

For Sale
\$8,500,000

WILROSE PLAZA

809 W. Rosecrans Avenue, Compton, CA



PLS Check Cashing, UPS Store & Boost Mobile

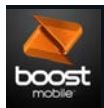


UPS Store & Boost Mobile



CanAM Dental

Fully Entitled ±10,000 SF Pad Building on approx. ±30,000 SF of land for Ground Lease or Build to Suit.



VALUE ADD OPPORTUNITY

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



Sheretta Morris
Leasing & Sales Specialist
License No. 01739452
213.842.2670
sheretta.morris@legendarycre.com

Legendary Commercial Real Estate | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

Legendary Commercial Real Estate ("Legendary CRE"), (Broker), have been appointed by Owner as its exclusive agent in connection with the possible sale of 809 W. Rosecrans Avenue, Compton, CA ("Property"). Broker has prepared a Confidential Offering Memorandum (the "OM") and other promotional material which describe the property.

The OM, promotional material, and as well as other information (together the "Evaluation Material"), which Broker or Owner has furnished or may furnish to the undersigned Prospective Purchaser (the "Purchaser"), is confidential in nature and is intended solely for your limited use and benefit for the purpose of evaluating and determining whether you desire to express further interest in a potential acquisition of the Property. Should the undersigned Purchaser wish to obtain a copy of the Evaluation Material, please sign this Prospective Purchaser Confidentiality Agreement where indicated below, acknowledging agreement of Prospective Purchaser to the terms and conditions below. Upon acceptance of the agreement Legendary CRE's Broker will furnish the Evaluation Material to the Prospective Purchaser.

Purchaser hereby agrees that the Evaluation Material will be used solely for the purpose of evaluating a possible purchase of the Property, that said Evaluation Material shall be kept strictly confidential by the Purchaser and the Purchaser's representatives and advisors ("Permitted Parties") and, except as may be required by law, the Purchaser will not disclose or cause to be disclosed to any person, firm or entity whatsoever the Evaluation Material; provided, however, that any of such information may be disclosed to the Purchaser's directors, officers, employees, affiliates and representatives who need to know such information for the purpose of evaluating any such possible purchase and who have agreed to be bound by the terms of this letter agreement. The Purchaser will be responsible for any unauthorized disclosure by them of any of the contents of the Evaluation Material.

The Purchaser is aware that Legendary CRE is authorized to represent Seller for the purpose of effecting a sale of the Property and all negotiations shall be conducted exclusively through Legendary CRE/Armando Aguirre, listing broker. The Purchaser understands that Broker may be negotiating on behalf of Seller with other prospective Purchasers.

The Purchaser understands that neither Broker nor the Seller nor any of the Seller's representatives or advisors have made or make any representation or warranty, express or implied, as to the validity, accuracy or completeness of the Evaluation Material and have not independently verified the Evaluation Material. The Purchaser understands that some information contained in the Evaluation Material consists of summaries or compilations. The Purchaser understands that nothing in the Evaluation Material shall be deemed to constitute a representation or warranty or promise, express or implied, as to the future performance of the Property. Purchaser understands that neither Broker nor the Seller nor any of the Seller's representatives or advisors represent that the information provided to the Purchaser is all the information that the Purchaser should review in connection with the Property, and that neither Broker nor the Seller is under any obligation to correct any inaccuracies or omissions. The Evaluation Material may be modified, supplemented, amended, suspended, or withdrawn at any time by Seller in its sole and absolute discretion. It is understood that the Purchaser is expected to perform such due diligence, investigations and inspections of the Property as the Purchaser deems necessary or desirable and as permitted by agreement with Broker and the Seller.

The Purchaser agrees that neither the Purchaser nor the Permitted Parties will inspect the Property or communicate with the tenants or their employees, leasing agents or Property staff without the prior permission of the Seller or Broker and that the Purchaser and/or the Permitted Parties may be required to be accompanied by

a representative of Seller or Broker on such inspection.

The Purchaser further agrees that unless and until a definitive agreement with respect to the purchase of the Property has been executed by both Seller and Purchaser and delivered to Seller, neither Broker nor the Seller will be under any legal obligation of any kind whatsoever with respect to such purchase by virtue of this Agreement or any written or oral expression made by Broker or any of the Seller's directors, officers, employees, agents or any other representatives.

Broker and the Seller may elect at any time to terminate further access by the Purchaser to the Evaluation Material, or Purchaser may elect to cease all actions in connection with Purchaser's evaluation of the possible purchase of the Property. Under either circumstance the Purchaser agrees that the Purchaser will automatically, promptly return to Broker the Evaluation Material, whether such materials are in written printed, scanned, emailed, digital form, computer diskettes, CD, USB, or other form, and will not retain any copies, notes, or other reproductions of the Evaluation Materials in whole or in part.

This Agreement shall be governed and construed in accordance with the laws of the State of California. By execution of the Agreement below, the Purchaser agrees to be bound by the terms and conditions set forth herein. Upon acceptance by the Seller and/or Broker, this fully executed Agreement will constitute our complete understanding with respect to the subject matter of this Agreement, and the Evaluation Material will be provided to Purchaser.





CanAM DENTAL



BOOST MOBILE & UPS



PLS CHECK CASHING

TABLE OF CONTENTS

	Page
• THE OPPORTUNITY	
CONFIDENTIALITY AGREEMENT & DISCLAIMER.....	2
TABLE OF CONTENTS.....	3
PROPERTY SUMMARY & INVESTMENT HIGHLIGHTS.....	4
INVESTMENT SUMMARY.....	5
• THE PROPERTY	
PHOTOS.....	6-7
CLOSE UP AERIAL.....	8
CENTER'S SITE PLAN.....	9
AERIAL VIEW.....	10
PARCEL MAP.....	11
FREEWAY MAP.....	12
2023 DEMOGRAPHIC SNAP SHOT.....	13
• FINANCIAL ANALYSIS	
ANNUAL INCOME & EXPENSE.....	14
RENT ROLL.....	15
TENANT PROFILES.....	16
EXISTING LOAN SUMMARY.....	17
• THE MARKET	
TRADE AREA OVERVIEW.....	18-21

PROPERTY SUMMARY

APNs:	6144-022-015
Property Address:	809 W. Rosecrans Avenue Compton, CA 90222
Location:	NWC of W. Rosecrans Avenue & N. Wilmington Avenue
Tenants:	PLS Financial Services Inc CanAM Dental UPS Boost Mobile 10,000 SF Buildable Pad on 30,000 SF of Land
Property Type:	Strip Center
Entitled Building Size:	18,160 Square Feet
Land Area:	60,801 Square Feet \ 1.40 Acr
Frontage:	321' Feet on W. Rosecrans Avenue 175' Feet on N. Wilmington Avenue
Year Built:	2018
Zoning:	COCM
Lot Coverage:	29.66%
Floor Area Ratio (FAR):	0.297
Parking Provided:	72 Stalls
Parking Ratio:	4.00 / 1000
Demographics:	1 Mile Radius = 45,853 People / \$82,443 Avg Income 3 Mile Radius = 293,764 People / \$79,997 Avg Income 5 Mile Radius = 839,461 People / \$82,737 Avg Income
Traffic Count: (adj to 2024)	Total = 76,559 Cars Per Day W. Rosecrans Ave (46,285 CPD) N. Wilmington Ave (30,274 CPD)

INVESTMENT HIGHLIGHTS

- **PLS Financial Services Inc** Anchor is an S&P Investment grade rated AA- Credit Tenant. The company operates, franchises and licenses more than 8,600 stores in the U.S. and Canada.

Ten Year NNN Lease: An investor has the opportunity to acquire a NNN lease with a full nine years of term providing security and ease of Management

Additional Corporate Tenants &/or Franchises include: Boost Mobile, UPS, CanAM Dental.

- **Internet Resistant Retail Uses**
- **2018 Construction**
- **Dense Urban Infill Location:** The property is located in a densely populated area of Compton with ±293,764 people in a 3-mile radius and ±839,431 people in a 5-mile radius. Average House hold Income is \$79,997 in 3-mile radius and \$82,737 in a 5-mile radius.
- **Strong Traffic Counts:** The combined traffic counts at the intersection of W. Rosecrans Avenue and N. Wilmington are ±76,559 vehicles per day.
- **Caddy-corner to Chevron Fuel Station**
- **Multi-Family Residential can also be developed on Pad B as an alternative to retail.**



Compton The Hub City



INVESTMENT SUMMARY

Quality Investment Offering

The **WilRose Plaza Shopping Center** offering located at 809 W. Rosecrans Avenue (the Property) represents an opportunity to acquire a fee simple interest in a Six year old Shopping Center with a dominant location in its trade area. The property built in 2018, is located at the intersection of W. Rosecrans Ave and S. Wilmington Avenue in Compton, and has a **Value Add Component consisting of a fully entitled $\pm 10,000$ sq. ft. Pad Building on approximately $\pm 30,000$ sq. ft. of land available on a Ground Lease or Build To Suit basis.**

The **WilRose Plaza Shopping Center** is a desirable investment opportunity for many reasons including:

- **Newer 2018 Construction:**
With a relatively new property an investor will be able to maintain high quality tenancy, which the center has in place, maximize income, and will not face deferred maintenance and up-keep expense, which ultimately translates into lower operating costs and increased cash flows and returns.
- **National and Regional Credit Tenants:**
With over 100% of the current tenants considered national and regional tenants, WilRose Plaza Center offers an investors tenant stability and minimized investment risk.
- **High Density Latino Population:**
WilRose Plaza Center is ideally positioned to serve the needs of the high density Latino population which comprises the majority of the population in the trade area where this Center is located. This market segment is widely proven to have more disposable income than any other ethnic group in urban Los Angeles. The existing tenants are well positioned to capitalize on the strong local Latino population, allowing an investor to maximize rent and minimize tenant rollover.
- **Well Traveled Intersection:**
With over 76,559 cars per day on W. Rosecrans Avenue and N. Wilmington Avenue and a project layout designed to capitalize on this exposure; WilRose Plaza Center will always be in demand by major tenants, who will benefit from the Center's strong location, visibility and traffic counts.
- **High Visibility in a High Activity Location:**
WilRose Plaza Center is located in a dense retail market and is part of Compton's western retail shopping district with approximately 400,000 square feet of surrounding retail in the area's neighboring centers.

Located 1.6-miles south of the Century (105) Freeway, 2.8-miles east of the Harbor (110) Freeway, 2 miles north of the Riverside (91) Freeway and approximately 3-miles west of the Long Beach (710) Freeway, the Center's central location on W. Rosecrans Avenue & S. Wilmington Avenue provides easy and speedy access from these four freeways to and from South Bay, San Pedro \ Harbor Ports, Downtown Los Angeles, the Inglewood / LAX Airport area, West Los Angeles and Orange County.
- **Strong Trade Area Demographics:**
Dense trade area with over $\pm 839,461$ people within a 5-mile radius, with Average Household Income of \$82,737.

PROJECT PHOTOS

WILROSE PLAZA SHOPPING CENTER



PLS Check Cashing, UPS Store & Boost Mobile

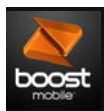


UPS Store & Boost Mobile



CanAM Dental

Fully Entitled ±10,000 SF Pad Building on approx. ±30,000 SF of land for Ground Lease or Build to Suit.



PROJECT PHOTOS

PAD A - 3,400 SF CanAm DENTAL



PHASE II PAD B - 10,000 SF Permit Ready PAD



10,000 SF Buildable Shopping Center PAD, on 30,000 SF of Land for Ground Lease or Build To Suit.

TWO CENTER MONUMENT SIGNS

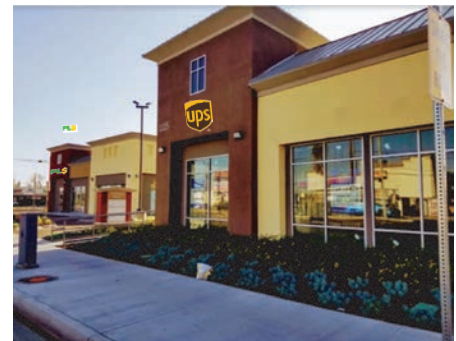


PAD C - 2,200 SF BOOST MOBILE & UPS STORE



CORNER PAD D - 2,560 SF PLS CHECK CASHING

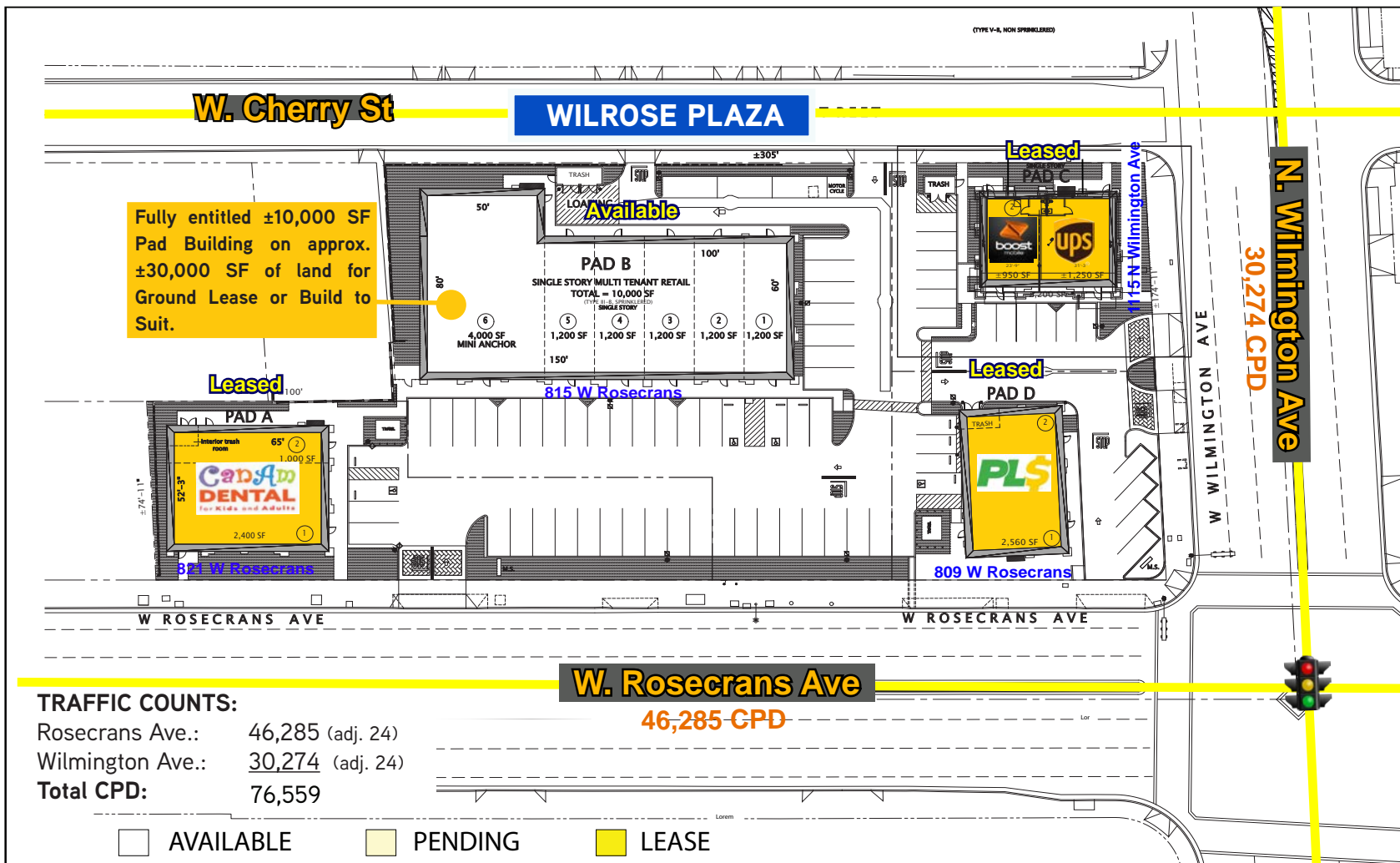
PAD C - UPS



CLOSE UP AERIAL



CENTER'S SITE PLAN



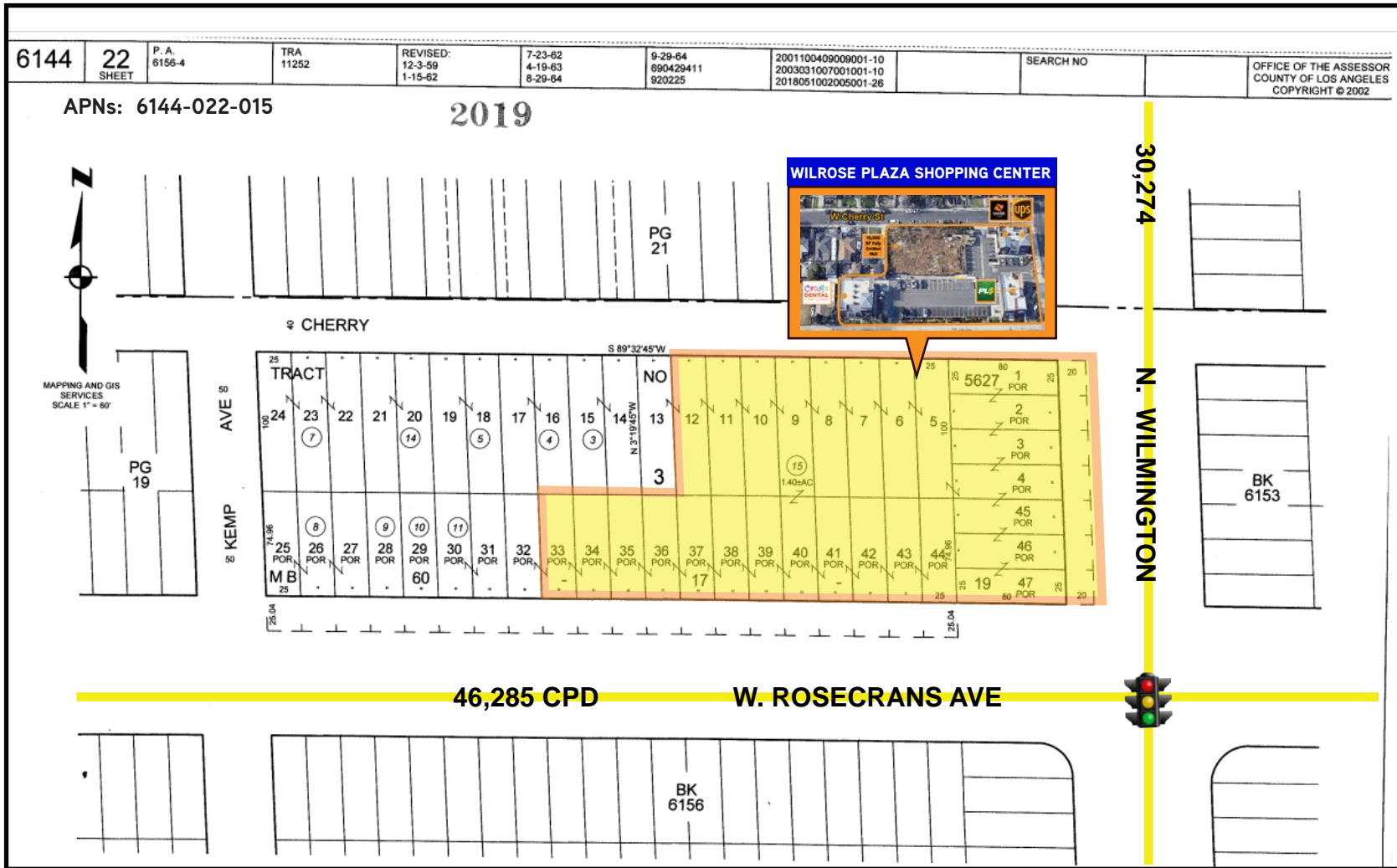
Summary

APN NUMBER:	3123028042
ZONE:	C (COMMERCIAL)
NET PARCEL AREA:	± 60,801 SF (±1.40 ACR)
BUILDING AREA:	18,000 SF
LOT COVERAGE:	29.66 %
FLOOR AREA RATIO (FAR)	0.297
PARKING PROVIDED:	72 STALLS
PARKING RATIO:	4.00 / 1000

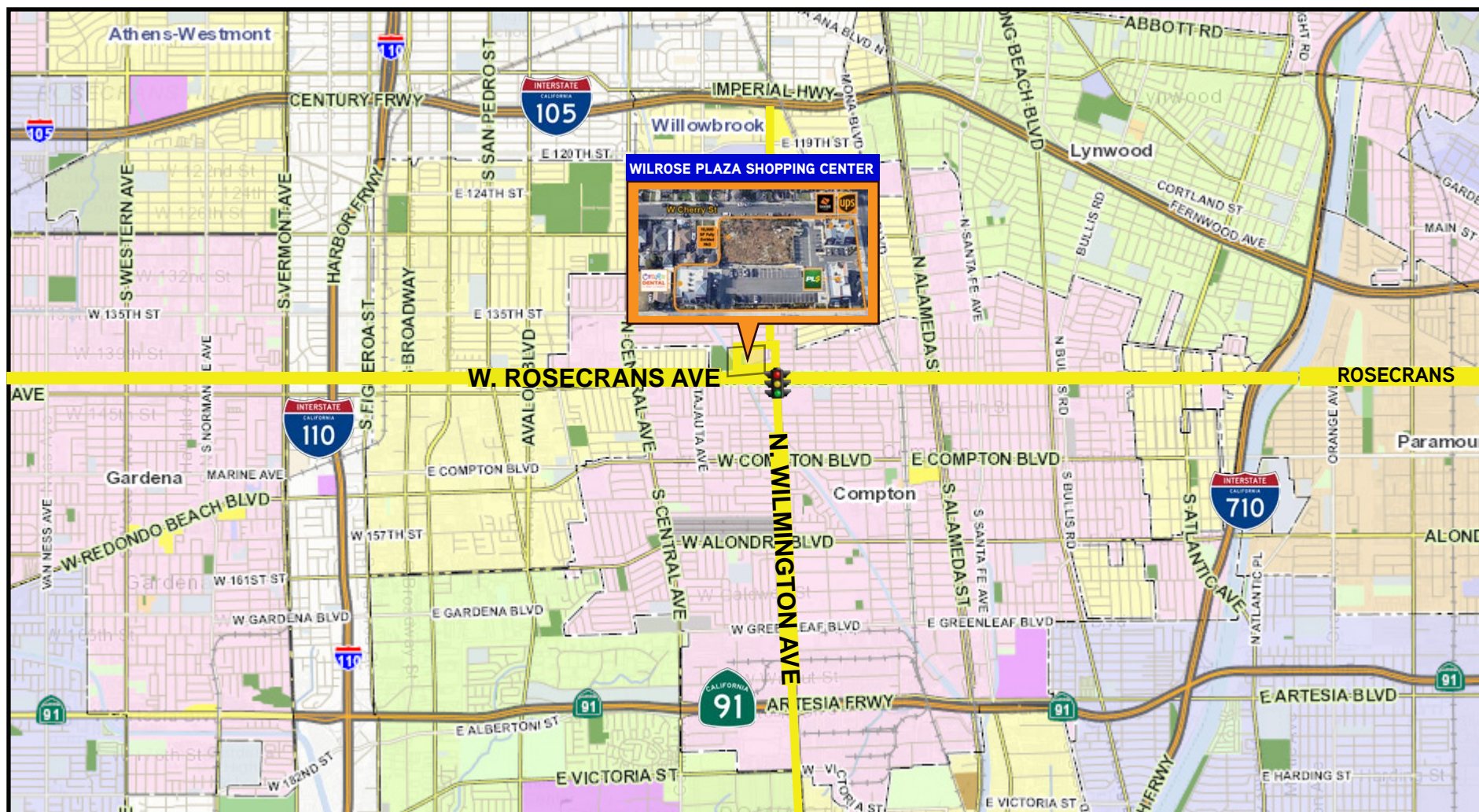
AERIAL OVERVIEW



PARCEL MAP



FREEWAY MAP



2023 DEMOGRAPHIC SNAP SHOT

Demographics for 809 W. Rosecrans Ave., Compton, CA 90222

Population	1-mi.	3-mi.	5-mi.
2023 Total Population	45,853	293,764	839,461
2023 Household Units	11,921	75,903	234,739
2023 Occupied in 5 Mile Radius	Owners 45.1%	Renters 51.6%	Vacant 3.3%
Hispanic Population	71.3%	73.4%	71.8%
Income	1-mi.	3-mi.	5-mi.
2023 Household Income: Average	\$82,443	\$79,997	\$82,737
2023 Household Income: Median	\$67,164	\$59,220	\$61,156

Data Sourced: ESRI Feb 2, 2024



PAD C



PAD D

PAD C

ANNUAL INCOME & EXPENSES

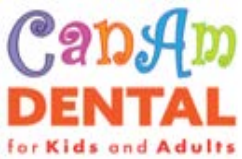



	ACTUAL		OPERATING EXPENSE		ANNUAL
Price:	\$8,500,000.00		Current Taxes:	\$131,750.00 (Post Sale)	\$36,554.76
Down Payment 35%:	\$2,975,000.00		Insurance:		\$18,000.00
Cap Rate (Proforma):	5.5%		Total CAM:	(.30%)	\$23,681.72
Price Per Foot:	\$468.06		Utilities:		
			Edison:		\$6,910.00
Leased: (45%)	8,160 SF		Trash:		\$2,808.24
Vacancy & Collection Loss: (55%)	10,000 SF		Water & Sewer:		\$2,208.48
			Landscape:		\$6,000.00
Total SF:	18,160 SF		Maintenance & Repair:		\$3,600.00
			Management:	(10% of CAM)	\$2,155.00
			Total Ann. Operating Expense:		\$78,236.48
			Per Sq. Ft. Monthly:	(\$0.36¢)	\$6,519.71
			Per Sq. Ft. Annually:	(\$4.32)	\$78,236.48
INCOME			*2024 NNN Charges are estimated at \$0.00 PSF Mo (To follow)		
Gross Rental Income: (Scheduled)	\$467,493.60				
Effective Rental Income: (Proforma) Occupancy	\$467,493.60 (45%)				
Plus Expense Recapture:	+\$78,236.48				
Gross Operating Income:	+\$545,730.08				
Less Operating Expense:	-\$78,236.48				
Net Operating Income:	\$467,493.60				



RENT ROLL

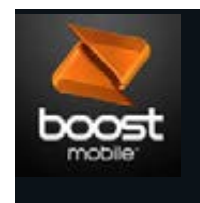
PAD#	TENANTS	SQ. FT.	LEASE TERMS	LEASE START DATE	LEASE EXPIRE	RENEWAL OPTIONS	RENT/ SQ. FT	MONTHLY RENT	ANNUAL RENT	MONTHLY NNN	ANNUAL NNN	RENT INCREASES
Pad A	CanAM Dental Corp 811 W. Rosecrans Ave.	3400	5 YEARS	9/5/19 Renewal 8/30/24	8/30/2029	5 - 5 YEAR 10% Every 5 Years	\$3.30	\$11,220.00	\$134,640.00	\$1,700.00 (.50¢ PSF)	\$20,400.00	10% Increase Every 5 Years
Pad B	10,000 SQ FT Buildable Empty Pad \ Permit Ready 815 W. Rosecrans Ave.	10,000	N/A 0/00/00	N/A 0/00/00	N/A 0/00/00	N/A 0/00/00	\$150,000/ year nnn (Proforma) Ground Lease	\$12,500.00 (Proforma) Ground Lease	\$150,000.00 (Proforma) Ground Lease	\$5,000.00 (.50¢ PSF) (Proforma) Ground Lease	\$60,000.00 (Proforma) Ground Lease	10% Increase Every 5 Years (Proforma)
Pad C-1	UPS Store - Unit 101 1115 N Wilmington Ave	1250	3 YEARS	3/1/21 Renewal 2/28/24	2/28/2029	2 - 5 YEAR 3% ANN Increases	\$3.50	\$4,375.00	\$52,500.00	\$625.00 (.50¢ PSF)	\$7,500.00	3% Each Year
Pad C2	Boost Mobile - Unit 102 NoContract Group 1115 N Wilmington Ave	950	5 YEARS	3/1/19	4/30/2024	2 - 5 YEAR 2.5% ANN Increases	\$3.00 Proforma Mo to Mo at \$2.00 PSF	\$2,850.00	\$34,200.00	\$475.00 (.50¢ PSF)	\$5,700.00	2.5% Each Year
Pad D	PLS Check Cashing 809 W. Rosecrans Ave.	2560	10 YEARS	1/5/23	1/05/2033	4 - 5 YEAR 3% ANN Increases	\$3.13	\$8,012.80	\$96,153.60	\$1,280.00 (.50¢ PSF)	\$15,360.00	3% Each Year
Leased: 8,160 SF / 45%												
Available: 10,000 SF / 55%												
TOTAL		18,160						\$37,984.68	\$467,493.60	\$9,080.00	\$108,960.00	

TENANT PROFILES

	<p>CanAm Dental (VON WESTERNHAGEN DENTAL CORPORATION) is a Dental Clinic - General Practice in Los Angeles, California. Dental care clinics provide dental treatment and oral care to patients of all ages.</p>
	<p>Welcome to Boost Mobile Premier Store. Boost Mobile is your go to Boost Mobile Authorized Retailer. We have the best selection of all the hottest devices with the added bonus of the best customer service in the area. We pride ourselves in helping you find the right phone for all your needs. Come on in and check out our great prices. We will make sure that you leave the store a happy customer.</p>
	<p>The UPS Store offers expert packing, shipping, printing, document finishing, a mailbox for all of your mail and packages, notary, shredding and even faxing - locally owned and operated and here to help. Stop by and visit us today</p>
	<p>PLS Financial Services was founded in 1997. PLS provides check-cashing, short-term loans, and other financial services for consumers without bank accounts with over 300 locations throughout the United States. PLS offers competitive rates and friendly service to ensure that customers have a positive experience.</p>

EXISTING LOAN SUMMARY (TO FOLLOW)

Price:	
Original Loan Amount:	\$
Amortization Period:	Years
Loan Term:	Years
Loan Commencement:	20--
Loan Maturity Date:	Years
Fixed Interest Rate:	
Payment Amount:	\$
Prepayment Penalty:	None



TRADE AREA OVERVIEW

Location

Compton is home to 97,750 citizens as of the 2020 census. Known as the “Hub City” because of its unique position in almost the exact geographical center of Los Angeles County, Compton is strategically located along the Alameda Corridor, a main passageway for 25 percent of all U.S. waterborne international trade. It connects the Ports of Long Beach and Los Angeles to the nation’s major interstate highway system. Compton is rapidly emerging as a large industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

The City of Compton was incorporated on May 11th, 1888. Compton was the 7th City to be incorporated in Los Angeles County. The original town comprised 2,250 acres. Today Compton spans 10 square miles.

Five freeways outline the general boundaries of the City and provide superior access to destinations throughout the region. These include Interstate Highways Century (105), Harbor (110), Riverside (91), and Long Beach (710). The Long Beach and Los Angeles Ports are less than 20 minutes from downtown Compton, providing easy access to international destinations for customers, suppliers and leisure travelers. The Alameda Corridor, a passageway for 25 percent of all U.S. waterborne international trade, runs directly through the City from north to south.

Transportation

Martin Luther King Transit Center The Martin Luther King Transit Center is located directly across from the Compton Station of the Metro Blue Line. It is home to the Compton Chamber of Commerce, a day care center, a Head Start program, a beauty shop, the City of Compton’s Business Assistance Center, and a Greyhound Bus Terminal.

Metro Blue Line

The Metro Blue Line, L.A.’s first light rail transit system, runs 22 miles beginning at 7th Street in Downtown L.A., and passing through the communities of Vernon, Huntington Park, South Gate, and Watts before stopping at the Compton Civic Center station. The line’s second stop in Compton is at the industrial area behind the Crystal Park Hotel, off the 91 freeway, The Blue Line continues through Compton to Carson and finally ending in downtown Long Beach. The Metro Blue Line is operated and administered by the Los Angeles County Metropolitan Transportation Authority. Transportation access for Long Beach Airport and the Los Angeles International Airport. Free automobile and motorcycle parking is available for Blue Line commuters at the Martin Luther King Jr. Transit Center.



Metro Rail C Line (Green)



Two P2000 Train Sets



Typical Metro Train



Metro Bus Line

TRADE AREA OVERVIEW (CONT.)

Metro “C” Line

The Metro “C” Line (formally the Green Line) is a light rail line, running east-west through Los Angeles County, serving the communities of Norwalk, Downey, Lynwood, Watts, Inglewood, Lennox, El Segundo, Manhattan Beach and Redondo Beach. The Metro Green Line’s route begins west of Studebaker Road in Norwalk and travels for about 17 miles along the median of the Glenn Anderson (Century) Freeway (I-105). After the Aviation station, the line splits from the freeway structure at the Aviation station, where one can catch the free connecting LAX Shuttle to the airport terminals. The Green Line continues south along an exclusive elevated right-of-way, passing over El Segundo’s high-tech industrial complexes. The line ends its run at Marine Avenue in northeastern Redondo Beach. Ridership on MTA’s Metro Green Line hit an all-time high in 2014 when the light rail line had average weekday ridership is 36,100. The previous high watermark of 41,000 was reached in October 2000. The Green Line was planned to serve the airport, but budget problems and planning conflicts keep it from serving the airport today. However, a “North Coast Extension” is planned for the Green Line, which will allow trains to travel north into the LAX area, as incomplete “branches” can be seen extending north from the main right-of-way near the Aviation station. The airport is committed to build a people mover system (an airport tax to fund this has been in effect since 1993), which will directly connect the terminals to the LAX Transit Center at Parking Lot C. Here, a possible Green Line station could be built to interface with the people mover.

The Century 105 Freeway

The Century Freeway begins at Sepulveda Boulevard (California State Highway 1, the famous Pacific Coast Highway) on the southern edge of Los Angeles International Airport, adjacent to the city of El Segundo. It proceeds generally eastward from there on for 17 miles, crossing the Los Angeles and San Gabriel Rivers before terminating at the San Gabriel River (605) Freeway in western Norwalk. It is generally 8 lanes (3 general purpose lanes and one HOV lane each way), and the light rail transit Green Line and its stations run in the median. This light rail line is double-tracked and is by default completely grade-separated, and high speed. The station canopies have rather interesting designs. Unlike many of the earlier L.A. freeways that are at grade or are elevated above grade, I-105 is mostly depressed well below grade with a wide right-of-way and sloping earthen embankments. This was done to lessen the visual and sound impacts on the nearby communities. The multi-level interchanges at I-710 and I- 110 are not depressed. West of I-405, I-105 is on an elevated viaduct as it approaches LAX. Congressman Glenn M. Anderson (D-San Pedro) tirelessly advocated for the route’s construction, touting its possibilities for congestion relief along Century, Manchester, and Firestone Boulevards and the Imperial Highway; it has succeeded in these tasks, as well as relieving pressure on the Santa Monica (I-10) and San Diego (405) Freeways for travelers between downtown Los Angeles and LAX. After Anderson’s death in 1994, Cal-trans honored him by renaming the freeway in his honor. However, the name “Anderson Freeway” is seldom used except on maps; “Century Freeway” is still the most commonly used name.

The Alameda Transportation Corridor

The Alameda Transportation Corridor is a 20-mile freight rail expressway between the neighboring ports of Los Angeles and Long Beach and the transcontinental rail yards and railroad mainlines near downtown Los Angeles. The centerpiece is the Mid-Corridor-Trench, a below-ground railway that is 10 miles long, 30 feet deep and 50 feet wide. By consolidating 90 miles of branch rail lines into a high-speed expressway, the Alameda Corridor eliminated conflicts at more than 200 at-grade railroad crossings where cars and trucks previously had to wait for long freight trains to slowly pass. It also cut by more than half, to approximately 45 minutes, the time it takes to transport cargo containers by train between the ports and downtown Los Angeles. The Corridor travels through the center of the City.



Billion Dollar Alameda Transportation Corridor

TRADE AREA OVERVIEW (CONT.)

The Compton Renaissance Transit System

The Compton Renaissance Transit System is the city's official bus line providing daily local transit service throughout the city's 10-mile radius. Established in October of 1995 with MTA Proposition A and C Local Return grant funding, the Compton Renaissance Transit has five sleek buses covering five routes. All vehicles are equipped with wheelchair ramps. Currently operated by MV Transportation, Inc., last year's ridership totaled 385,656 with passengers traveling a total of 854,586 miles.

Airport

The Compton/Woodley Airport located at 901 Alondra Blvd. is owned by Los Angeles County and operated by American Airports Corporation. The airport covers 77 acres extending west from Wilmington Avenue to Central Avenue, has a 3,322-foot runway and accommodations for almost 200 planes, either in hangars or tied down. Collectively, these multi – faceted transportation links lend justification to the City's familiar name "the Hub City."

Economic Development

This is an exciting time for Compton. The City is developing a wide range of economic and cultural opportunities that will help to make Compton a prime destination for residents and businesses. Economic development is among the highest priorities for the Compton City Council and City Staff. The City government is ready to work with business leaders to locate the information and resources needed to succeed, grow, and prosper. In addition, financial and technical assistance programs are available to help spur business growth while addressing important revitalization goals. Compton also provides various types of financial assistance for redevelopment projects and activities, including housing and commercial development.

Strategically located along the Alameda Corridor, a passageway of 25 percent of all U.S. waterborne international trade, Compton is surrounded by five freeways Interstate Highways 105, 110, 710, and 405, and State Highway 91. They outline the general boundaries of the City and provide superior access to destinations throughout the region. The Long Beach and Los Angeles Ports are less than 20 minutes from downtown Compton, providing easy access to International destinations for customers, suppliers and leisure travelers.

Compton is the place to grow a business!

Compton was designated as an "Entrepreneurial Hot Spot" by Cognetics, Inc., an independent economic research firm, several years ago. Compton made the national list for best places to start and grow a business, and ranked #2 in Los Angeles out of a field of 88 cities.



Gateway Town Center



Compton Town Center



New Seasons Apartment Complex



City Hall & Courthouse



Kroger \ Food 4 Less Distribution Headquarters

TRADE AREA OVERVIEW (CONT.)

Education \ Campuses

There are three colleges located in the City of Compton and 10 colleges within 10 miles of Compton with a combined enrollment of more than 30,000.

Compton Community College

1111 E. Artesia Blvd.
Compton, CA 90221

Reed Christian College & Western Theological Seminary

1001 E. Rosecrans Avenue
Compton, CA 90221

Yuin University

2007 E. Compton Blvd.
Compton, CA 90221

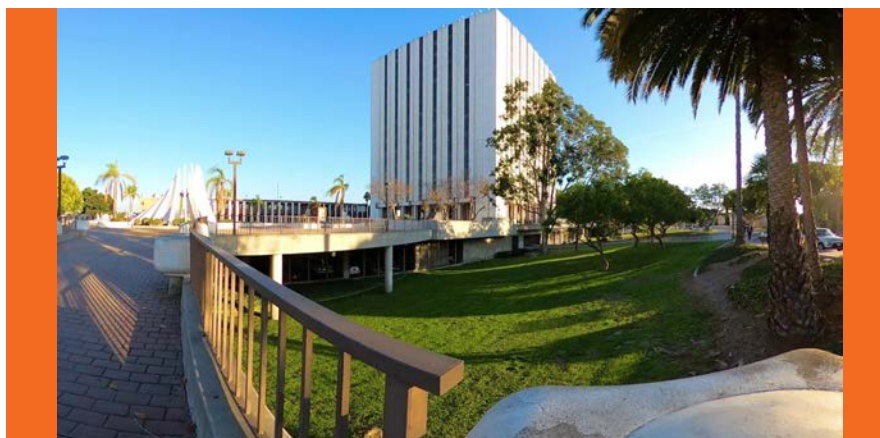
Museums

The City of Compton is within an hour's drive of many local museums such as the Aquarium of the Pacific, Los Angeles County Museum of Art (LACMA), The Museum of Tolerance, The Natural History Museum of LA County, California Science Center, The Broad Museum, The Peterson Car Museum, The Getty Museum, Rancho Dominguez Adobe Museum, Griffith Observatory, and Tomorrow's Aeronautical Museum.

Sports Centers

The City of Compton is within an hour's drive of many local Sports Centers such as New SoFi Stadium, The Staple Center, Dodger Stadium, LA Memorial Coliseum, Banc of California Stadium.

Located on the 91 Freeway just west of the 710 Freeway, the beautiful Crystal Park Casino Hotel has been open since 1999. The first casino hotel in Los Angeles County, the Crystal Park Casino Hotel combines the action and excitement of the most popular live casino card games with a deluxe hotel! In addition to gaming, Crystal Park Casino Hotel hosts a diverse range of nightly entertainment and special events.

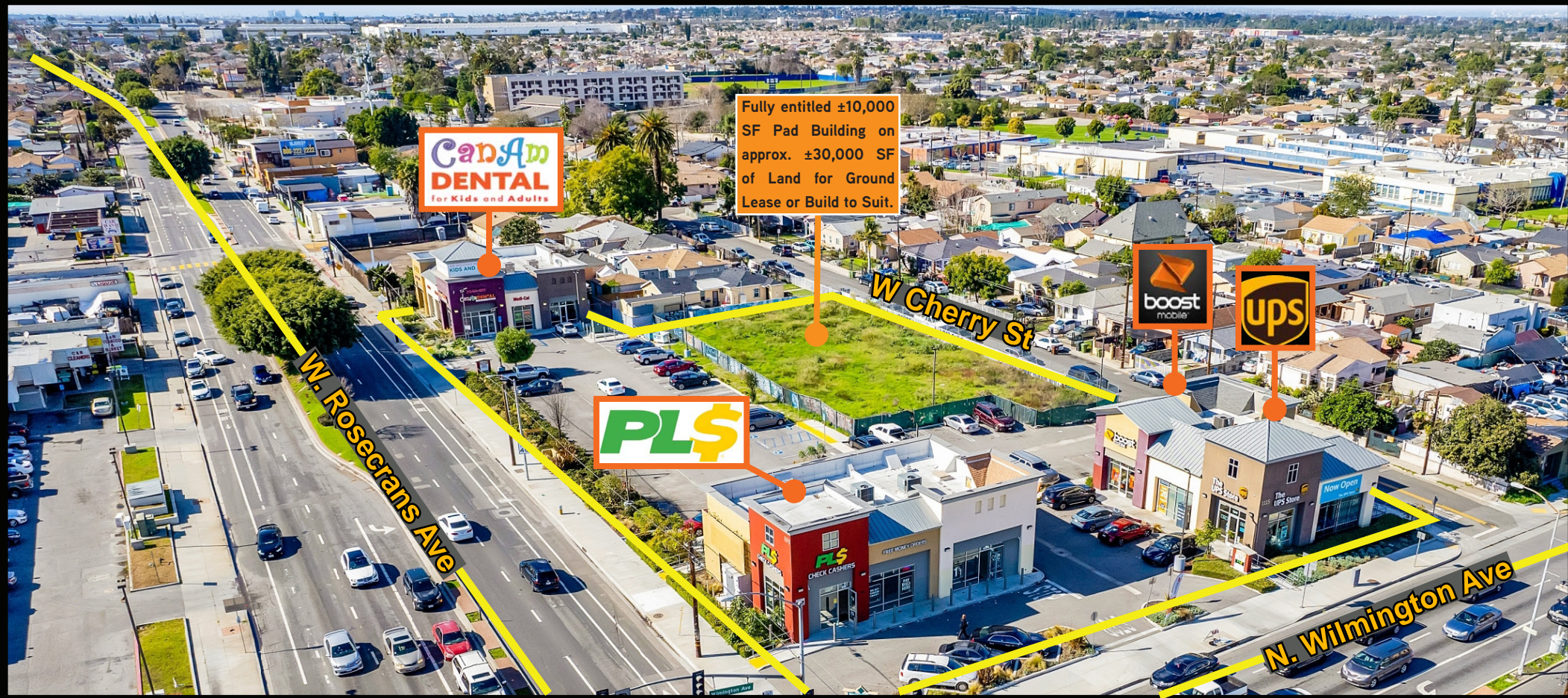


Compton City Hall

For Sale
\$8,500,000

WILROSE PLAZA

809 W. Rosecrans Avenue, Compton, CA



VALUE ADD OPPORTUNITY

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



Sheretta Morris
Leasing & Sales Specialist
License No. 01739452
213.842.2670
sheretta.morris@legendarycre.com

Legendary Commercial Real Estate | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

INTEGRITY . EXPERIENCE .
RESOURCES . RELATIONSHIPS . RESULTS



LEGENDARY COMMERCIAL REAL ESTATE

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



Sheretta Morris
Leasing & Sales Specialist
License No. 01739452
213.842.2670
sheretta.morris@legendarycre.com

Legendary Commercial Real Estate | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.