

OFFERING MEMORANDUM

# 325 E ROSECRANS AVE

COMPTON, CA 90221

 **Kidder  
Mathews**



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*Exclusively listed by*

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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    | \$915,000                              |

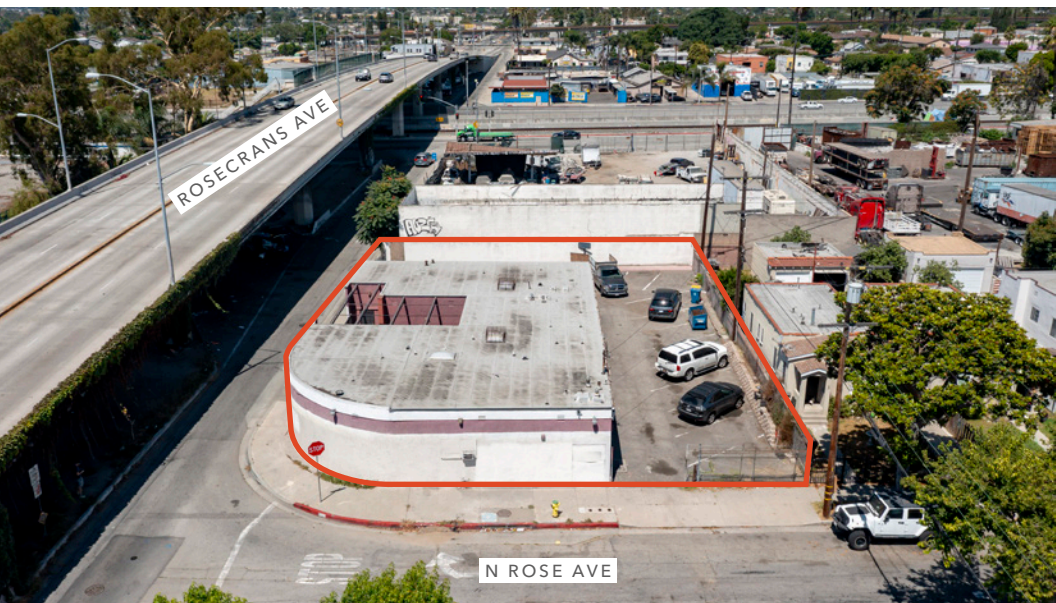
*\$915K*  
LIST PRICE

*±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](mailto:Casey.Lins@kidder.com).



# EXECUTIVE SUMMARY



POP'S  
CHICKEN

DURON'S  
MARKET

COMPLETE TRUCK  
BODY REPAIR INC

RAYON LIGHTING  
GROUP INC

LOS CAMARONEROS  
DE NAYARIT

ALAMEDA ST

SUBJECT  
PROPERTY

N ROSE AVE

ROSECRANS AVE

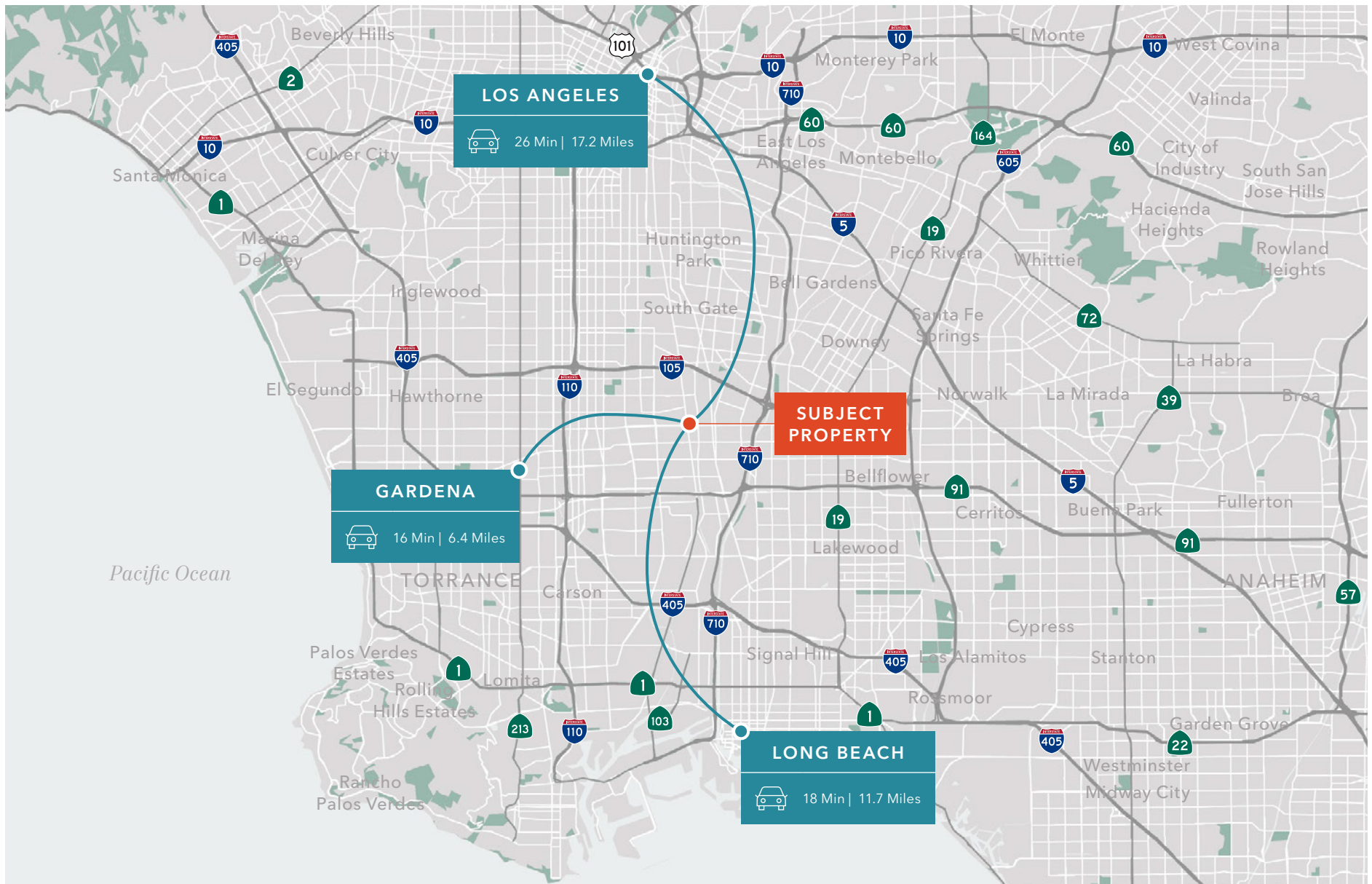
MANNY'S  
BIKE SHOP



# LOCATION OVERVIEW



## LOCATION OVERVIEW





## LOCATION OVERVIEW



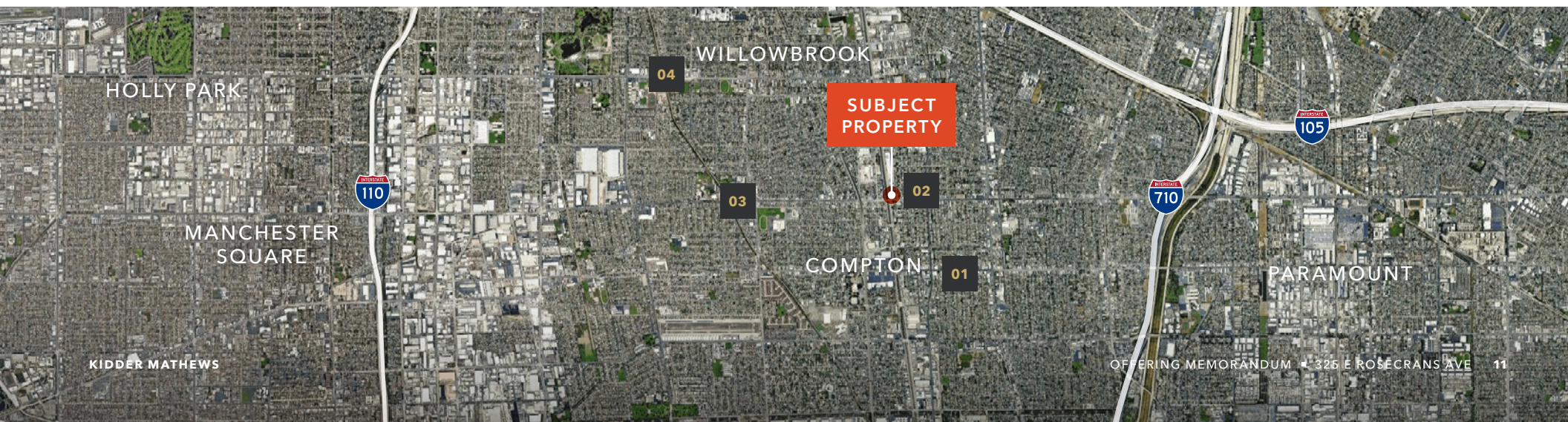


# COMPARABLES



# SALES COMPARABLES

|           | Property Address                                    | Zoning | Built | Bldg SF | Lot SF | Price/SF     | Lot/SF       | Location | Sale Price  | Sold Date | Notes   |
|-----------|---|--------|-------|---------|--------|--------------|--------------|----------|-------------|-----------|---|
|           | <b>SUBJECT PROPERTY</b>                             | COCL   | 1957  | 3,658   | 9,645  | \$250        | \$94         | Corner   | \$915,000   | Soon      | Standalone commercial building with parking.            |
| <b>01</b> | <b>1016 E Compton Blvd<br/>Compton, CA 90221</b>    | COCL   | 1956  | 4,500   | 8,650  | \$344        | \$179        | Corner   | \$1,550,000 | 5/23/2025 | Standalone commercial property with parking.            |
| <b>02</b> | <b>413 E Rosecrans Ave<br/>Compton, CA 90221</b>    | COCL   | 1952  | 2,400   | 4,878  | \$292        | \$144        | Midblock | \$700,000   | 1/23/2025 | Standalone warehouse type property with onsite parking. |
| <b>03</b> | <b>901 W Rosecrans Ave<br/>Compton, CA 90222</b>    | COCM   | 1958  | 1,930   | 3,740  | \$337        | \$174        | Corner   | \$650,000   | 5/21/2024 | Standalone commercial property. Minimal parking.        |
| <b>04</b> | <b>1601 W El Segundo Blvd<br/>Compton, CA 90222</b> | COML   | 1955  | 3,956   | 9,583  | \$328        | \$136        | Corner   | \$1,299,000 | 2/8/2024  | Standalone warehouse type property with onsite parking. |
|           | <b>Average</b>                                      |        |       |         |        | <b>\$325</b> | <b>\$158</b> |          |             |           |   |







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