

A PORTION OF THE VANGUARD LEARNING CENTER CAMPUS

13305 SAN PEDRO STREET | LOS ANGELES, CA 90061

RESIDENTIAL OPPORTUNITY

THIS EXCEPTIONAL CO-OCCUPANCY OPPORTUNITY IS READY FOR REIMAGINATION!
IDEAL FOR RESIDENTIAL DEVELOPMENT, RANGING FROM A SMALL LOT SUBDIVISION OR AFFORDABLE
WORKFORCE HOUSING TO MULTIFAMILY AND OTHER POTENTIAL MIXED USES.
JUST BRING YOUR VISION TO THIS UNIQUE GROUND LEASE OPPORTUNITY.

OFFERING MEMORANDUM

FOR MORE INFORMATION

EDWARD MATEVOSIAN

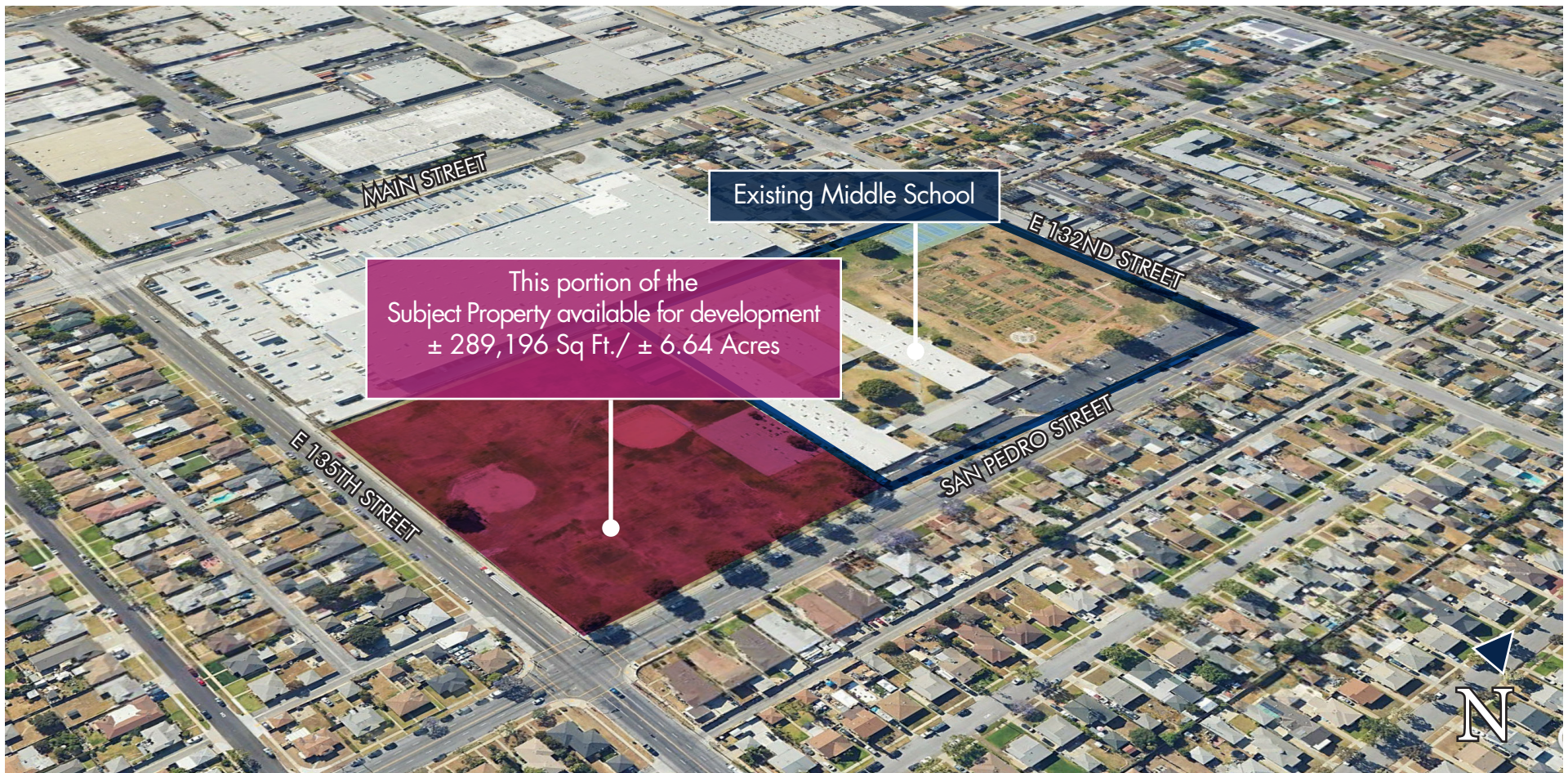
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CBRE

REQUEST FOR STATEMENT OF QUALIFICATIONS AND PROPOSALS

Compton Unified School District is seeking proposals from qualified development partners to develop a portion of an existing Middle School, located in Unincorporated Los Angeles County, bordering the City of Compton.

RFQ/P requirements and additional information can be found in the District's RFQ/P, attached to this offering.



THE OFFERING

LAND SIZE

289,196 Sq Ft.

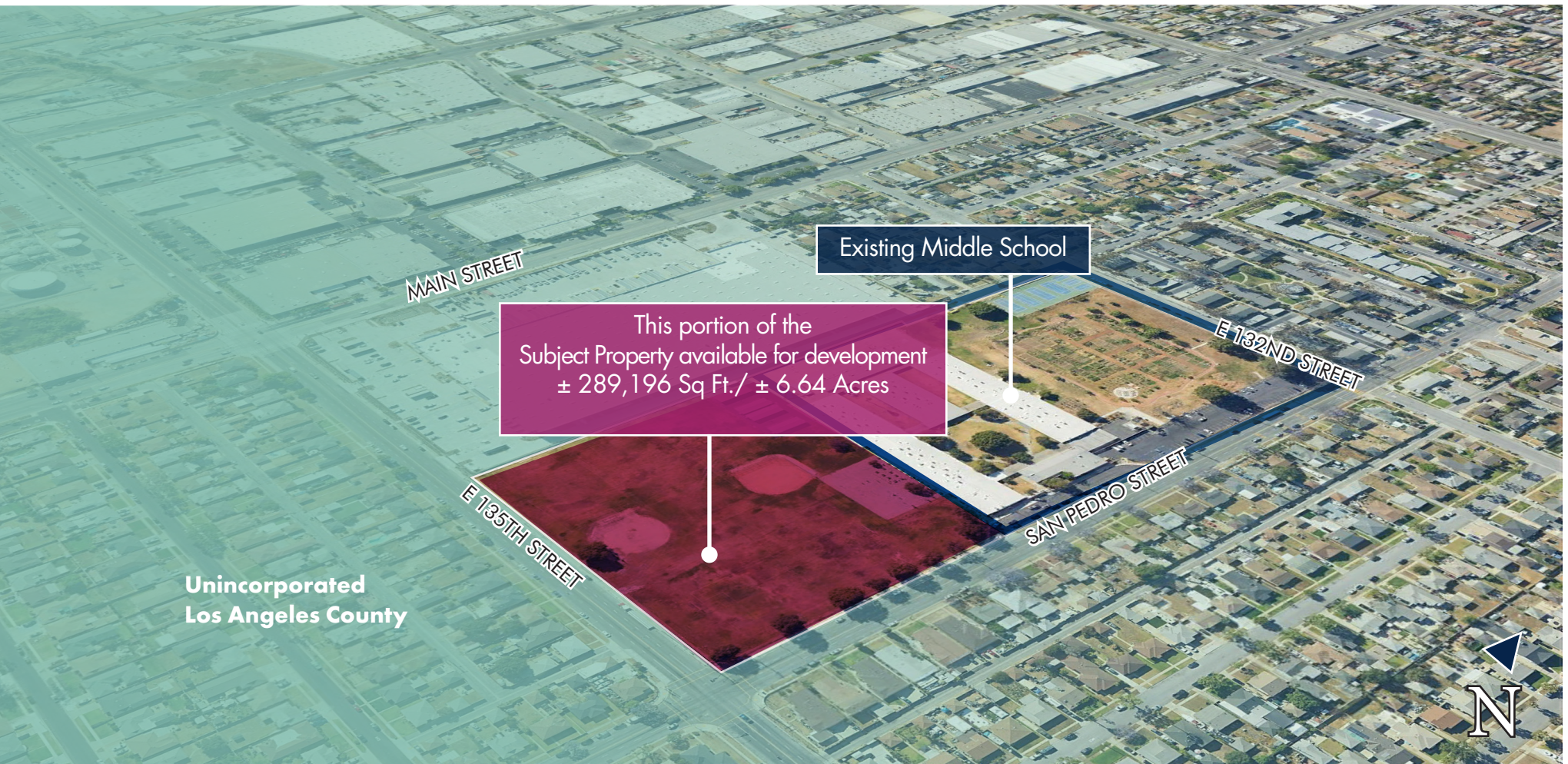
PARCEL NO.

6130-015-900,
901, 902

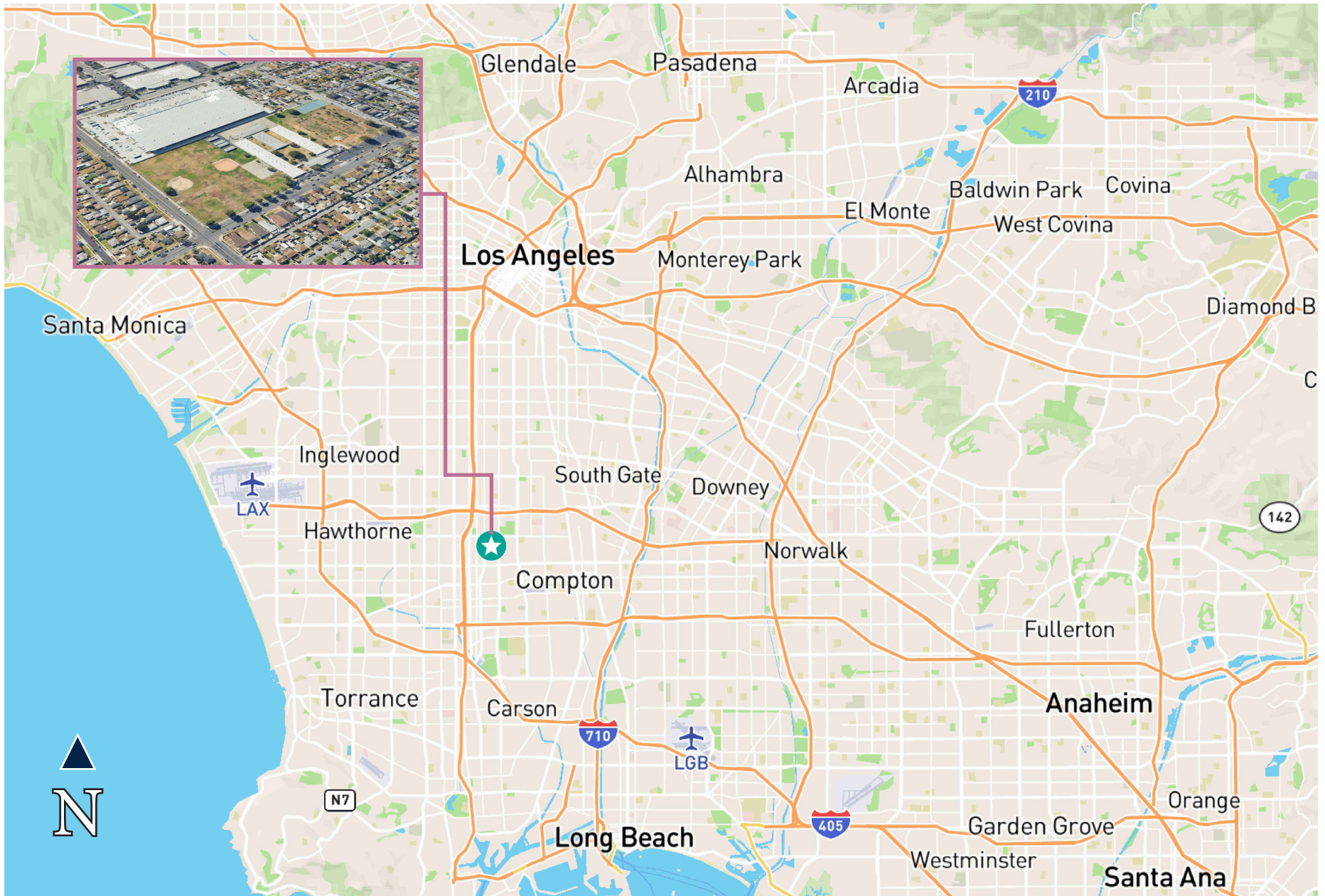
LAND USE

Existing School Property

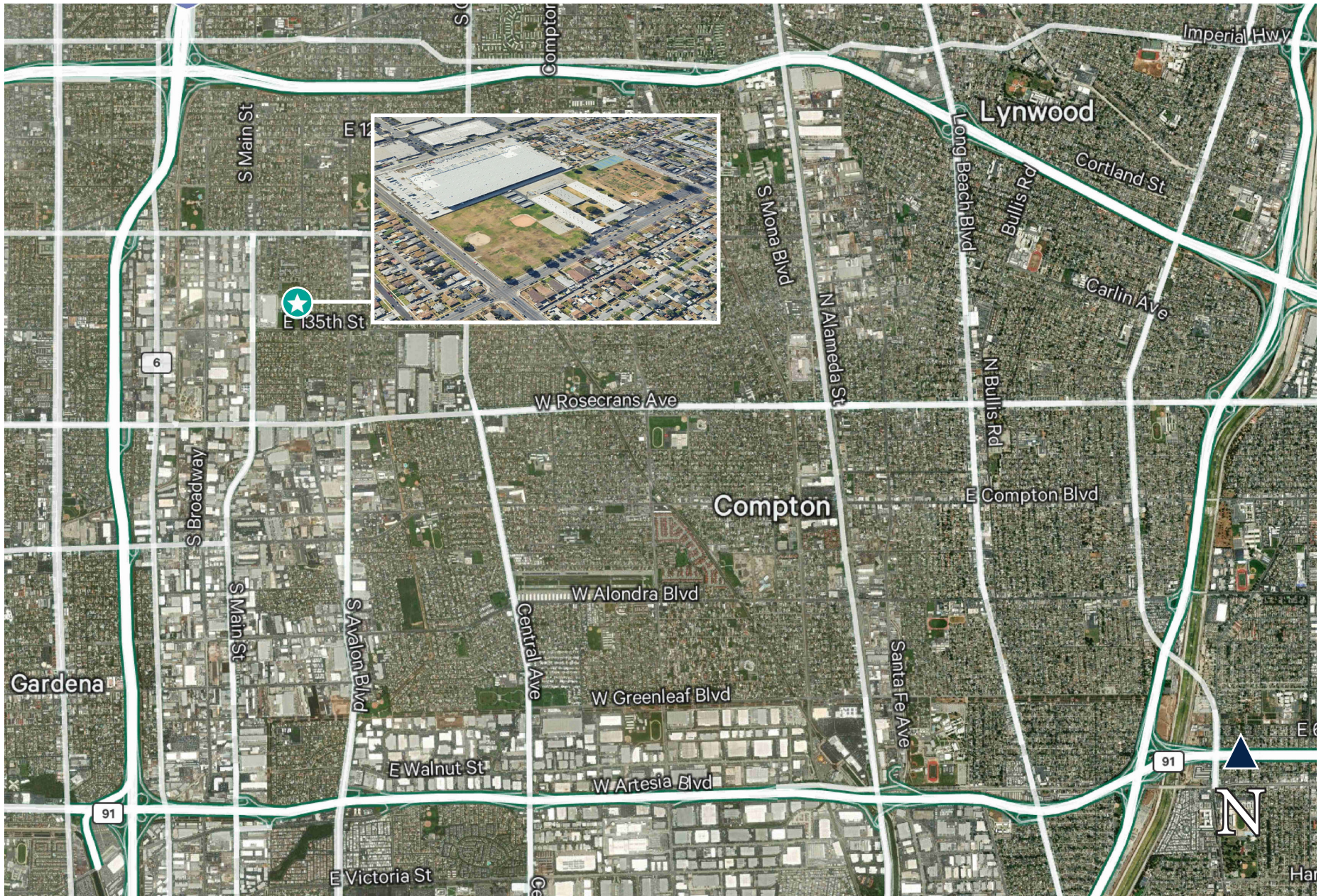
This rare land assemblage and development opportunity is available on a long term ground lease and is ideally suited for residential/multifamily development, and/or other potential mixed uses subject to City of Compton approvals.



AREA MAP



CENTRAL LOS ANGELES AREA MAP



13305 San Pedro Street, Los Angeles, CA 90061
APN 6130-015-900, 901, 902 | ± 289,196 Sq. Ft. / 6.64 AC

13305 San Pedro Street, Los Angeles, CA 90061
APN 6130-015-900, 901, 902 | ± 289,196 Sq. Ft. / 6.64 AC

This portion of the
Subject Property available for development
± 289,196 Sq Ft./ ± 6.64 Acres

Unincorporated
Los Angeles County

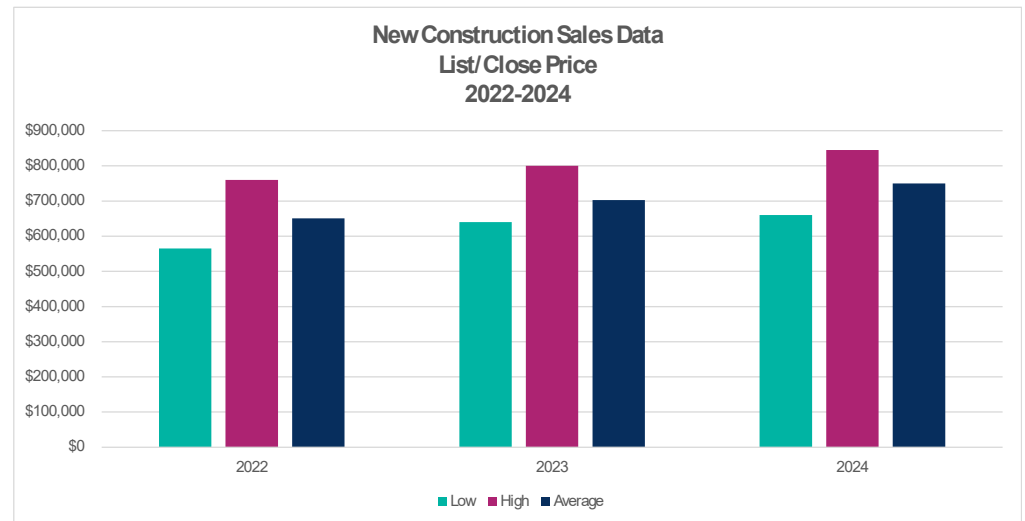
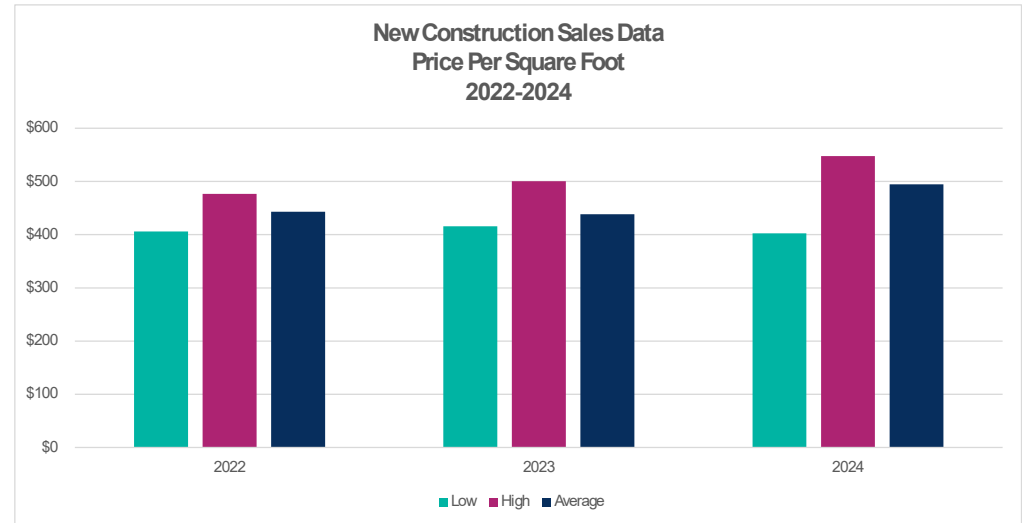


NEW CONSTRUCTION SALES DATA

New Construction Sales Data Price Per Square Foot			
Year	High	Low	Average
2022	\$476	\$406	\$443
2023	\$500	\$416	\$438
2024	\$548	\$402	\$495

New Construction Sales Data List/Close Price			
Year	High	Low	Average
2022	\$760,000	\$565,000	\$650,875
2023	\$799,990	\$640,000	\$702,522
2024	\$845,000	\$660,000	\$750,000

New Construction Sales Volume			
Years	Active	Sold	Grand Total
2022		8	8
2023		15	15
2024	1	4	5
Grand Total	1	27	28



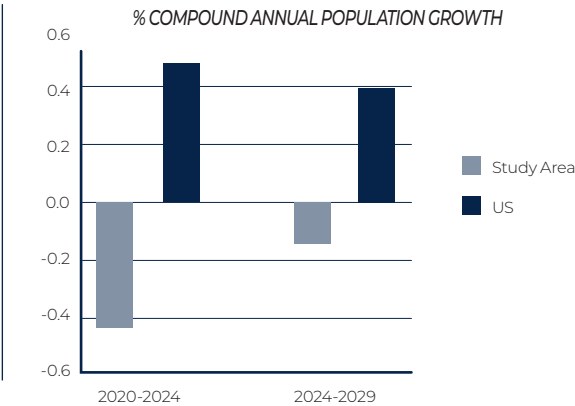
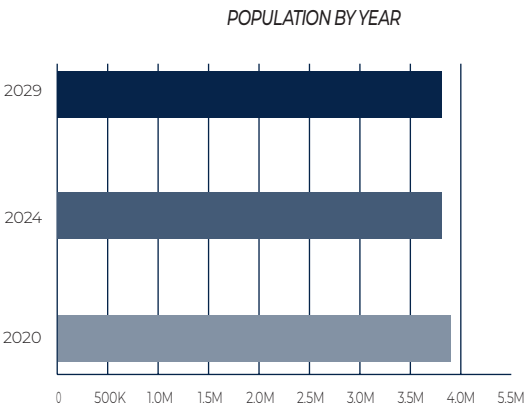
The data indicates a consistent upward trend in both sales price and price per square foot on a year-over-year basis. Although there was a slight decline in sales volume in 2024, this may be attributed to rising interest rates and a reduction in new home construction resulting from the rate increases during the pandemic era.

RECENT SINGLE FAMILY HOME SALES COMPARABLES

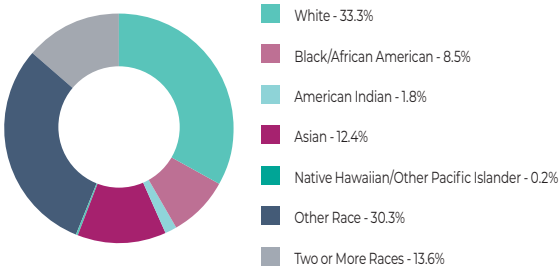
NEW CONSTRUCTION

Active/ Sold	St#	St Name	City	Area	L/C Price	\$/Sq Ft	Br/Ba	Sq Ft	L Sq Ft	Yr Built	Contract Status Change Date	DOM/ CDOM
Sold	2148 E	Knopf ST	CMP	RN - N of Rosecrans / E of Central	\$625,000	\$405.84	4/3,0,0,0	1,540	2,471	2021	1/26/2022	76/76
Sold	2430 E	Stockwell E	CMP	RN - N of Rosecrans / E of Central	\$611,000	\$461.13	4/3,0,0,0	1,325	2,214	2021	2/9/2022	69/69
Sold	2258 E	122nd ST	CMP	RN - N of Rosecrans / E of Central	\$665,000	\$426.83	4/2,0,0,0	1,558	5,116	2021	2/25/2022	90/90
Sold	2501	127th	CMP	RN - N of Rosecrans / E of Central	\$565,000	\$470.83	3/1,1,0,0	1,200	2,020	2022	10/17/2022	66/66
Sold	2501	127th	CMP	RN - N of Rosecrans / E of Central	\$565,000	\$470.83	3/1,1,0,0	1,200	2,020	2022	10/17/2022	22/22
Sold	1927 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$708,000	\$415.98	3/2,0,1,0	1,702	2,200	2023	12/22/2022	16/16
Sold	1927 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$708,000	\$415.98	3/2,0,1,0	1,702	2,200	2023	12/22/2022	60/60
Sold	1947 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$728,352	\$427.94	4/2,0,1,0	1,702	2,200	2023	1/31/2023	39/39
Sold	2132 E	Nord ST	CMP	Not Defined	\$650,000	\$463.95	4/3,0,0,0	1,401	2,471	2023	3/3/2023	11/11
Sold	1915 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$736,443	\$432.69	3/2,0,1,0	1,702	2,200	2023	3/16/2023	19/19
Sold	1950 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$761,453	\$423.74	4/2,0,1,0	1,797	2,200	2023	3/17/2023	7/7
Sold	1940 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$767,126	\$450.72	3/2,0,1,0	1,702	2,200	2023	3/21/2023	7/7
Sold	1920 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$734,462	\$431.53	4/2,0,1,0	1,702	2,200	2023	3/30/2023	4/4
Sold	2130 E	Nord ST	CMP	Not Defined	\$655,000	\$467.52	4/3,0,0,0	1,401	2,465	2023	4/25/2023	30/30
Sold	1394 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/2,0,1,0	1,611	3,900	2023	5/24/2023	12/12
Sold	1966 N	Blossom DR	CMP	RN - N of Rosecrans / E of Central	\$799,990	\$470.03	3/2,0,1,0	1,702	2,200	2022	6/2/2023	42/42
Sold	1398 W	Compton	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$640,000	\$423.84	3/2,0,1,0	1,510	4,190	2023	6/13/2023	21/21
Sold	1386	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/1,1,1,0	1,611	3,890	2023	6/27/2023	14/14
Sold	1378 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$675,000	\$418.99	3/1,1,1,0	1,611	3,926	2023	7/19/2023	15/15
Sold	1390 W	Compton BLVD	CMP	RN - N of Rosecrans / E of Central	\$670,000	\$415.89	3/1,1,0,1	1,611	3,926	2023	8/16/2023	55/55
Sold	1382 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/1,1,1,0	1,611	3,890	2023	8/22/2023	117/117
Sold	2422	East Piru St.	CMP	Not Defined	\$710,000	\$500.35	4/3,0,0,0	1,419	2,500	2023	10/26/2023	14/14
Sold	2014 E	Piru ST E	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$660,000	\$469.42	4/3,0,0,0	1,406	2,465	2023	1/26/2024	79/79
Sold	1504	Mathissen AVE	CMP	RN - N of Rosecrans / E of Central	\$760,000	\$546.76	4/3,0,0,0	1,390	2,000	2023	2/14/2024	54/54
Sold	2236 E	Oris ST	CMP	Not Defined	\$760,000	\$506.67	4/3,0,0,0	1,500	4,934	2024	5/8/2024	63/63
Active	2102 E	Stockwell ST	CMP	Not Defined	\$725,000	\$547.58	3/3,0,0,0	1,324	2,236	2024	6/15/2024	76/76
Sold	720 W	Cherry Ave ST	CMP	RN - N of Rosecrans / E of Central	\$845,000	\$402.38	5/4,0,1,0	2,100	3,744	2024	7/5/2024	69/69

CITY OF LOS ANGELES DEMOGRAPHICS



RACE & ETHNICITY



48.1% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$81,729
MEDIAN HOUSEHOLD INCOME

\$46,292
PER CAPITAL INCOME

HOME OWNERSHIP

35.6%
OWNER OCCUPIED UNITS

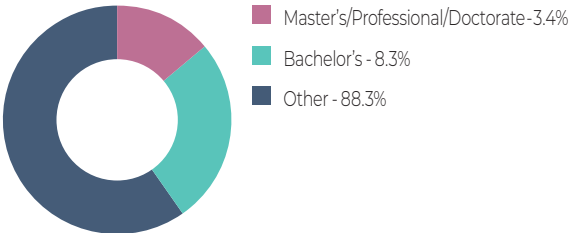
EMPLOYMENT

1,799,444 EMPLOYEES

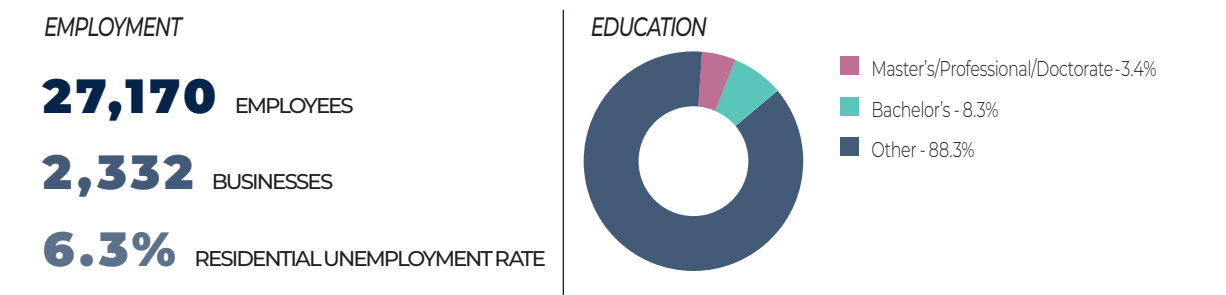
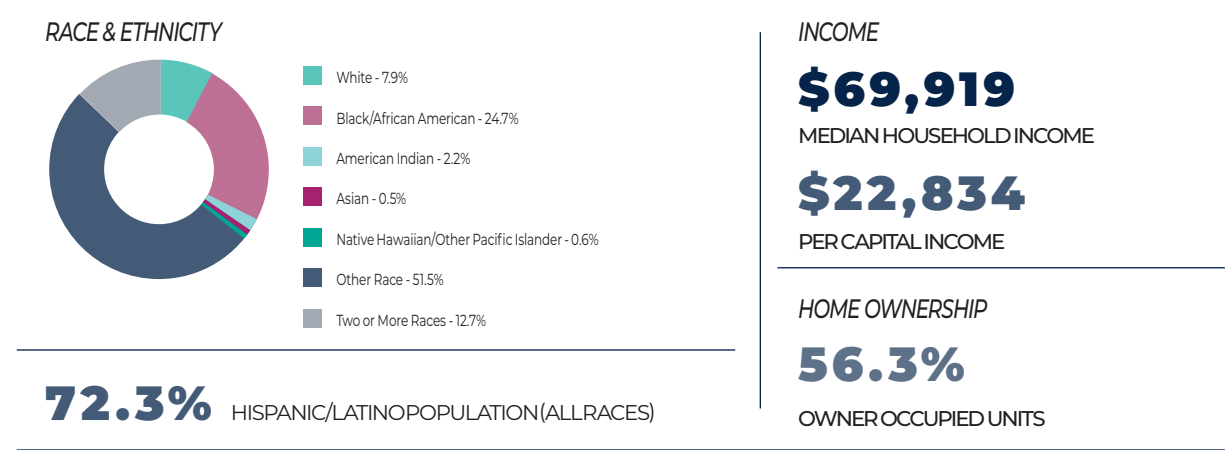
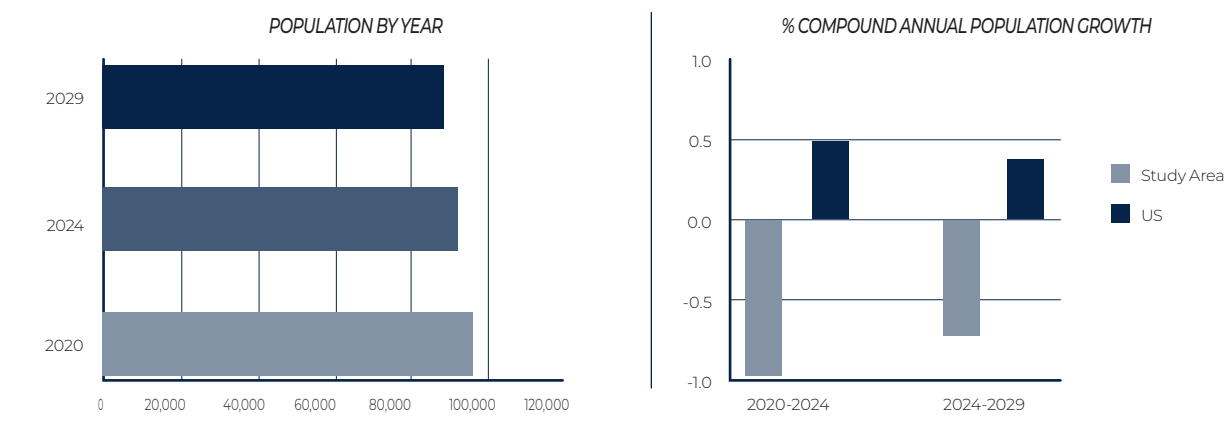
203,547 BUSINESSES

5.8% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



CITY OF COMPTON DEMOGRAPHICS





This portion of the
Subject Property available for development
 $\pm 289,196$ Sq Ft./ ± 6.64 Acres

Vanguard Learning Center

MAIN STREET

E 132ND STREET

SAN PEDRO STREET

E 135TH STREET



THE CITY OF COMPTON

KNOWN AS THE “HUB CITY”

Home to nearly 100,000 residents, Compton spans 10 square miles and is known as the “Hub City” due to its unique position as the almost exact geographical center of Los Angeles County. Strategically located along the Alameda Corridor, a passageway of 25 percent of all U.S. waterborne international trade, Compton is rapidly emerging as one of LA County’s premiere industrial centers for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

An energetic multiracial, multicultural community located about 11 miles south of downtown Los Angeles, Compton is the birthplace and proving ground of world-famous athletes and hip-hop artists and is ready to take off! Fresh leadership is actively working to capitalize on the accessibility provided by the expanding Metro Rail system to:



- Promote new development and public spaces that strengthen the City’s local identity and create a uniquely special sense of place that reflects Compton’s authenticity.
- Attract investment and rehabilitation that strengthen the City’s economic base and infrastructure.
- Create employment and career advancement opportunities for the City’s residents
- Enhance sustainability and safety by designing a pedestrian- and bicycle-friendly environment.

“NEXT STOP COMPTON”

A RENAISSANCE OF NEW DEVELOPMENT AND DIVERSITY



Currently undergoing an exciting renaissance, the City is developing a wide range of commercial and cultural opportunities to ensure that Compton becomes a prime world-class destination for residents and businesses. This planning effort for the Downtown area, known as “Next Stop Compton,” nurtures innovation in technology, arts, and entrepreneurial concepts, shaping Compton’s future, and serving as an innovative model for other cities.

As part of this Compton Station TOD Specific Plan, which encompasses more than 570 acres of land centered on the at-grade Metro stop located at Willowbrook Avenue and Compton Boulevard, rezoning efforts focus on three key Downtown nodes:

- The Civic Center, anchored by MLK Memorial Plaza, would be retained in its existing form. However, zoning could accommodate the construction of new buildings between 3 and 10 stories in height at selected sites, with maximum densities of up to 175 residential units per acre.
- The Commercial Core, consisting of the Compton Renaissance Center and Towne Center shopping centers as well as MLK Transit Plaza and other areas abutting the A Line stop, would be rezoned to permit similar 3-to-10-story buildings with densities of up to 175 residential units per acre.
- Historic Core/Compton Boulevard East, stretching along Compton Boulevard from Alameda Street to Santa Fe Avenue, would be rezoned to allow buildings between 3 and 6 stories in height, with a maximum density of 100 units per acre.

RECENT COMPTON DEVELOPMENTS



On January 26, 2022, Compton was selected as a recipient of the largest grant in the City's history – a \$21 million statewide award through the Affordable Housing and Sustainable Communities Program (AHSC) to assist in the development of a mixed-use, transit-oriented development and other infrastructure related projects. The “Compton Innovation Center” will include housing and commercial, public spaces and art, and a full campus equipped with learning labs, so-working spaces and more.



In Summer 2022, approval was granted for subdivide and redevelop a long vacant 2.45-acre property located at 930 W. Compton Boulevard with 60 townhome-style condominiums as well as private streets, sidewalks, parking areas, and landscaping. Plans call for a mix of three- and four-bedroom homes featuring all-electric utilities. Ten of the homes will be reserved for sale to moderate-income households.



Blossom Walk – a gated community located on a former industrial site on the east side of Central Avenue – is currently under construction. Plans call for 29 single-family residences with floor plans of up to 4 bedrooms and 1,797 square feet.

In Spring 2022, Blossom Walk's developer also secured approval for 57 new “Monterey/Spanish style” townhomes as well as a 5,000-square-foot recreation space on a 2.55-acre site located at 250 N. Central Avenue. Construction is projected to last 13 months and plans call for a mix of two- and three-bedroom dwellings, ranging from 1,193 to 1,644 square feet in size. Ten units will be reserved for sale by low-income households.

BUILD YOUR VISION

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Imagery Date: 1/18/2024