corridor! Don't miss this rare chance to own three adjoining parcels totaling 50,710 sq. ft. (over 1 acre) of land, zoned COML, in the highly desirable Alameda Corridor. The property is currently operating as a Thrift store on the ground floor and office space available on the 2nd floor. The thrift store business is also for sale—offering flexibility for investors or owner-users.

RENT ROLL: The Thrift store is owner occupied, the Auto Repair shop is currently paying \$1,800 monthly, the Auto Body Shop pays \$2,800 monthly and the Trucking company pays \$1,450 per month. These tenants are all month to month leases.

- This property would be great for a mixed use residential and commercial if allowed with the new state zoning changes check with the city to see if they would allow it.

The property was Appraised in 2024 for \$7,000,000—this is a fantastic opportunity to build, expand, or invest. All 3 parcels together offer a street frontage of 460 feet. All three parcels are being offered together for \$5,999,000. Addresses are being sold together: 134, 142, & 200 S Alameda St. Compton, CA.

- Conveniently located just minutes from the 105, 710, and 405 freeways, and directly in front of the rail expressway, this prime location provides exceptional accessibility and visibility. the following

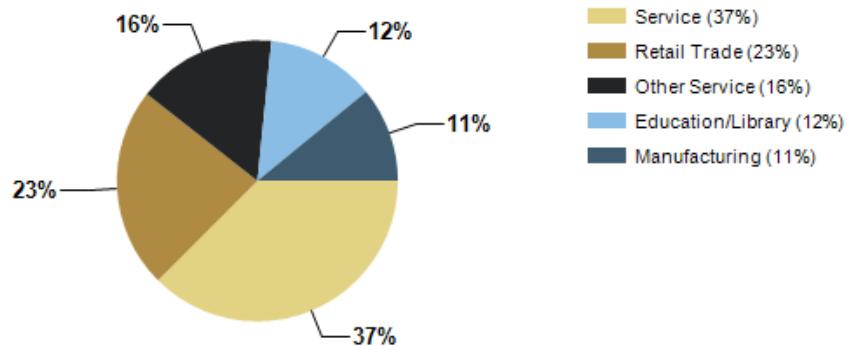
# 134, 142 & 200 S. ALAMEDA ST.

02

Location

Location Summary

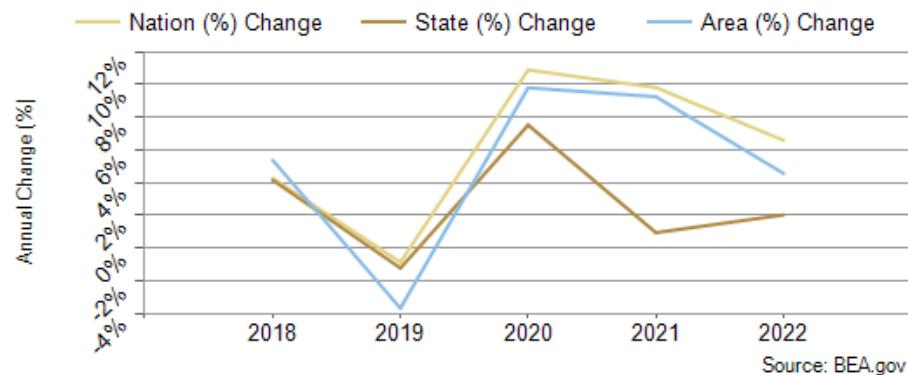
## Major Industries by Employee Count



## Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400
Target Corp.	20,000

## Los Angeles County GDP Trend



03 **Property Description**

[Property Features](#)

[Property Images](#)

## PROPERTY FEATURES

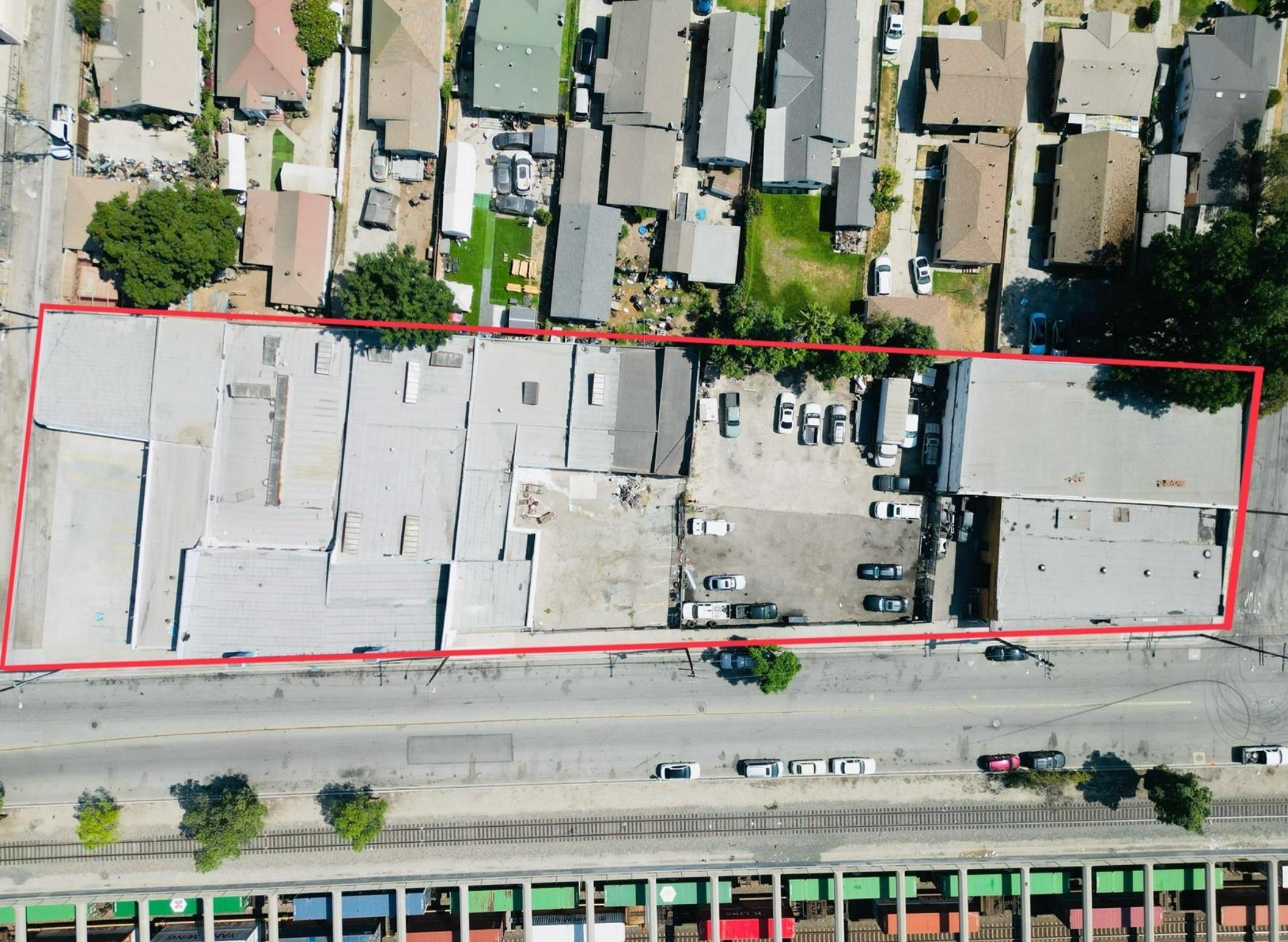
NUMBER OF UNITS	2
LAND SF	50,710
LAND ACRES	1.16
YEAR BUILT	1937
# OF PARCELS	3
ZONING TYPE	COML
BUILDING CLASS	C
NUMBER OF STORIES	2







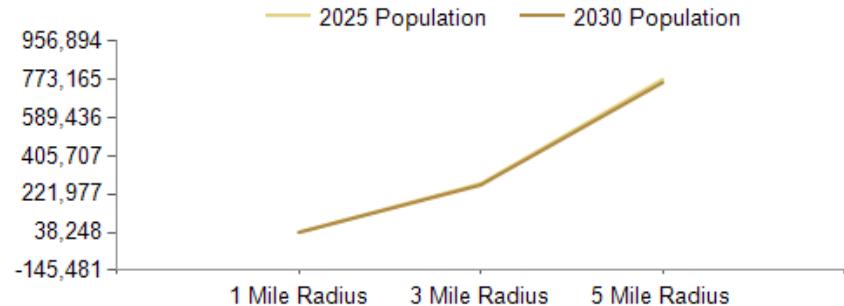




## Demographics

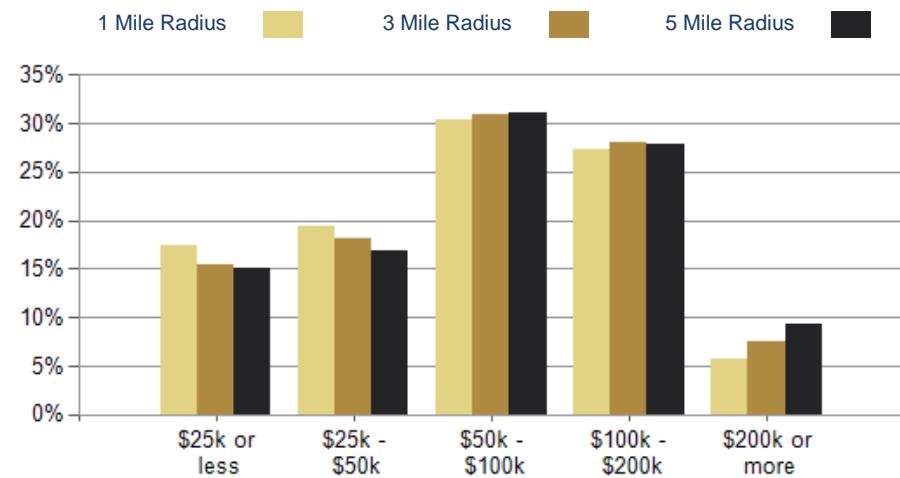
General Demographics  
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,033	272,252	764,191
2010 Population	41,864	282,173	789,463
2025 Population	39,307	272,313	773,165
2030 Population	38,248	266,198	758,306
2025 African American	9,129	53,739	130,337
2025 American Indian	861	6,568	17,623
2025 Asian	174	5,448	44,391
2025 Hispanic	28,954	203,146	550,344
2025 Other Race	20,819	137,088	360,131
2025 White	3,082	27,441	94,208
2025 Multiracial	4,913	40,465	121,869
2025-2030: Population: Growth Rate	-2.70%	-2.25%	-1.95%

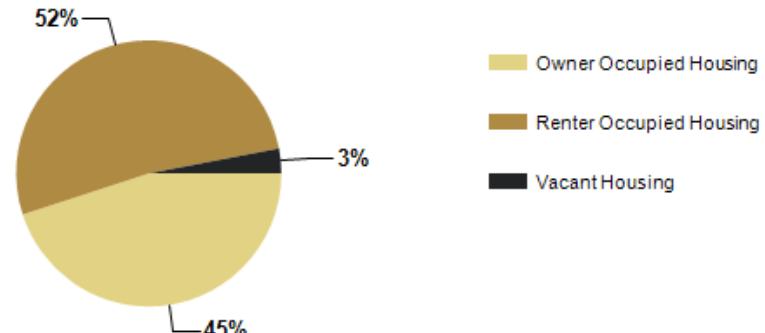


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,208	6,859	19,596
\$15,000-\$24,999	607	4,205	13,253
\$25,000-\$34,999	745	5,394	14,747
\$35,000-\$49,999	1,274	7,478	22,009
\$50,000-\$74,999	1,693	12,138	37,470
\$75,000-\$99,999	1,475	9,934	30,319
\$100,000-\$149,999	2,194	13,306	39,681
\$150,000-\$199,999	650	6,740	21,015
\$200,000 or greater	594	5,350	20,124
Median HH Income	\$69,868	\$74,089	\$76,260
Average HH Income	\$84,170	\$92,465	\$98,123

#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

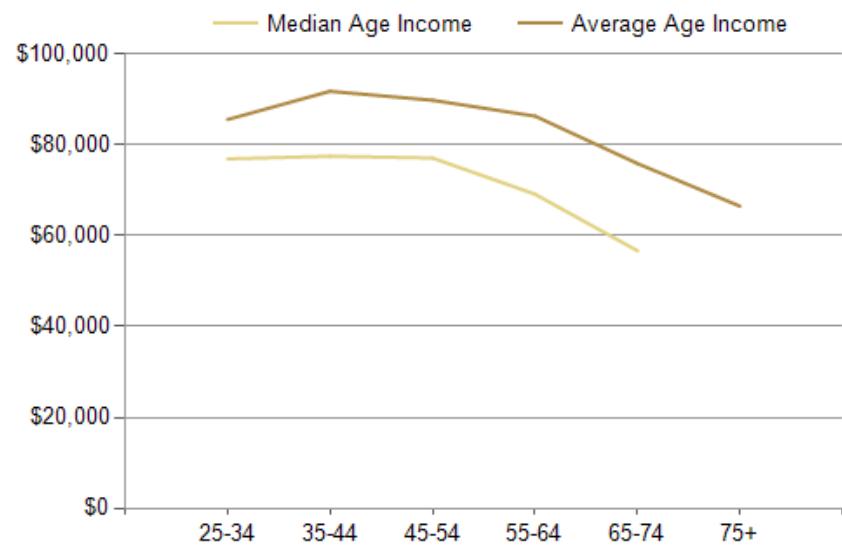
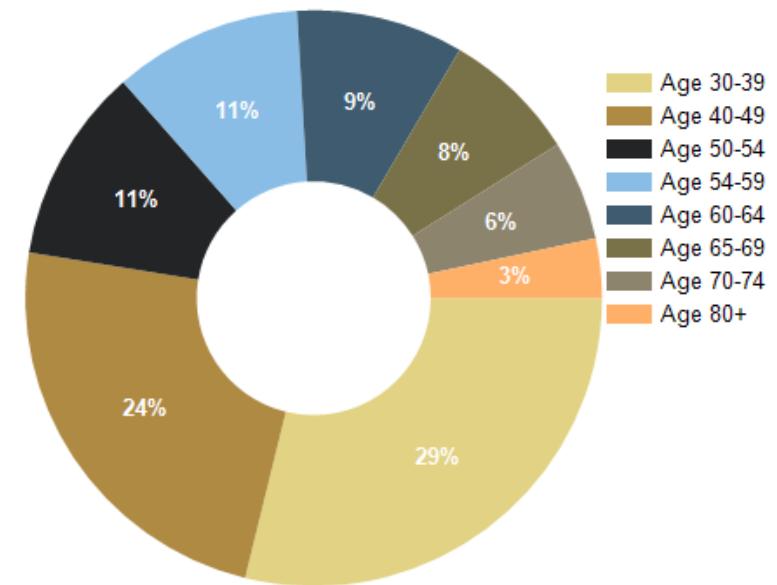


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,165	22,804	63,760
2025 Population Age 35-39	2,645	19,150	54,945
2025 Population Age 40-44	2,414	17,422	50,137
2025 Population Age 45-49	2,367	16,223	46,482
2025 Population Age 50-54	2,209	15,867	46,364
2025 Population Age 55-59	2,131	15,487	44,939
2025 Population Age 60-64	1,889	13,716	40,618
2025 Population Age 65-69	1,529	11,676	35,173
2025 Population Age 70-74	1,132	8,570	26,806
2025 Population Age 75-79	674	5,364	17,724
2025 Population Age 80-84	398	3,172	10,519
2025 Population Age 85+	326	2,640	8,774
2025 Population Age 18+	28,895	205,335	591,669
2025 Median Age	32	34	35
2030 Median Age	33	35	36

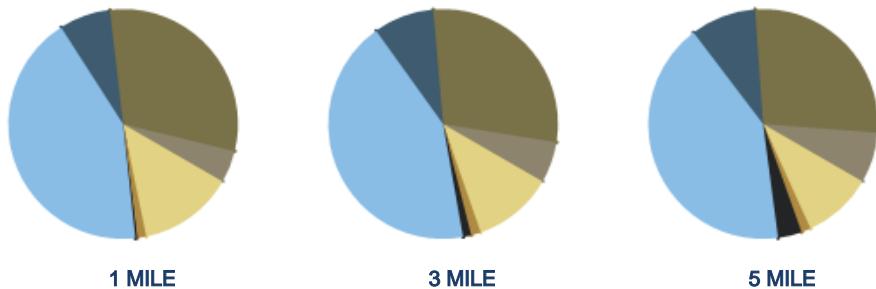
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,933	\$78,607	\$79,548
Average Household Income 25-34	\$85,596	\$92,753	\$97,314
Median Household Income 35-44	\$77,534	\$82,796	\$85,096
Average Household Income 35-44	\$91,823	\$104,082	\$110,579
Median Household Income 45-54	\$77,124	\$84,580	\$87,970
Average Household Income 45-54	\$89,841	\$102,795	\$110,757
Median Household Income 55-64	\$69,160	\$76,194	\$79,332
Average Household Income 55-64	\$86,349	\$94,944	\$101,778
Median Household Income 65-74	\$56,680	\$56,584	\$61,150
Average Household Income 65-74	\$75,905	\$80,086	\$85,875
Average Household Income 75+	\$66,506	\$65,914	\$67,069

Population By Age



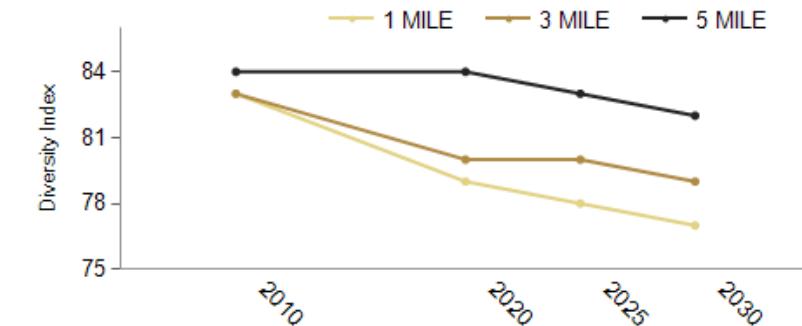
diversity index	1 mile	3 mile	5 mile
Diversity Index (+5 years)	77	79	82
Diversity Index (current year)	78	80	83
Diversity Index (2020)	79	81	84
Diversity Index (2010)	83	83	84

#### POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	11%	10%
American Indian	1%	1%	1%
Asian	0%	1%	3%
Hispanic	43%	43%	42%
Multiracial	7%	9%	9%
Other Race	31%	29%	27%
White	5%	6%	7%

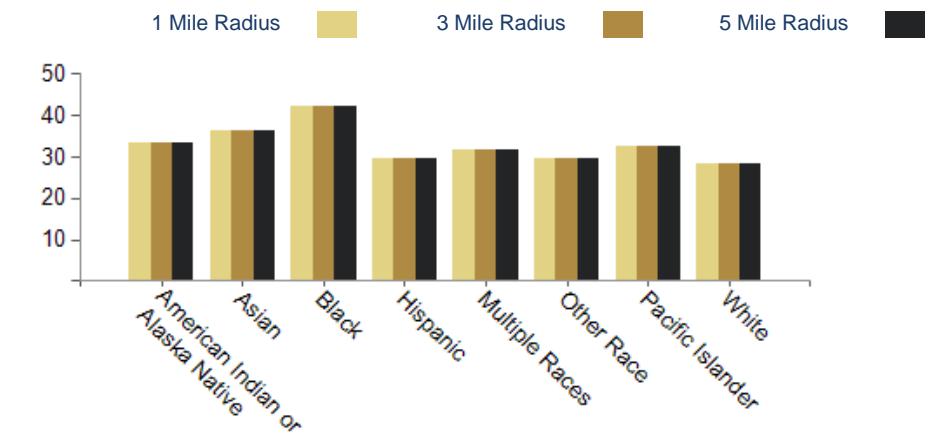
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	35	36
Median Asian Age	36	42	46
Median Black Age	42	42	40
Median Hispanic Age	30	31	32
Median Multiple Races Age	32	33	34
Median Other Race Age	29	31	32
Median Pacific Islander Age	33	34	35
Median White Age	28	32	37

#### 2025 MEDIAN AGE BY RACE



# 134, 142 & 200 S. Alameda St.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Inquire today:*

### **Silvestre Madrigal**

Century 21 Commercial Cornerstone Group  
(562) 843-3495  
c21ccgroup@gmail.com  
Lic: CalDRE #01363650