

FOR SALE

1701 NORTH WILLOWBROOK AVE

OFFERED AT: \$790,000

*A mixed-use property consisting of
a retail market and a 2 bedroom 1
bath single family residence*



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Darin Spillman at Kidder Mathews is pleased to present a mixed-use property in the city of Compton. There are two separate structures, a retail store of around 2,500 SF occupied by a market on a month-to-month lease, and a 2 bedroom, 1 bath single family residence of around 925 SF, also on a month-to-month lease.

An owner-user who occupies the retail space can qualify for up to 90% SBA financing and either lease out the SFR or occupy it.

The market pays \$2,500/month and the house pays \$1,200/month.

\$790,000

ASKING PRICE

PROPERTY SUMMARY

ADDRESS	1701 N Willowbrook Ave Compton, CA 90222
BUILDING SIZE	3,425 SF
LOT SIZE	7,499 SF
YEAR BUILT	1946
ZONING	COCL*
PARCEL NUMBER	6153-026-019

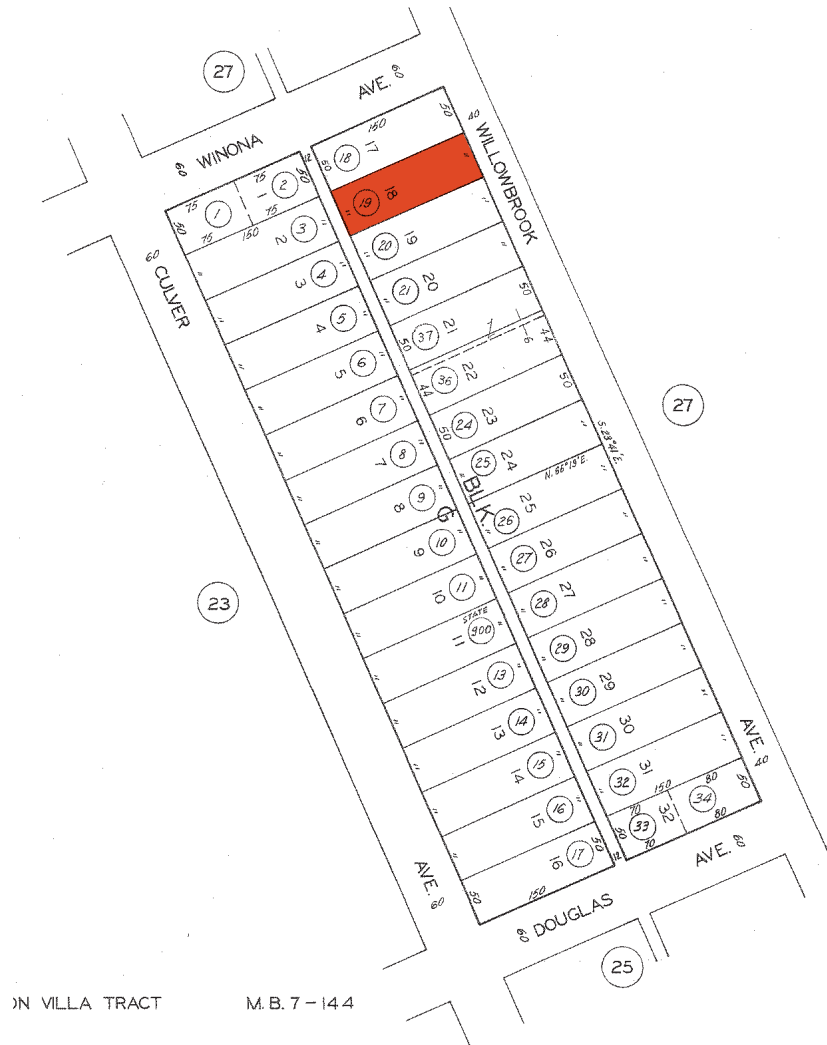
PROPERTY HIGHLIGHTS

- High foot traffic location
- 90% SBA financing available
- No city rent control ordinance
- Alley access
- Ideal for owner-user
- 7,499 SF lot

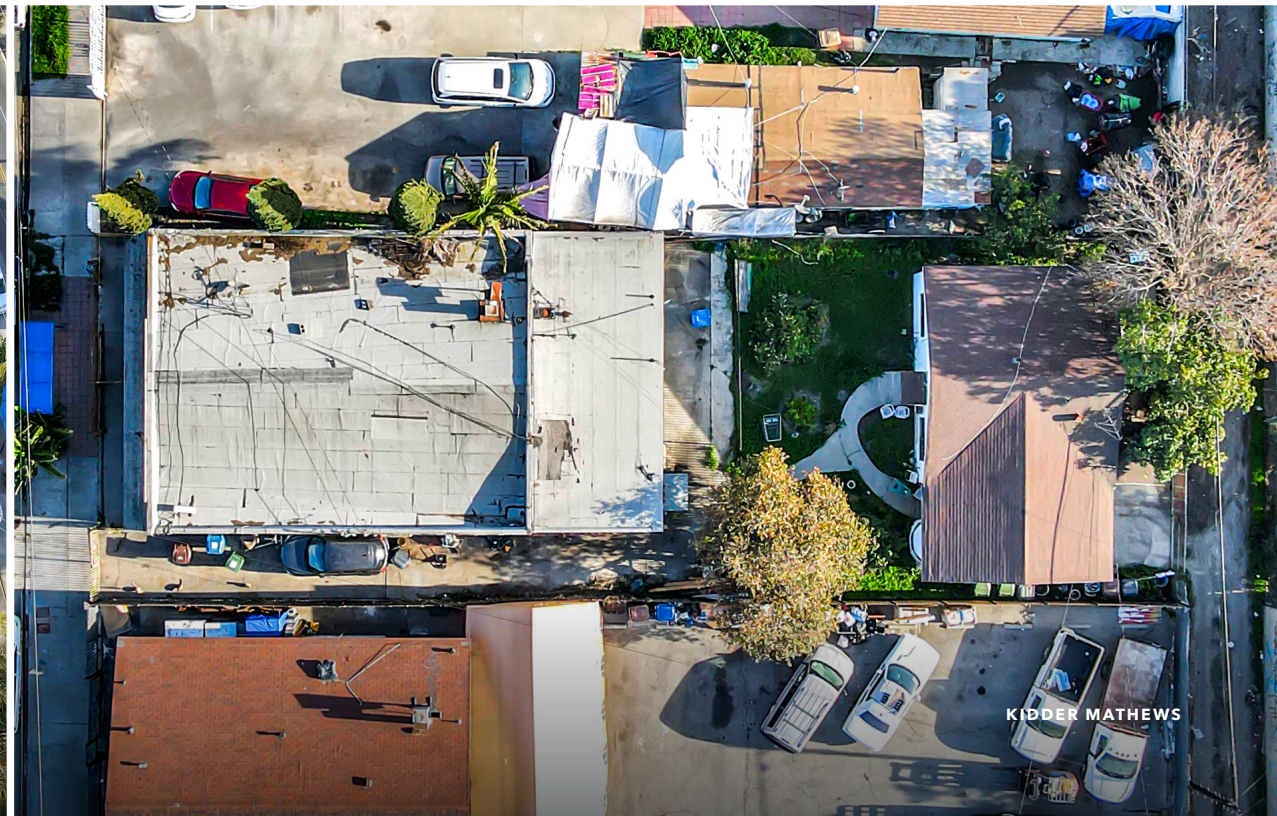
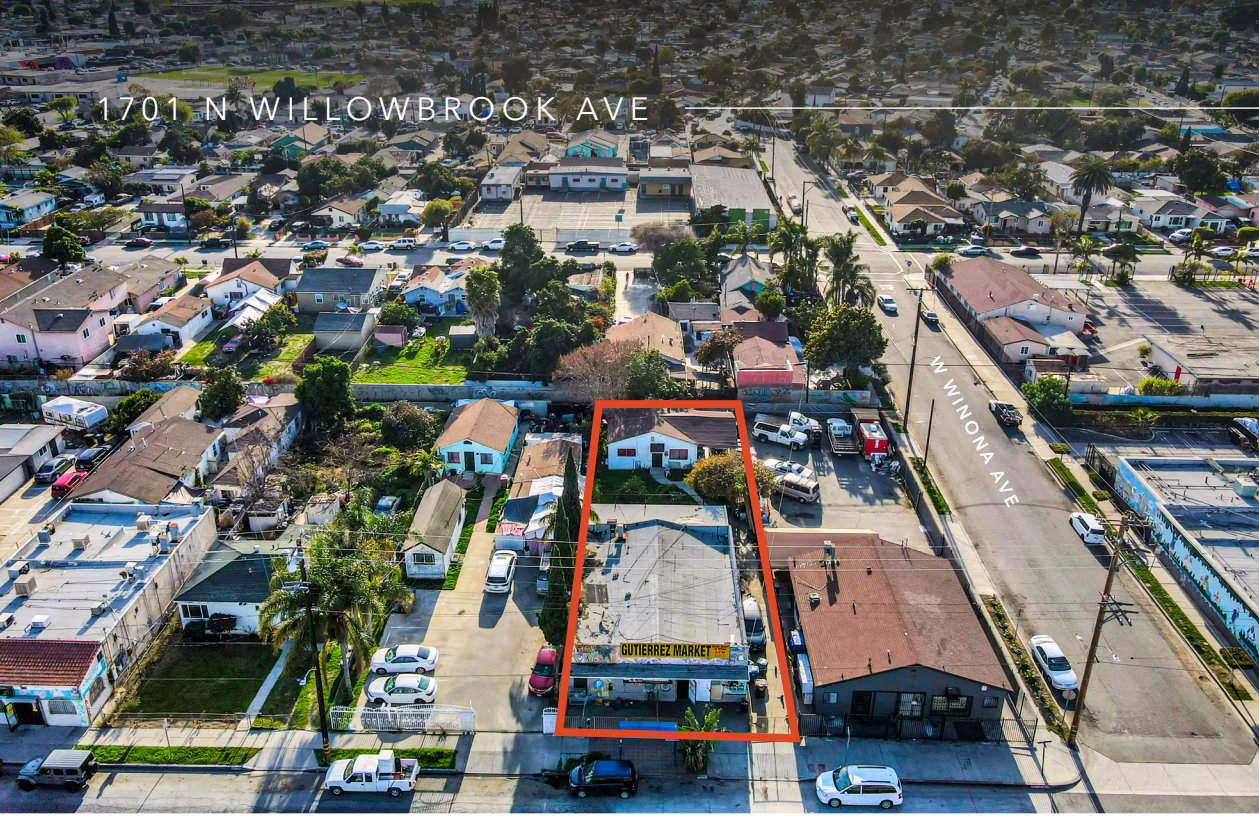


1701 N WILLOWBROOK AVE

PLAT MAP



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AREA OVERVIEW

Compton is a vibrant and dynamic city located in southern Los Angeles County, known for its central location and strong sense of community.

As a hub city, it benefits from its proximity to downtown Los Angeles, making it a key area for both residential and commercial development. The city is well-connected by major transportation routes, providing easy access to other parts of the region. Compton is home to a diverse and growing population, which contributes to its lively atmosphere and ongoing development.

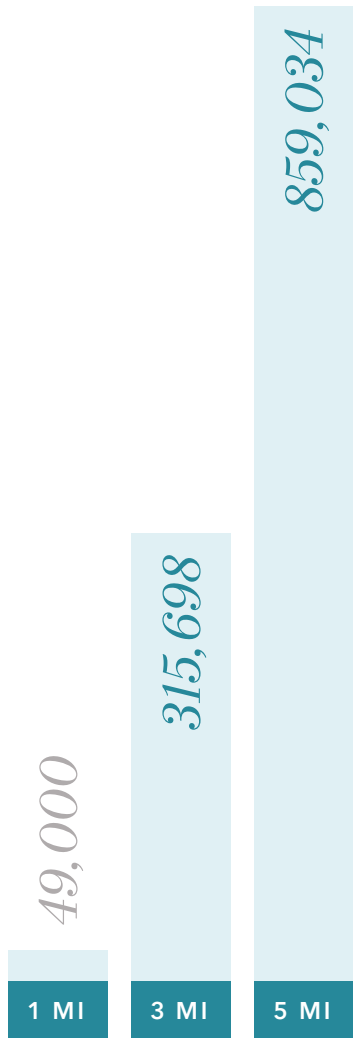
The city is undergoing significant revitalization, with improvements in infrastructure, education, and public services. Compton has become a hub for innovation and economic growth, with a range of new businesses and opportunities for entrepreneurs. Its parks, recreational facilities, and community programs make it an attractive place to live, work, and raise a family. With a strong sense of community and a focus on progress, Compton is a city that continues to grow and thrive, offering a bright future for its residents.

AVAILABLE FOR SALE

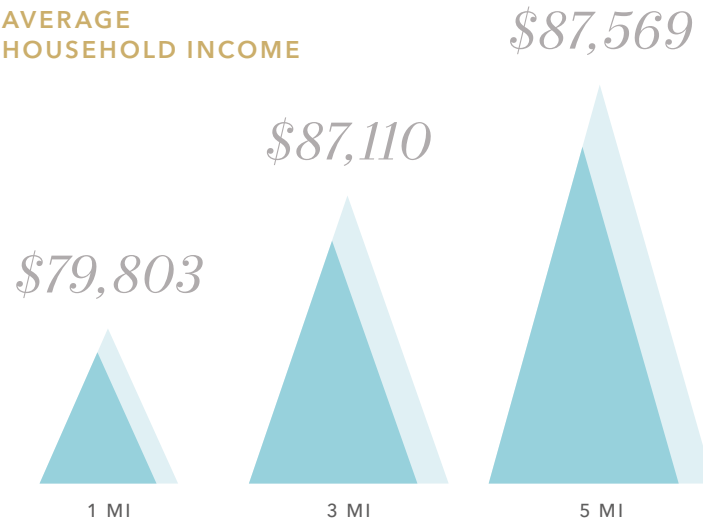
KIDDER MATHEWS

DEMOGRAPHICS

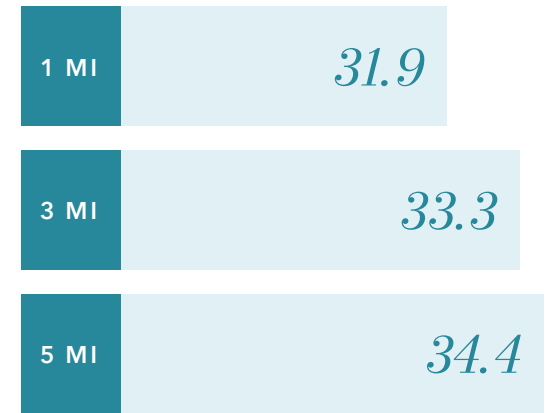
POPULATION



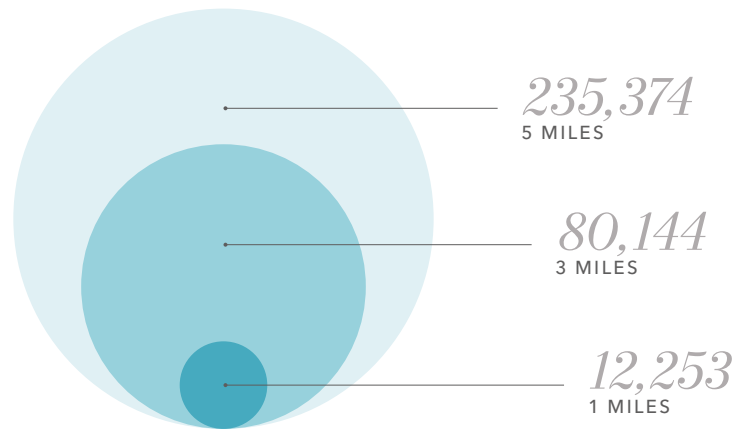
AVERAGE HOUSEHOLD INCOME



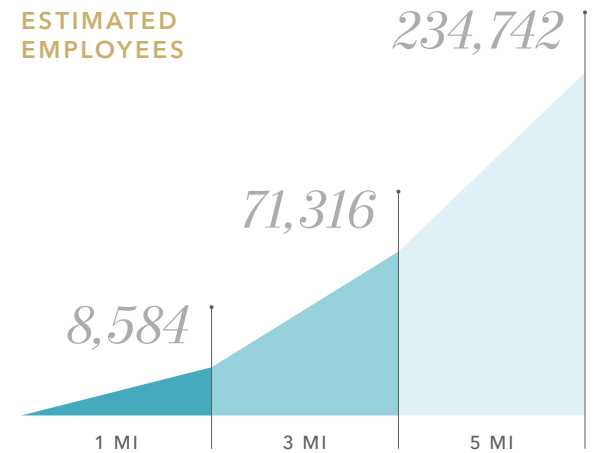
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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*For more information on
this property, please contact*

DARIN SPILLMAN
310.592.8269
darin.spillman@kidder.com
LIC N° 01366902

KIDDER.COM

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