

# 142 & 200 S. Alameda St

200 S. Alameda, Compton CA 90221



OFFERING MEMORANDUM

# 142 & 200 S. Alameda St

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Property Images

*Inquire today:*

**Armando Gonzalez**

Century 21 Allstars Commercial Group

(562) 708-0517 or

[amg1@armandomgonzalez.com](mailto:amg1@armandomgonzalez.com)

CalDRE #01028116

01 **Executive Summary**  
Investment Summary

---

## OFFERING SUMMARY

---

ADDRESS	200 S. Alameda Compton CA 90221
COUNTY	Los Angeles
BUILDING SF	9,476 SF
LAND SF	20,107 SF
YEAR BUILT	1975
APN	6179002016

---

## FINANCIAL SUMMARY

---

PRICE	\$2,599,000
PRICE PSF	\$274.27

---

---

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	38,805	271,830	771,659
2026 Median HH Income	\$69,983	\$74,169	\$76,322
2026 Average HH Income	\$84,192	\$92,541	\$98,226

---

## Property Detail's

- Price reduction on this excellent Investment Opportunity in the Alameda Corridor! Don't miss this rare chance to own two adjoining parcels totaling 20,107 sq. ft. of land, zoned COML, in the highly desirable Alameda Corridor. The property is currently operating as an auto repair and auto body shop, with both tenants on month-to-month agreements—offering flexibility for investors or owner-users. 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. Addresses to be sold together are: 142 S Alameda, and 200 S Alameda with all 2 parcels you have a total of street frontage of 200 feet. both parcels are being offered together for \$2,549,000. This is a fantastic opportunity to build, expand, or invest. MLS DW25216009. There is an auto repair and an auto body shop on month to month and they can be delivered vacant at close of escrow.
- The other MLS number is DW25216077. 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.

02 **Property Description**

Property Features

Property Images

---

## PROPERTY FEATURES

---

NUMBER OF UNITS	2
BUILDING SF	9,476
LAND SF	20,107
YEAR BUILT	1975
# OF PARCELS	2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	33

---

















## 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:*

**Armando Gonzalez**  
Century 21 Allstars Commercial Group  
(562) 708-0517 or  
amg1@armandomgonzalez.com  
CalDRE #01028116

