



*10527 Compton Ave, Los Angeles*  
OFFER MEMORANDUM

Presented by:  
Albert McCray Jr / TNG Real Estate Consultants  
DRE# 01961293



*10527 Compton Ave Los Angeles, CA 90002*

# *TABLE OF CONTENTS*

Executive Summary	4
Property Overview	5
Location	6
Investment Highlights	7
Site Plans	8
Traffic Counts	11
Attribute Summary	13
Property Photos	15
Area Overview	20
Back Cover	23

# *EXECUTIVE SUMMARY*



## High-Visibility Corner Site Positioned for Impact Development or Owner Use



10527 Compton Ave offers a rare owner-user and redevelopment opportunity at the corner of Compton Avenue and 106th Street in South Los Angeles.

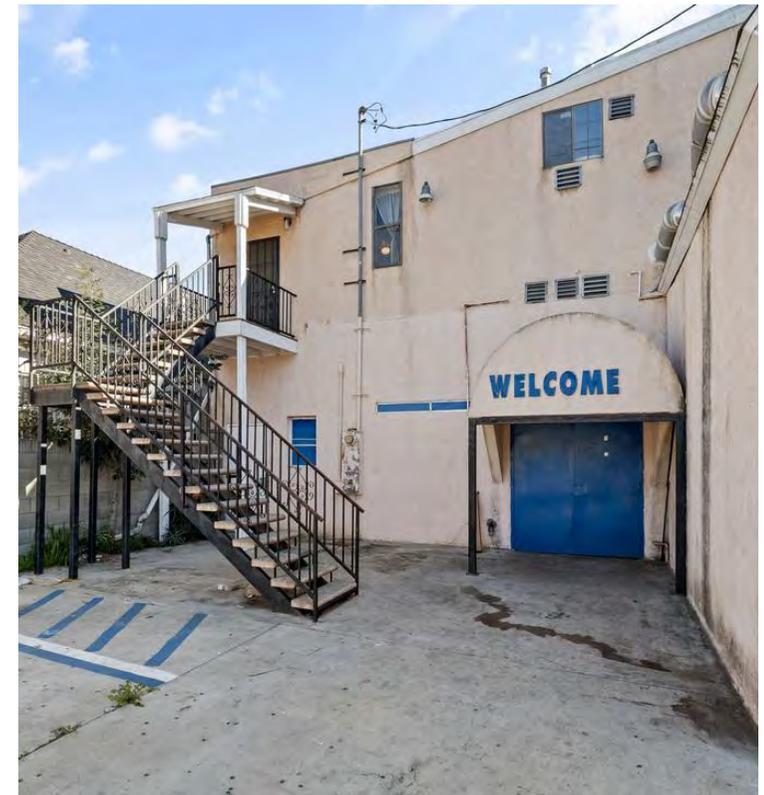
The two-story  $\pm 4,930$  SF community facility sits on a 7,139 SF lot and is currently configured as a church, featuring a large sanctuary with high ceilings, multiple offices, a second-floor multipurpose area with kitchen, two ADA-compliant restrooms, and on-site parking for approximately 10 vehicles.

Zoned (Q)R4-1 and located within an Opportunity Zone and Urban Agriculture Zone, the property may qualify for EDI and Assembly Bill 2334 incentives (buyer to verify).

With strong visibility along Compton Avenue and convenient access to the 105 and 110 Freeways, this asset presents a compelling opportunity for churches, nonprofits, or mission-driven redevelopment.

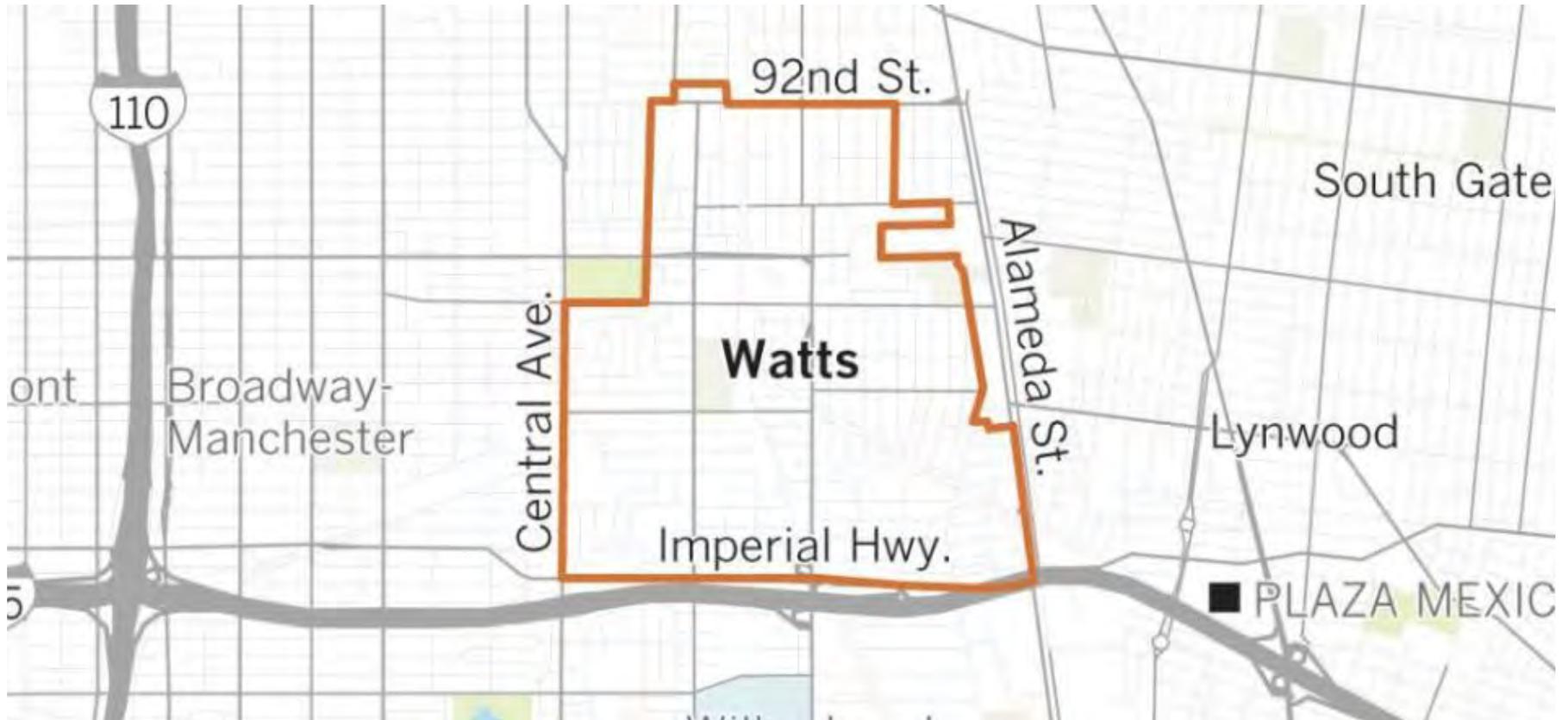
# PROPERTY OVERVIEW

Price:	\$1,250,000
Property Type:	Special Purpose
Property Subtype:	Religious
APN:	6065-016-019
Gross Building area:	4930 sq ft
Lot Size	7139 sq ft
Sale Type:	Owner User or Investment
Zoning:	LAR4   (Q) R4-1
No. Stories:	2
Year Built:	1960
Year Renovated:	2008
Parking:	10 open spaces



# LOCATION

The surrounding area is predominantly residential, with a mix of single-family neighborhoods, multifamily housing, and community-serving institutions. The immediate vicinity includes churches, schools, neighborhood retail, nonprofit organizations, and public-serving facilities, reinforcing the property's suitability as a community anchor. Nearby commercial corridors along Compton Avenue support local businesses and services, while ongoing public and private investment in South Los Angeles continues to enhance neighborhood stability and long-term growth. This established environment provides a strong foundation for continued religious use, nonprofit operations, or mission-driven redevelopment that aligns with the character and needs of the surrounding community.



# INVESTMENT HIGHLIGHTS

- Prominent Corner Location: High-visibility site at Compton Ave & 106th Street, providing strong street-level exposure.
- Versatile ±4,930 SF Facility: Large sanctuary, multipurpose second-floor area with kitchen, offices, and ADA-compliant restrooms.
- On-Site Parking: Approximately 10 fenced parking spaces, supporting owner-user operations.
- Zoning & Incentive Potential: QR4-1 zoning, Opportunity Zone location, and potential eligibility for ED1 & AB 2334 incentives (buyer to verify).
- Excellent Accessibility: Close proximity to the 105 and 110 Freeways, with strong local traffic along Compton Ave (13,226 vehicles/day).

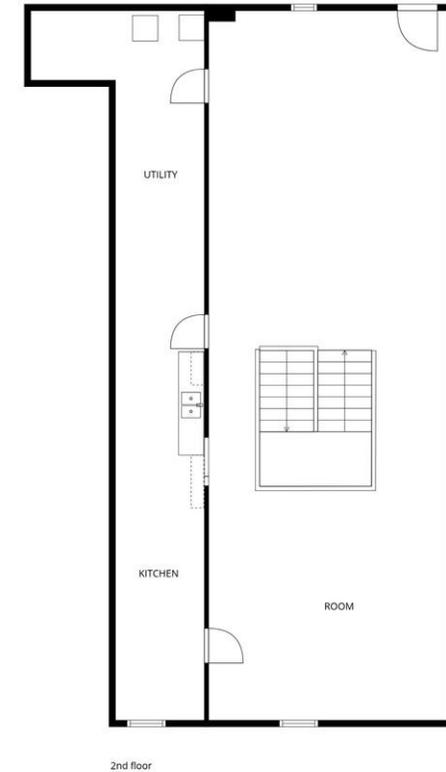
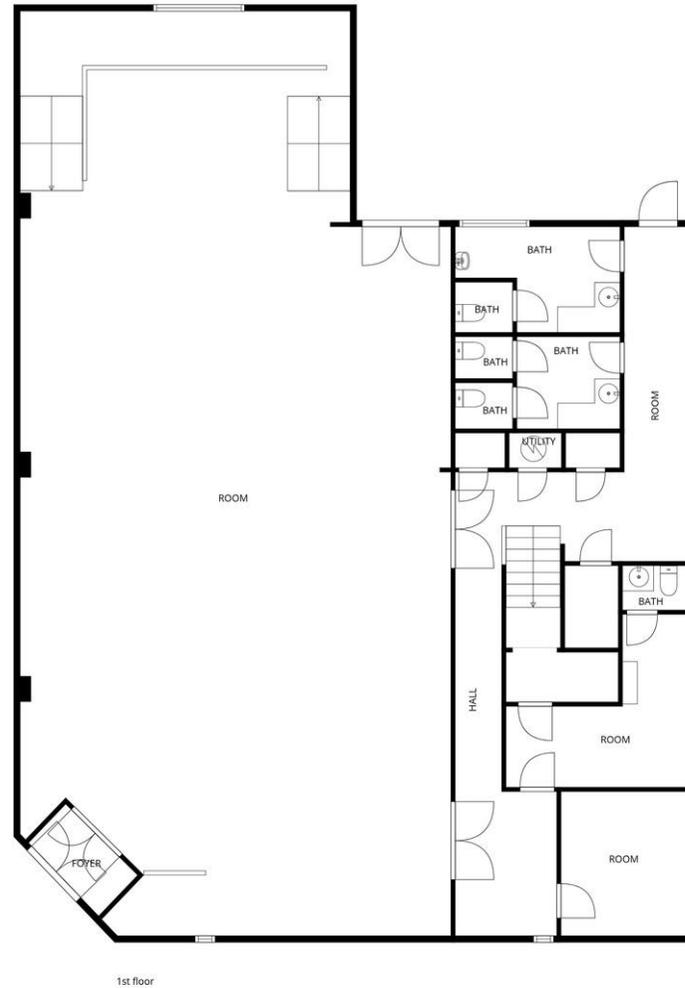
## Why Buy:

- This property offers a rare combination of functional assembly space, strong location, and redevelopment potential in South Los Angeles. Its current church configuration provides immediate utility for faith-based or nonprofit organizations, while the zoning, Opportunity Zone status, and potential incentive eligibility create an attractive opportunity for mission-driven redevelopment or adaptive reuse. With solid construction, on-site parking, and high visibility, this asset presents meaningful upside for buyers looking to establish a long-term community anchor or strategic investment in a growing urban corridor.



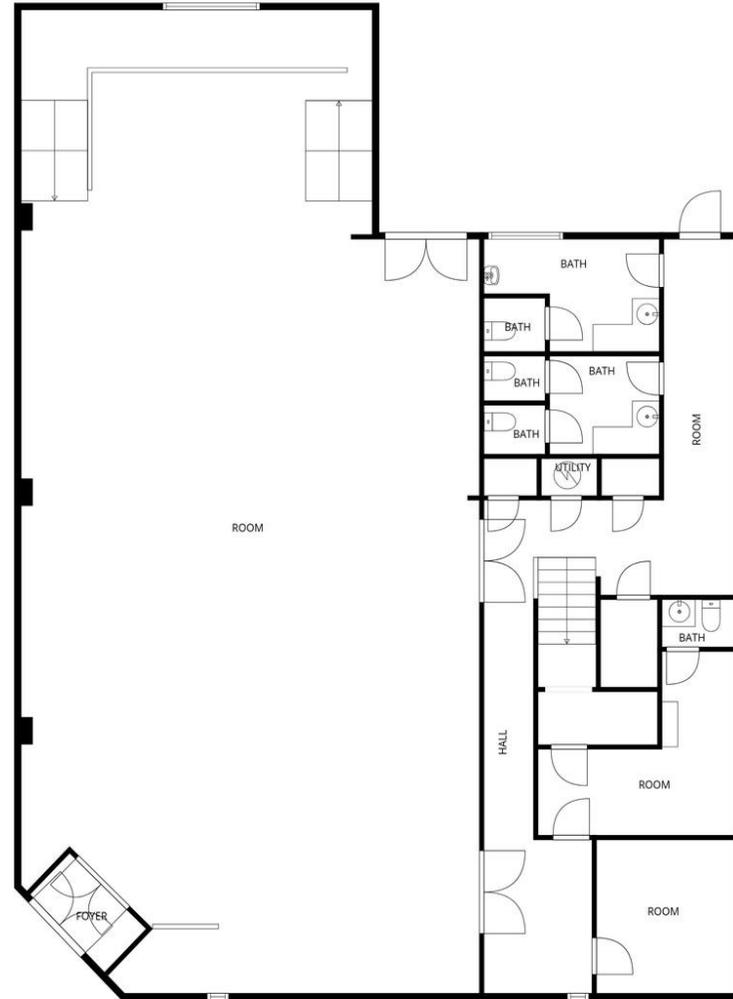
# SITE PLAN

Total: 4930 sq. ft  
1st Floor 3406 sq ft  
2nd Floor 1524 sq ft



# SITE PLAN

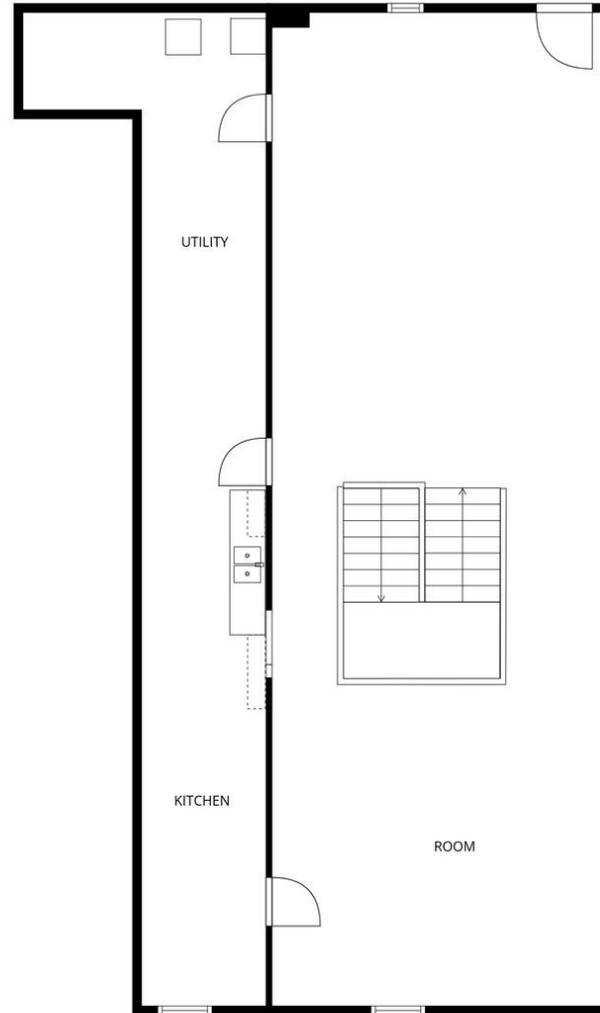
Total: 4930 sq. ft  
1st Floor 3406 sq ft  
2nd Floor 1524 sq ft



# SITE PLAN



Total: 4930 sq. ft  
1st Floor 3406 sq ft  
2nd Floor 1524 sq ft



# TRAFFIC COUNTS



## Traffic Counts within 1 mile by Proximity

**1 605**

**E 105th St**

2025 Est. daily traffic counts

Cross: Evers Ave  
Cross Dir: W  
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2013	608	ADT

**2 13,226**

**Compton Ave**

2025 Est. daily traffic counts

Cross: E 105th St  
Cross Dir: S  
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2013	13,258	AADT
2009	12,676	ADT

**3 1,358**

**E 104th St**

2025 Est. daily traffic counts

Cross: Compton Ave  
Cross Dir: E  
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2009	1,367	ADT
1994	1,249	ADT

**4 1,336**

**E 104th St**

2025 Est. daily traffic counts

Cross: Compton Ave  
Cross Dir: W  
Distance: 0.07 miles

Historical counts

Year	▲ Count	Type
2009	1,345	ADT
1994	1,397	ADT

**5 1,677**

**Grandee Ave**

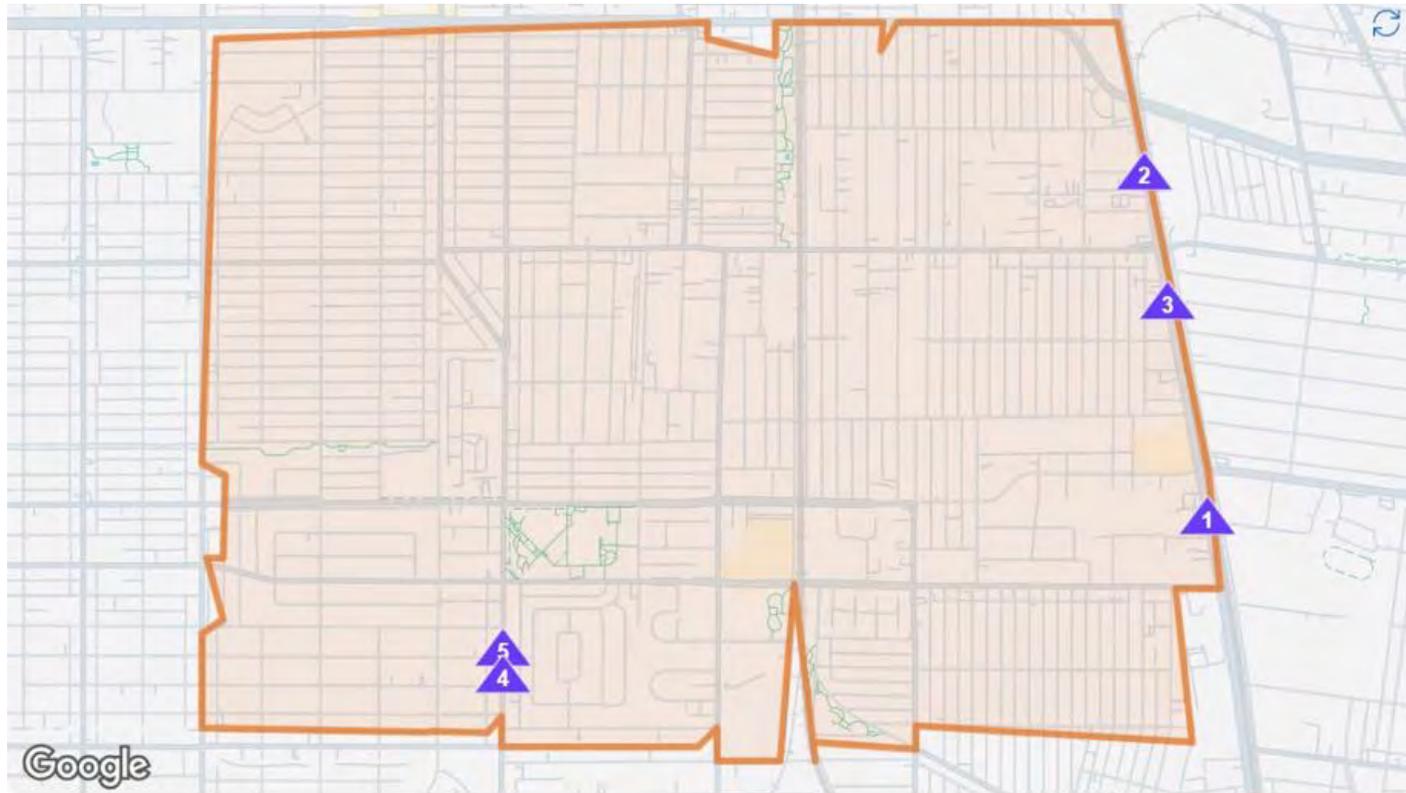
2025 Est. daily traffic counts

Cross: E 104th St  
Cross Dir: N  
Distance: 0.1 miles

Historical counts

Year	▲ Count	Type
2009	1,688	ADT

# TRAFFIC COUNTS



## Daily Traffic Counts

-  Up to 6,000 / day
-  6,001 - 15,000
-  15,001 - 30,000
-  30,001 - 50,000
-  50,001 - 100,000
-  Over 100,000 / day

 **39,572**

S Alameda St

2025 Est. daily traffic counts

Cross: Wisconsin Ave  
Cross Dir: SE  
Distance: 0.04 miles

Historical counts

Year		Count	Type
2012		37,532	ADT
2007		44,209	ADT
2003		33,006	ADT
2002		23,889	ADT

 **37,698**

S Alameda St

2025 Est. daily traffic counts

Cross: E 89th St  
Cross Dir: S  
Distance: 0.01 miles

Historical counts

Year		Count	Type
2010		36,749	ADT
1997		30,490	AADT

 **34,896**

S Alameda St

2025 Est. daily traffic counts

Cross: E 94th St  
Cross Dir: S  
Distance: 0.03 miles

Historical counts

Year		Count	Type
2014		31,953	ADT
2013		32,019	ADT
2012		39,145	ADT

 **33,527**

S Central Ave

2025 Est. daily traffic counts

Cross: E 105th St  
Cross Dir: N  
Distance: 0.03 miles

Historical counts

Year		Count	Type
2013		32,852	AADT

 **32,727**

S Central Ave

2025 Est. daily traffic counts

Cross: E 105th St  
Cross Dir: S  
Distance: 0.03 miles

Historical counts

Year		Count	Type
2013		32,068	AADT

# ATTRIBUTE SUMMARY

## Demographic

### Trade Area Summary

#### Attribute Summary for Los Angeles, CA 90002

Median Household Income

**\$54,130**

Source: 2024/2029 Income (Esri)

Median Age

**31.0**

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

**51,806**

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

**Family Extensions**

Source: 2024 Tapestry Market Segmentation (Households)

## Home Values

### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



# ATTRIBUTE SUMMARY

## Demographic

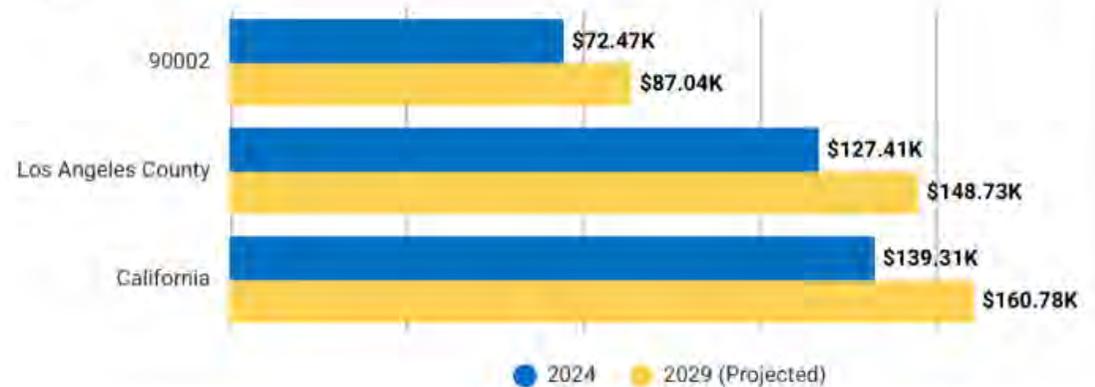
### Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

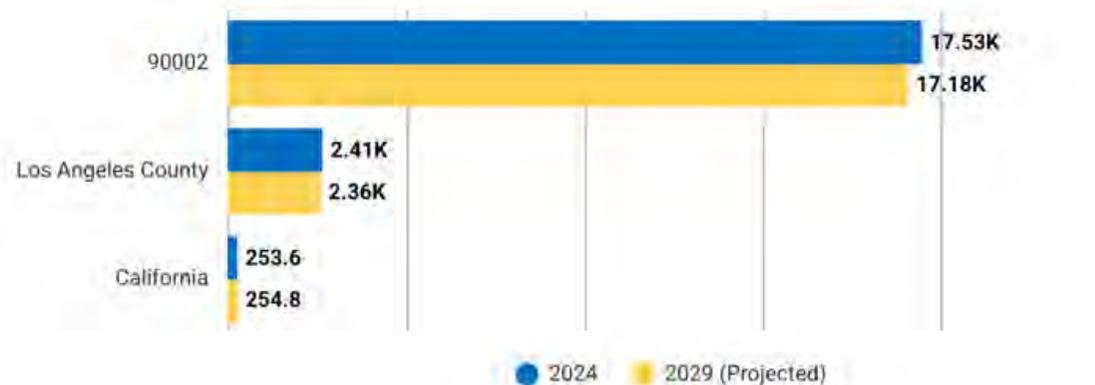
#### Average Household Income

This chart shows the average household income in an area, compared with other geographies.



#### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



# PROPERTY PHOTOS



# *PROPERTY PHOTOS*



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# *PROPERTY PHOTOS*









# *YOUR TRUSTED PARTNERS*



**Albert McCray Jr**

TNG Real Estate Consultants  
4140 Norse Way, Long Beach, CA  
90808  
albertmccrayjr@gmail.com  
562-982-4175

DISCLAIMER:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or other financial instruments. All information contained herein is believed to be accurate and reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. The recipient is solely responsible for conducting their own independent investigation and due diligence regarding any potential investment. Past performance is not indicative of future results, and all investments involve risk.

TNG Real Estate Consultants (Responsible Broker Identity, DRE #01886242) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

