

1301 N. WILLOWBROOK AVENUE COMPTON, CA 90022



14,580 SF LOT NEAR ALEMEDA & ROSECRANS | 0.5 MILES FROM METRO A-LINE
DEVELOP 9 UNITS BY-RIGHT & 20 UNITS W/ AB-1287 DENSITY BONUS

COMPASS

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PROPERTY OVERVIEW



LISTING INFORMATION

Asking Price \$1,650,000

Land Price per SF \$110

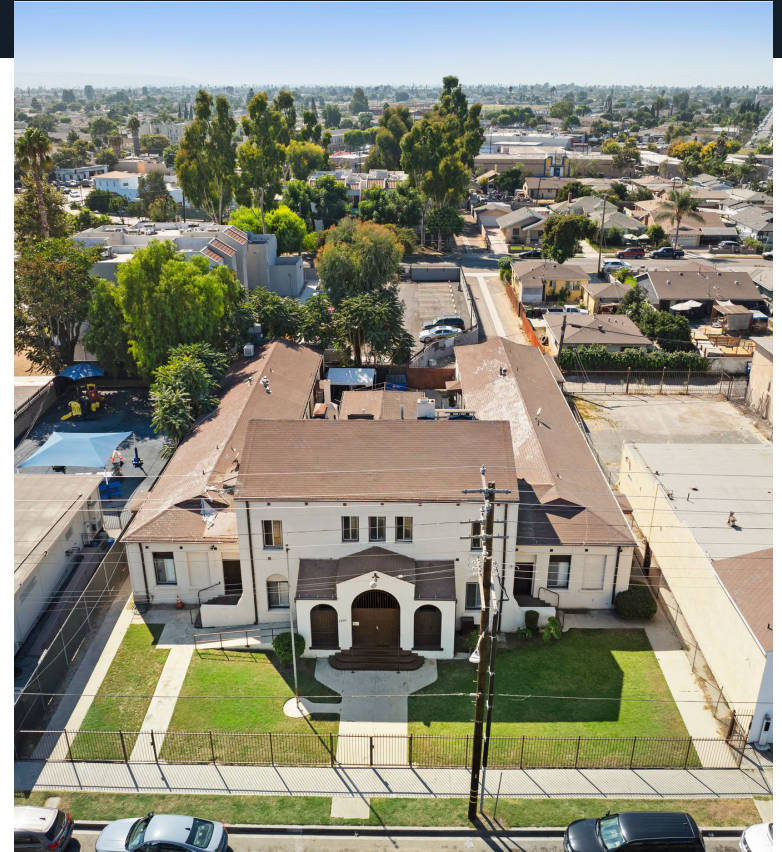
Lot Size 15,038 SF

Zoning COCM*

APN 6153-025-031

EXTERIOR PHOTOGRAPHY

1301 N. WILLOWBROOK | COMPTON



DEVELOPMENT REPORT (BY-RIGHT)



1301 N. WILLOWBROOK | COMPTON



EXISTING CONDITIONS

| | |
|------------|--------------|
| Floor Area | 9,509 SF |
| APN | 6153-025-031 |

DEVELOPMENT POTENTIAL (BY-RIGHT)

| | |
|-----------------------------------|---|
| Maximum FAR | None |
| Maximum Height | 75 Feet |
| Maximum Buildable Footprint | 13,590 SF |
| Maximum Buildable Area (Envelope) | No FAR or stories limit |
| Max Dwelling Units | 9 |
| Affordable Units Required | None |
| Parking Required | 1. space per unit with less than habitable 3 rooms 1.5 spaces per unit with habitable 3 rooms 2 spaces per unit with more than habitable 3 rooms 1 space per guest room (first 30) |
| Required Open Space | 100 SF per unit with less than 3 habitable rooms 125 SF per unit with 3 habitable rooms 175 SF per unit with more than 3 habitable rooms |
| Other Development Notes | 5% of the total land area shall be landscaped |

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DEVELOPMENT REPORT (AB-1287 DENSITY BONUS)



| EXISTING CONDITIONS | |
|--|---|
| Floor Area | 9,509 SF |
| APN | 6153-025-031 |
| DEVELOPMENT POTENTIAL (WITH AB-1287 DENSITY BONUS) | |
| Maximum FAR | None |
| Maximum Height | None |
| Maximum Buildable Footprint | 13,590 SF |
| Maximum Buildable Area (Envelope) | No FAR or stories limit |
| Max Dwelling Units | 20 |
| Affordable Units Required | 11% for extremely low-income, 15% for moderate income. An additional 15% set aside for moderate income rents - required by AB-1287. |
| Parking Required | No parking required with AB-2097 |
| Required Open Space | Up to 20% decrease in required open space |
| Other Development Notes | Requires a Conditional Use Permit (CUP) |

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NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD AERIAL MAP



METRO A-LINE & DOWNTOWN COMPTON



0.5 miles from Metro A-Line
(Compton Station)
& Downtown Compton



0.5 miles from
Compton City Hall

Alameda St

Rosecrans Ave

Subject Property

NEARBY DEVELOPMENTS



1) 1950 N. CENTRAL AVE.

The Olson Company, a Seal Beach-based developer, has completed the construction of a gated single-family community in Compton. Blossom Walk will feature 29 single-family homes with floor plans of up to 4-bdms. and approx. 1,797 SF, will start in the mid \$700,000s.

2) 930 COMPTON BOULEVARD

Approved in 2022 by Compton City Council, Irvine-based developer City Ventures plans to redevelop a 2.45-acre property. Plans call for 60 for-sale homes, along with private streets, sidewalks, parking areas, and landscaping. City Ventures is planning a mix of three- and four-bdrm. homes.

3) METRO A-LINE REZONING PROPOSAL

In 2022, the City of Compton kicked off the environmental review period for a plan focused on rezoning three key “downtown” areas that surround the Metro A-Line. The rezoning proposal is expected to result in the construction of 2,400 new homes and nearly 140,000 SF of office space.

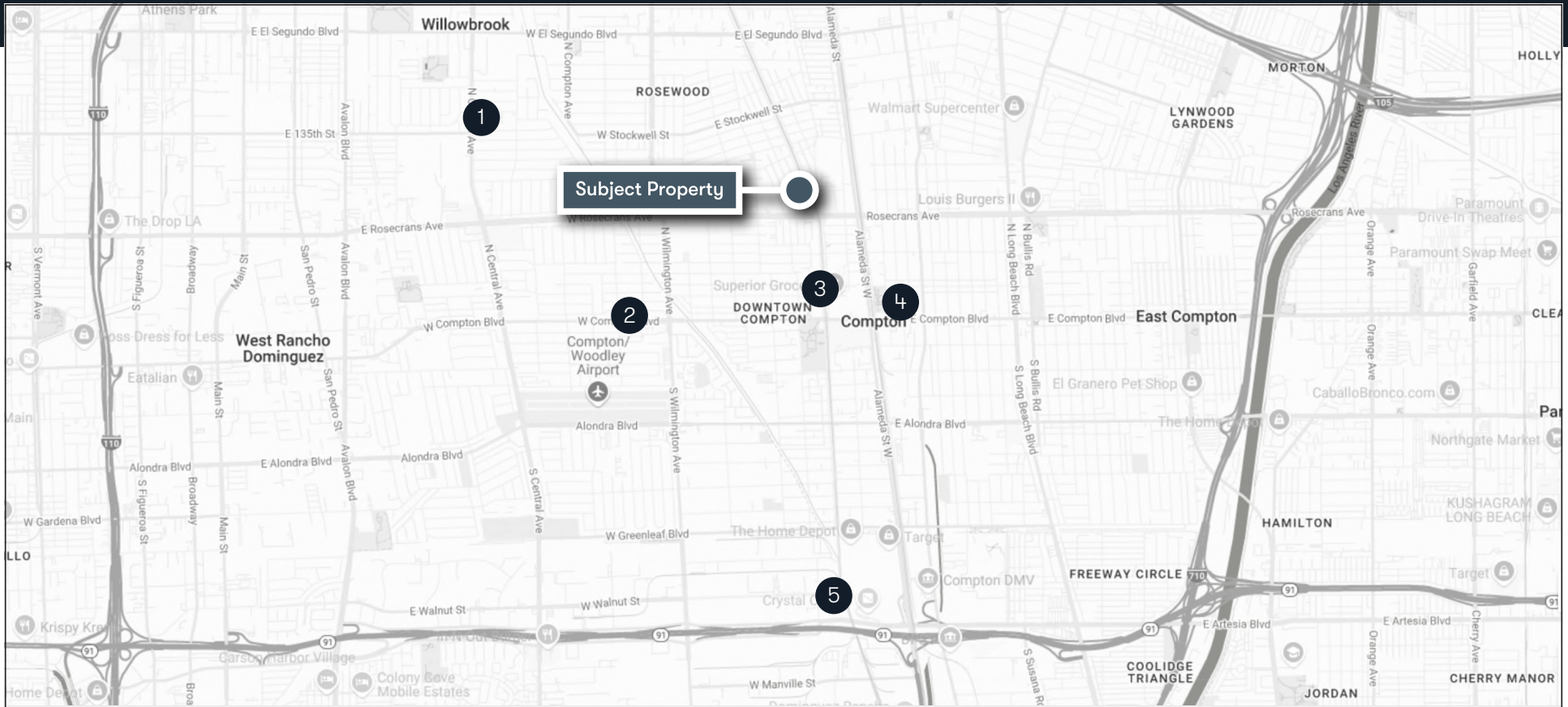
4) 501-601 E. COMPTON BLVD.

KBK Enterprises, a Pittsburgh-based real estate firm, has proposed plans for the construction of 300 residential units and 7,734 SF of ground-floor commercial uses. Other additions include a pedestrian plaza, parking for 407 vehicles, and a 44,000 SF co-working and artist production space.

5) METRO ARTESIA STATION REDEVELOPMENT

At the end of 2020, the City of Compton started its environmental review on a redevelopment plan surrounding the METRO Artesia station. Currently surrounded by warehouses, the plan aims to bring 4,803 housing units, 219,187 SF of retail, 129,000 SF of cultural facilities, and 217,073 of office.

NEARBY DEVELOPMENTS MAP



| DEVELOPMENT ADDRESS | DISTANCE | NOTES |
|-----------------------------------|-----------|--|
| 1) 1950 N. Central Ave. | 2.5 Miles | Residential project by The Olson Company featuring 29 homes starting in the mid \$700,000s |
| 2) 930 Compton Blvd. | 1.4 Miles | Approved in 2022, City Ventures plans to develop 60 for-sale three-bdrm. and four-bdrm. homes |
| 3) Metro A-Line Rezoning | 0.5 Mile | Currently under environmental review, the rezoning is expected to bring 2,400 new homes & 140,000 SF of office |
| 4) 501 E. Compton Blvd. | 1.0 Mile | Proposed plans call for 300 units, 7,734 SF of commercial space, 44,000 SF of coworking & 407 parking spaces |
| 5) Metro Artesia Station Rezoning | 3.1 Miles | Currently under environmental review, plan aims to bring 4,803 housing units, 219,000 SF of retail & more |

METRO A-LINE REZONING PROPOSAL



The City of Compton is preparing a Transit-Oriented Development Plan to transform the Compton Transit Station area into a vibrant mixed-use community with enhanced amenities.

BACKGROUND

In 2022, the City of Compton kicked off the environmental review period for a plan focused on rezoning three key “downtown” areas that surround the Metro A-Line. The project focuses on 570 acres of land, located at Willowbrook Ave. and Compton Blvd, that is currently home to a large number of shopping centers and empty lots.

THE CIVIC CENTER

Zoning could accommodate the construction of newer buildings between 3-10 stories, with a maximum density of up to 175 units per acre.

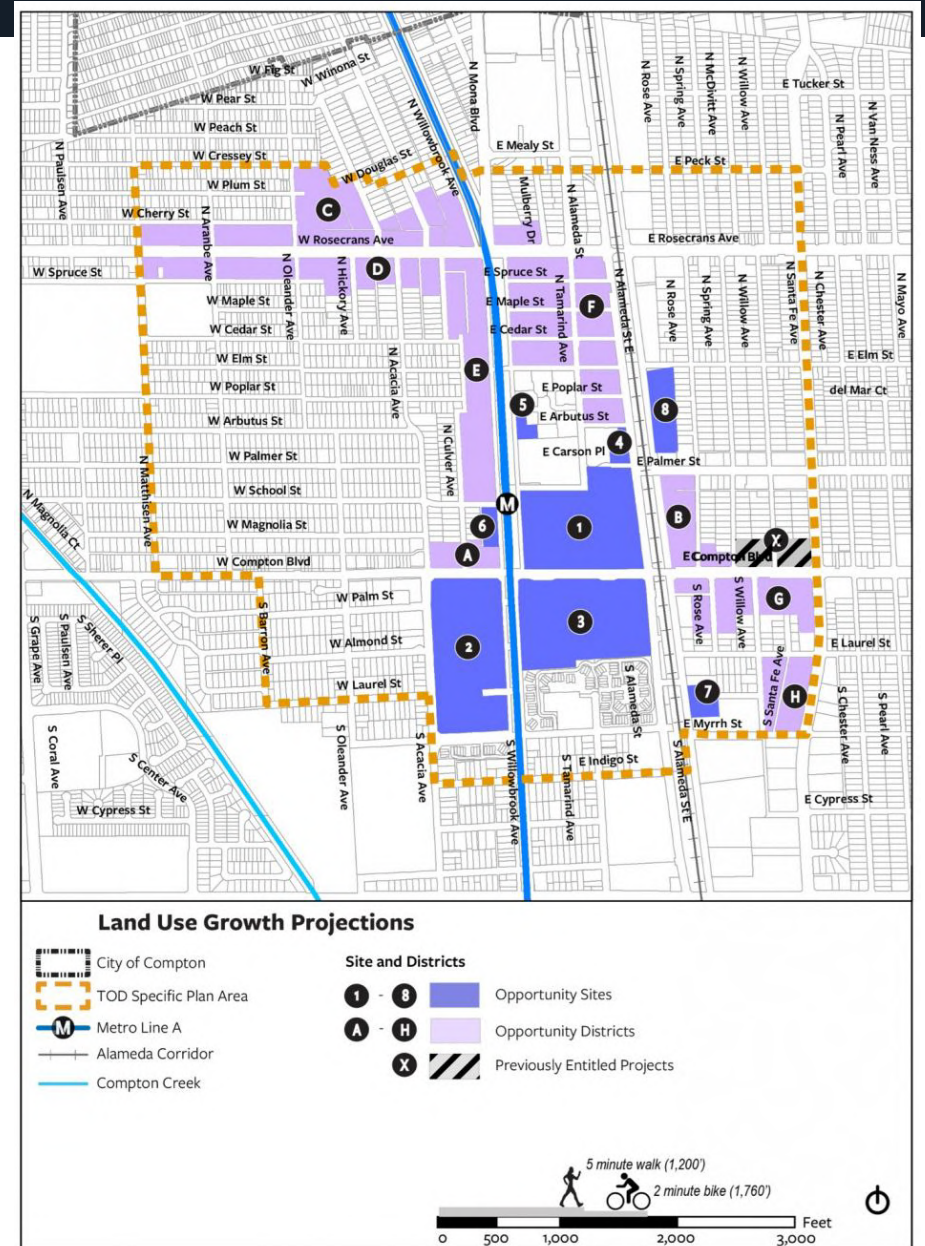
THE COMMERCIAL CORE

Rezoned to permit 3-10 story buildings with densities of up to 175 units per acre

HISTORIC CORE

Rezoned to permit 3-6 story buildings with densities of up to 175 units per acre

**ESTIMATED TO RESULT IN 2,400 NEW HOMES,
140,000 SF OF OFFICES, AND A 150-KEY HOTEL**



ARTESIA STATION REZONING PROPOSAL



The City of Compton aims to subdivide large commercial tracts surrounding a METRO Station into a collection of smaller blocks and sub-neighborhoods.

BACKGROUND

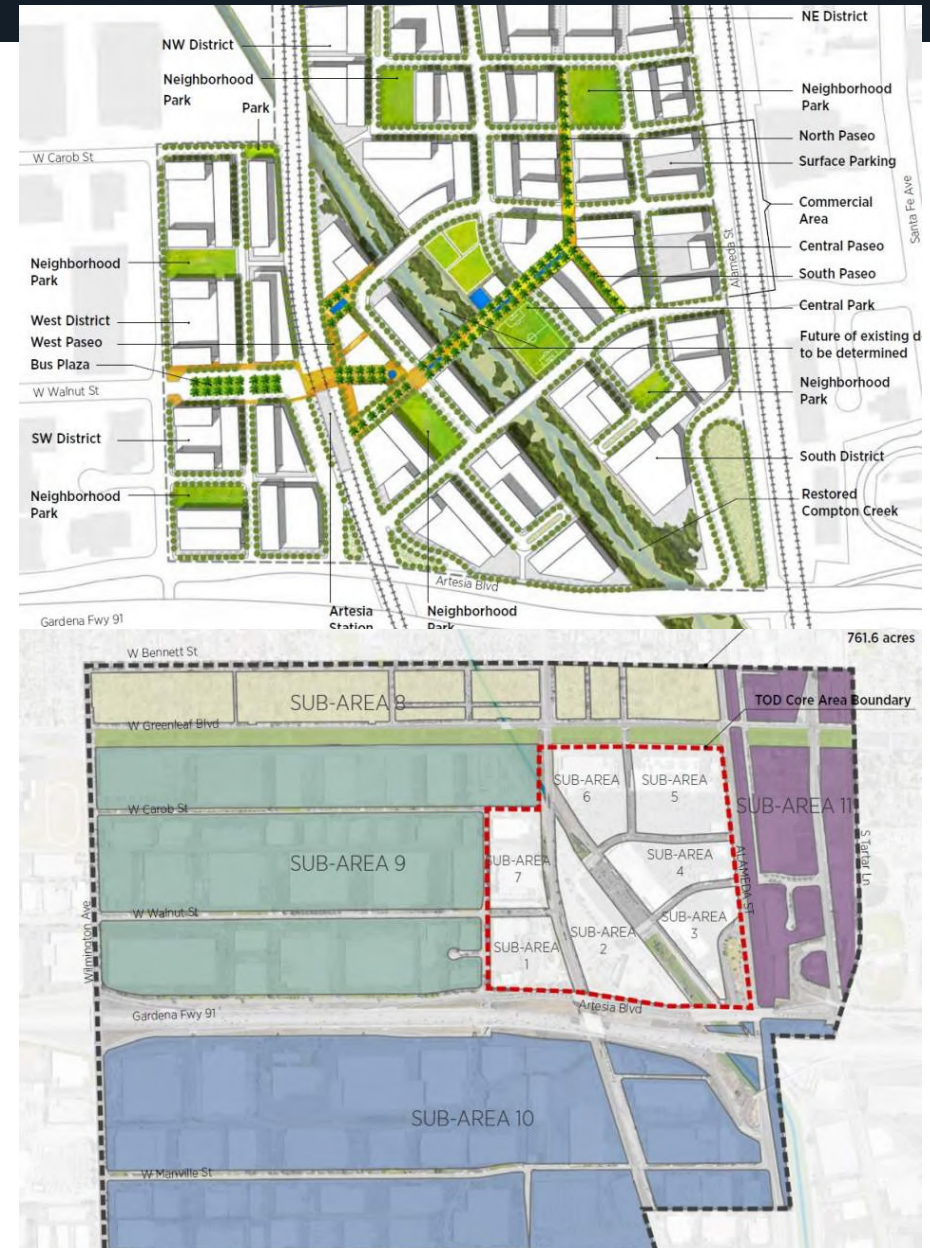
In late 2019, the City of Compton kicked off the environmental review period for development and land use surrounding the METRO Artesia Station. The specific plan area, spanning approx. 760 acres, is located north of the Artesia Freeway and is surrounded by warehouses and auto-oriented retail uses.

**ESTIMATED TO RESULT IN 4,803 HOUSING UNITS,
219,187 SF OF RETAIL, 129,000 SF OF CULTURAL
FACILITIES & 217,073 SF OF OFFICE SPACE**

COMPTON CREEK RESOTRATION

The plan calls for removing a surface parking lot that caps a portion of the waterway. Stripping away the concrete lid would allow it to be utilized as a proposed central park for the station area.

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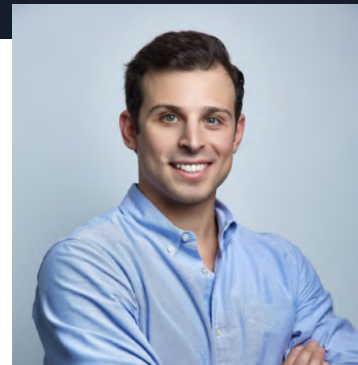




1301 N. WILLOWBROOK AVE COMPTON, CA 90022

Getting into a bigger or better
property is easier than you think.

Questions? Contact Max Berger



MAX BERGER

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