



**1900-1908 E ALONDRA BLVD.
COMPTON, CA 90221**

OFFERING MEMORANDUM



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



TABLE OF CONTENTS

OFFERING MEMORANDUM

01

EXECUTIVE
SUMMARY

02

FINANCIAL
ANALYSIS



Exclusively listed by

FRANCISCO WILLIAMS, CCIM

Senior VP, WCA

(213) 880 8107

francisco.williams@williamscap.ai

CaDRE #01979442

LAURA MILSHEYN

Senior VP, Keller Williams, HH

(310) 400 0430

laura.milshteyn@kw.com

CALDRE #01997655



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



Williams Capital Advisors Powered By Keller Williams (CA Real Estate Corporation, License #01428775) operate independently but may collaborate with third-party service providers, consultants, or partners in connection with commercial real estate transactions. While Williams Capital Advisors Powered By Keller Williams prioritize the interests of their clients, affiliated entities or representatives may occasionally engage in activities related to the subject property ("Property"). By receiving this Offering Memorandum, you acknowledge that Williams Capital Advisors Powered By Keller Williams adhere to all legal and fiduciary obligations and maintain transparency in their dealings.

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is strictly confidential and intended solely for evaluating potential interest in the Property. By accepting this document, you agree to maintain the confidentiality of all contents herein and refrain from disclosing, reproducing, or distributing any information without prior written consent from Williams Capital Advisors Powered By Keller Williams, or the Property Owner. All financial projections, square footage estimates, lease summaries, and other details are provided for illustrative purposes only and have not been independently verified. Prospective parties must conduct their own due diligence to verify accuracy. If you elect not to pursue further interest in the Property, promptly return this document to Williams Capital Advisors Powered By Keller Williams. The Owner reserves the right to reject any or all offers, terminate discussions at any time, and is under no obligation to proceed with a transaction until a fully executed purchase agreement is in place.

DISCLAIMER

The information in this Offering Memorandum is derived from sources deemed reliable but has not been independently verified by Williams Capital Advisors Powered By Keller Williams (CA License #01428775). Williams Capital Advisors Powered By Keller Williams make no guarantees, warranties, or representations regarding the accuracy, completeness, or suitability of the information provided. Financial projections, assumptions, and opinions are illustrative only and may not reflect future performance. Prospective purchasers are advised to consult tax, legal, and financial advisors to evaluate the Property's suitability. Neither Williams Capital Advisors Powered By Keller Williams, the Property Owner, nor their representatives assume liability for errors, omissions, or decisions made in reliance on this document.

BROKERAGE DETAILS

This Offering Memorandum is presented by Williams Capital Advisors Powered By Keller Williams, a licensed real estate corporation (CA License #01428775). This document does not constitute an offer, solicitation, or legal obligation of any kind. All rights reserved.



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Williams Capital Advisors and Keller Williams-Hollywood Hills are pleased to present for sale 1900-1908 E Alondra Blvd, a 12,063-square-foot single-tenant retail building situated on 29,719 square feet (1.01 acres) of contiguous land across three parcels in Compton, California. Built in 2005 with tilt-up precast concrete construction – a build quality rarely encountered in this submarket – the property features 43 dedicated parking spaces at a ratio of 3.56 per 1,000 square feet.

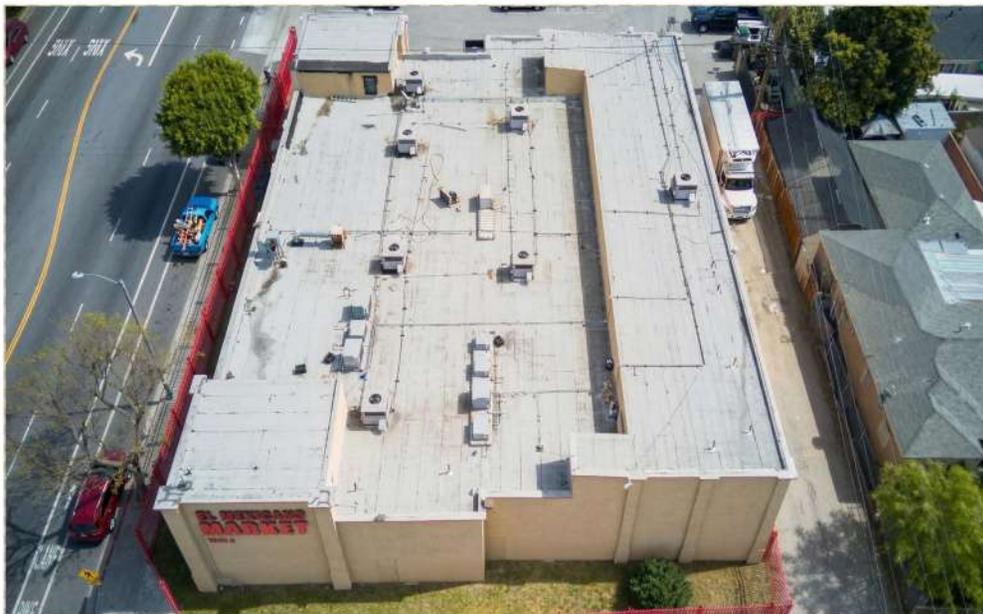
The property is offered with an executed sale-leaseback structure. The sale is conditioned upon the seller, a grocery and specialty market operator, executing a 20 years Absolute NNN lease, effective upon the close of escrow at \$272,675 annually (\$11.04/SF), with 10% every 5 years rent escalations and four 5-year renewal options. At the \$4,195,000 asking price, the SLB structure implies a 6.50% going-in cap rate – positioning the asset as a compelling yield play for 1031 exchange buyers and private investors seeking day-one income with zero management burden. The operator has committed to a long-term NNN lease commencing at COE, delivering the real estate as a pure investment asset with triple-net expense recovery.

PROPERTY DETAILS

Address	1900-1908 E Alondra Blvd, Compton, CA 90221
Property Type	Single-Tenant Retail (NNN / SLB)
Tenant (DBA)	Specialty Market (Seller-committed to a 20-Year Absolute NNN Lease at Close)
Investment Type	Sale-Leaseback – NNN
Sale Type	Sale Leaseback
Year Built	2005
Gross Building Area	± 12,063 SF
Lot Size	± 29,719 SF / 0.68 AC
APNs	7302-001-001 / 7302-001-005 / 7302-001-006
Zoning	*COCL Zoning: General Commercial zone
Parking Spaces	43 Spaces
Parking Ratio	3.56 per 1,000 SF

INVESTMENT HIGHLIGHTS

- ❖ **Proposed Sale-Leaseback | Day-One Income** – 100% occupied at close under Absolute NNN structure; buyer receives \$22,723/month from day one
- ❖ **\$272,675 Annual NNN Rent | \$22.60/SF** – All taxes, insurance, maintenance and utilities paid by tenant; zero landlord management responsibility
- ❖ **6.50% Going-In Cap Rate at \$4,195,000 Ask** – Compelling yield for 1031 exchange buyers and private investors
- ❖ **10% Rent Escalation Every 5 Years** – Lease escalates to \$362,931 by Year 20; built-in inflation protection over 40-year potential lease term (20 + 4x5 options)
- ❖ **20-Year Initial Lease Term** – Longest WALT in comparable set; reduces re-tenanting risk for two decades
- ❖ **Tilt-Up Construction (2005)** – Institutional-quality build rarely encountered in the Compton submarket; low deferred maintenance basis
- ❖ **3.56/1,000 SF Parking** – 43 dedicated spaces supporting food, medical, and daily-needs retail uses
- ❖ **Freeway-Proximate Location** – Direct access to I-710 and I-110; dense residential catchment within 3-mile radius
- ❖ **Committed Long-Term Tenant** – The grocery/specialty market operator intends to remain as a long-term NNN tenant, with the NNN lease commencing at COE, delivering immediate cash flow.
- ❖ **Development Optionality** – 29,719 SF of contiguous land (0.68 acres) with COCL commercial zoning provides long-term redevelopment upside





WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



FINANCIAL ANALYSIS

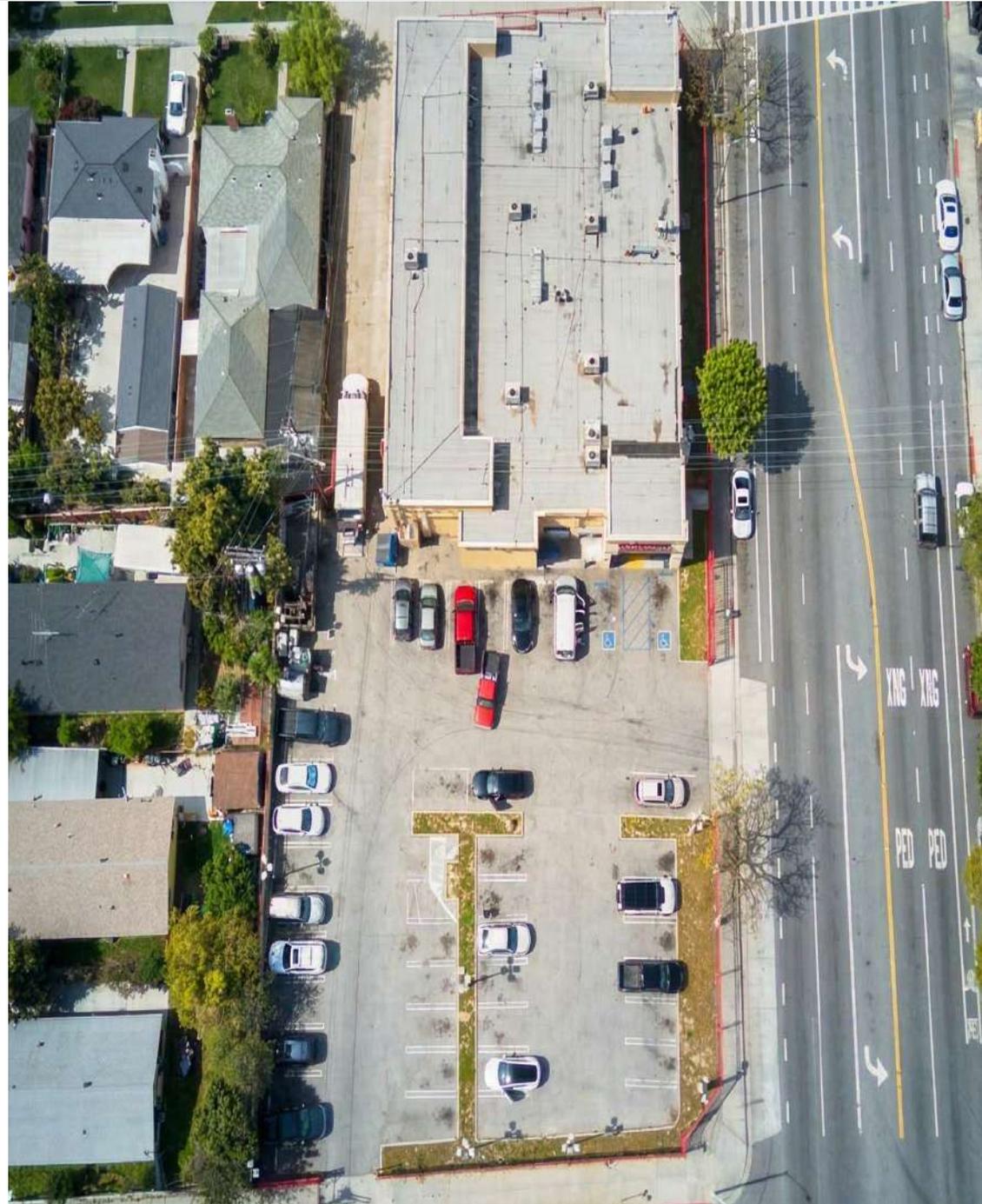


FINANCIAL OVERVIEW

\$4,195,000

Asking Price

Pro Forma Cap Rate	6.50%
Net Operating Income	\$272,675
Gross Building Area	± 12,063 SF
Building PSF	\$347.76
Lot Size	± 29,719 SF
Land PSF	\$139.64



LEASE ABSTRACT

Tenant (DBA)	Specialty Market (Seller-Occupant with Lease Executed at Close)	Gross Building Area	± 12,063 SF
Lease Type	Absolute NNN	Building Share	100%
Commencement Date	Close of Escrow	Monthly Base Rent	\$22,723.00
Initial Lease Term	20 Years	Annual Base Rent	\$272,675.00
Renewal Options	(4) 5-Year Options	Rent PSF	\$22.60 Avg.
		Lease Status	Executed at Close Rent Escalations – 10% Every 5 Years



Rent Escalation Schedule— Initial Term (Years 1–20)

PERIOD	ANNUAL RENT	MONTHLY RENT
Years 1–5	\$272,675	\$22,723
Years 6–10	\$299,943	\$24,995
Years 11–15	\$329,937	\$27,495
Years 16–20	\$362,931	\$30,244

Renewal Options

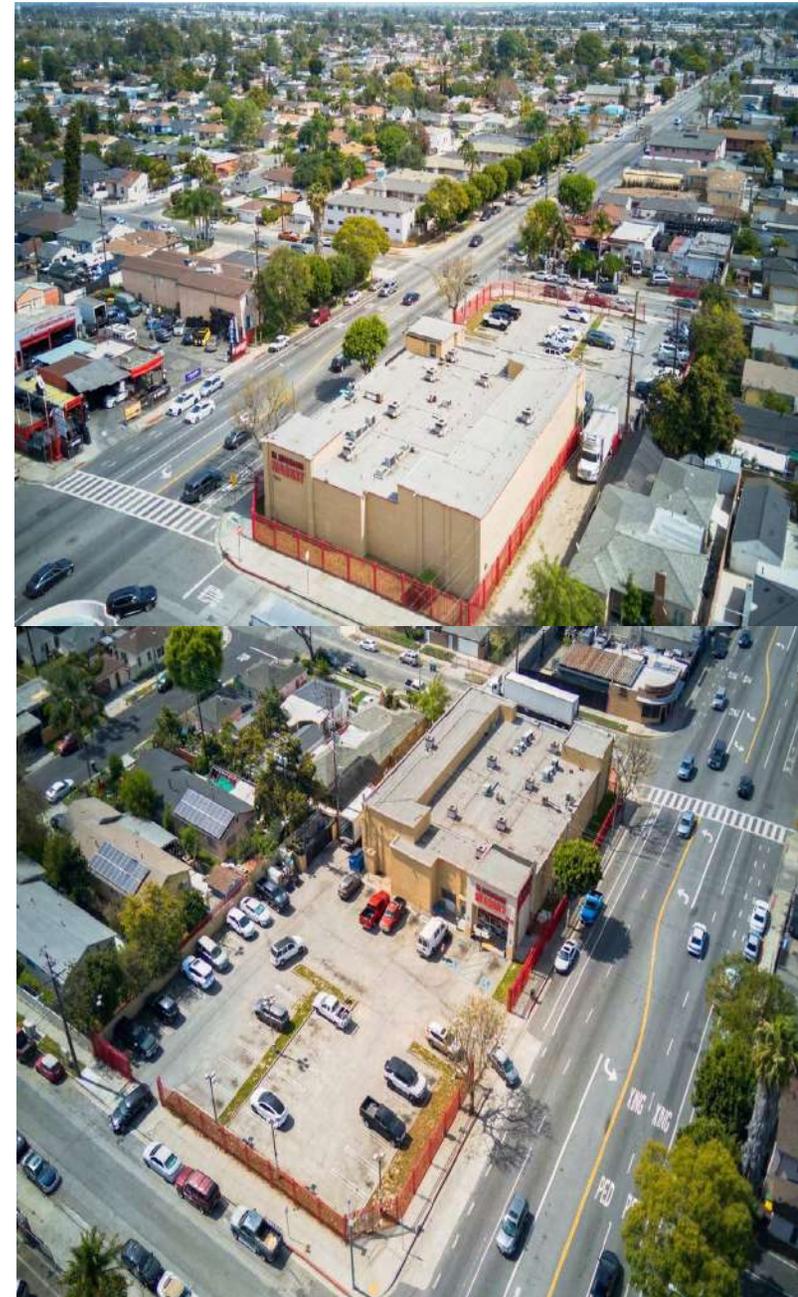
OPTION PERIOD	ANNUAL RENT	MONTHLY RENT
Option 1 (Yrs 21–25)	\$399,224	\$33,269
Option 2 (Yrs 26–30)	\$439,146	\$36,596
Option 3 (Yrs 31–35)	\$483,061	\$40,255
Option 4 (Yrs 36–40)	\$531,367	\$44,281



MARKET OVERVIEW

The Compton commercial real estate market has demonstrated resilient transaction activity heading into 2026, recording over \$360 million in total sales volume over the trailing twelve months across retail, industrial, and mixed-use asset classes. The submarket benefits from its central position within the South Bay/Southeast Los Angeles corridor, bracketed by the I-710 and I-110 freeways, which sustains consistent occupier demand from retail, service, and light industrial users. Retail vacancy along primary arterials including Alondra Boulevard, Long Beach Boulevard, and Compton Boulevard has remained relatively contained, supported by the area's dense residential base and limited delivery of new commercial product – a dynamic that continues to underpin asking rents in the \$1.10–\$1.40 per square foot per month range on a NNN basis.

From an investment standpoint, the Compton submarket is attracting increased attention from value-add and owner-user buyers priced out of tighter West Los Angeles and South Bay markets. Cap rates for stabilized multi-tenant retail in the corridor are trading in the 7.0–9.5% range, reflecting the risk-adjusted premium buyers assign to secondary locations – but also signaling meaningful cash-on-cash upside for buyers who can execute a lease-up strategy. The area's demographic profile, anchored by a population of approximately 500,000 within a 5-mile radius and a median age under 35, supports sustained demand for everyday retail and service tenants, providing a durable consumer foundation for well-located retail assets along the Alondra Boulevard corridor.



AMENITIES MAP



DEMOGRAPHICS

\$69,944

2024 POPULATION (1-Mi)

33.7

MEDIAN AGE

\$76,469

MEDIAN HH INCOME

53,941

TOTAL EMPLOYEES (1-MI)

17,136

OCCUPIED HOUSING

17:20

RENTER:OWNER (1-Mi)

POPULATION TRENDS

Year	1-Mile	3-Mile	5-Mile
2024	69,944	394,679	983,428
2023	70,910	398,974	986,839
2022	71,758	406,700	1,002,161
2021	71,483	412,594	1,015,590
2020	70,777	412,970	1,012,392

HOUSEHOLD INCOME DISTRIBUTION

Income Bracket	1-Mile	3-Mile	5-Mile
2024 Median	\$76,469	\$78,502	\$78,851
Under \$25K	2,643	15,740	41,975
\$25K – \$50K	2,917	18,869	47,432
\$50K – \$100K	5,756	33,284	83,132
\$100K – \$150K	3,544	20,604	51,973
Above \$150K	2,919	20,083	55,377

AGE DISTRIBUTION

Age Group	1-Mile	3-Mile	5-Mile
Median Age	33.7	34.6	35.3
Under 20	20,894	109,426	267,887
20 – 25	5,385	29,487	69,912
25 – 45	19,450	115,479	284,217
45 – 65	17,167	96,697	241,889
Over 65	5,755	36,070	98,979

EMPLOYMENT BY INDUSTRY

Industry Sector	1-Mile	3-Mile	5-Mile
Educational, Health Care	8,158	45,483	107,253
Mgmt, Business, Science	7,823	47,617	126,056
Manufacturing	5,090	23,750	56,288
Professional Services	4,425	21,344	48,809
Transport, Warehousing	4,293	22,366	49,660
Retail Trade	4,194	22,766	53,906
Construction	3,559	15,905	36,773
Arts, Entertainment, Food	3,396	17,637	44,832
Other Services	1,935	10,367	26,379
Finance, Insurance	1,523	8,055	18,472
Wholesale Trade	1,475	6,796	18,979
Public Administration	1,323	7,559	18,468
Agriculture	241	1,177	2,749
Information	240	2,652	6,644

HOUSING OCCUPANCY & TENURE

Category	1-Mile	3-Mile	5-Mile
Occ:Vac Ratio	27:1	31:1	28:1
Occupied Units	17,136	105,188	270,093
Vacant Units	643	3,392	9,796
Renter:Owner Ratio	17:20	1:1	20:19
Renter Households	8,110	53,944	144,660
Owner Households	9,669	54,636	135,229



Exclusively listed by

FRANCISCO WILLIAMS, CCIM
Senior VP, WCA
(213) 880 8107
francisco.williams@williamscap.ai
CalDRE #01979442

LAURA MILSHTeyN
Senior VP, Keller Williams, HH
(310) 400 0430
laura.milshteyn@kw.com
CALDRE #01997655



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory

