

For Sale

📍 537 W. Compton Boulevard | Compton, CA



4,425 SF

Fully Net Leased Investment

- » Asking price: \$1,800,000 (\$406.78 PSF)
- » 10 year Absolute Net Lease
- » NOI: \$120,000
- » Parking: 30 surface (6.78/1,000 SF)
- » Land size: 0.24 AC (10,297 SF)
- » Zoning: COC2

Eric B. Moore

EXECUTIVE VICE PRESIDENT

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Lic. 00889228



100% leased with an established AAA credit tenant - NNN 10 year term



Gated, secure parking, outdoor common area and playground



Located near Compton City Hall, Compton Metro Rail A Line Station, and an abundance of retail amenities

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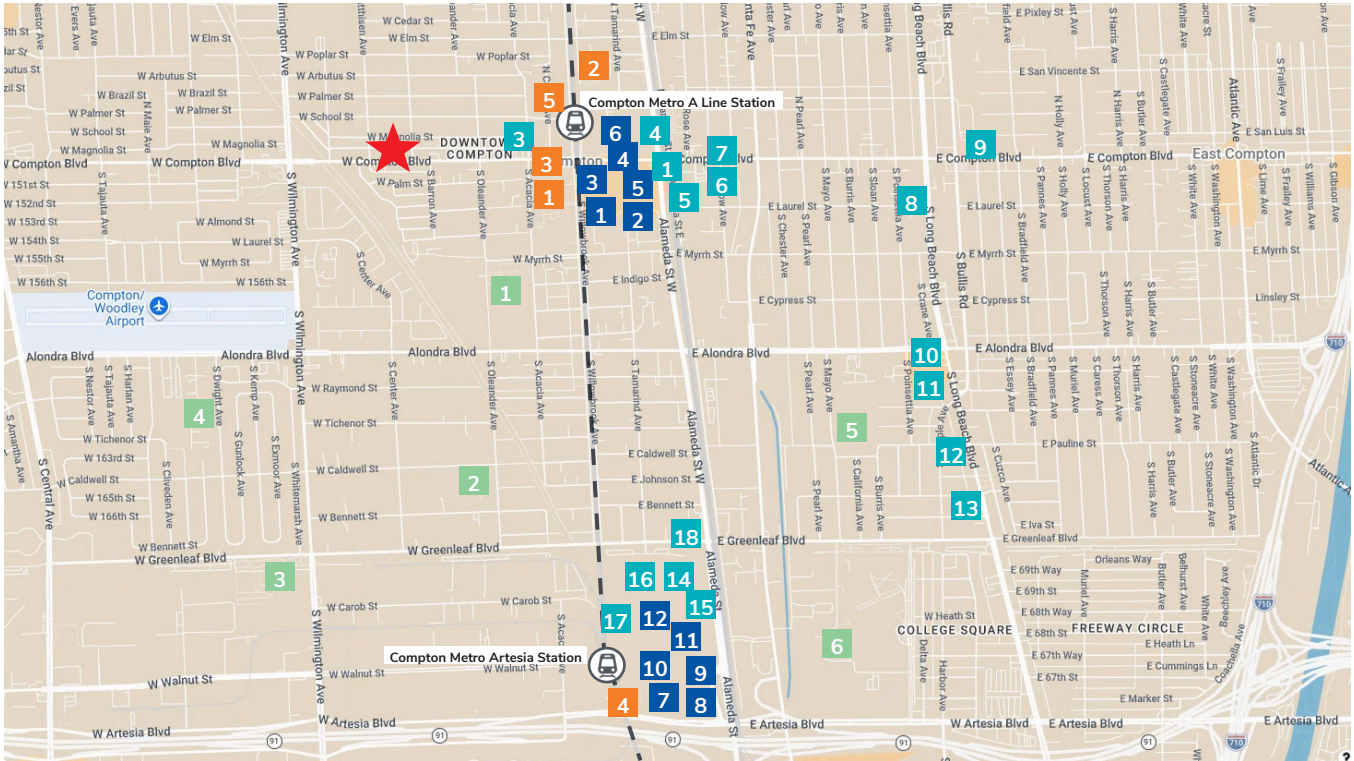
PHOTOS



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LOCATION AMENITIES



RETAIL

- 1 CVS
- 2 Big 5 Sporting Goods
- 3 Ross Dress For Less
- 4 Superior Grocers
- 5 Burlington
- 6 Foot Locker
- 7 Target
- 8 Home Depot
- 9 ALDI
- 10 Carter's
- 11 Best Buy
- 12 Ulta Beauty
- 13 Five Below

RESTAURANTS

- 1 Everytable
- 2 McDonald's
- 3 Popeyes Louisiana Kitchen
- 4 Tams Burgers
- 5 Patria Coffee Roasters
- 6 Lusía's Bakery
- 7 Chinatown Express
- 8 KFC
- 9 Johnson Brothers BBQ
- 10 The Buffalo Spot
- 11 Mama's Snack Shack
- 12 Kumi Ko
- 13 Pop's Chicken

- 14 Raising Cane's
- 15 Starbucks
- 16 Chipotle
- 17 Jersey Mikes
- 18 Ono Hawaiian BBQ

PUBLIC BUILDINGS

- 1 City Hall
- 2 Douglas Community Center
- 3 Art & History Museum
- 4 Crystal Casino
- 5 MTA A Line Station

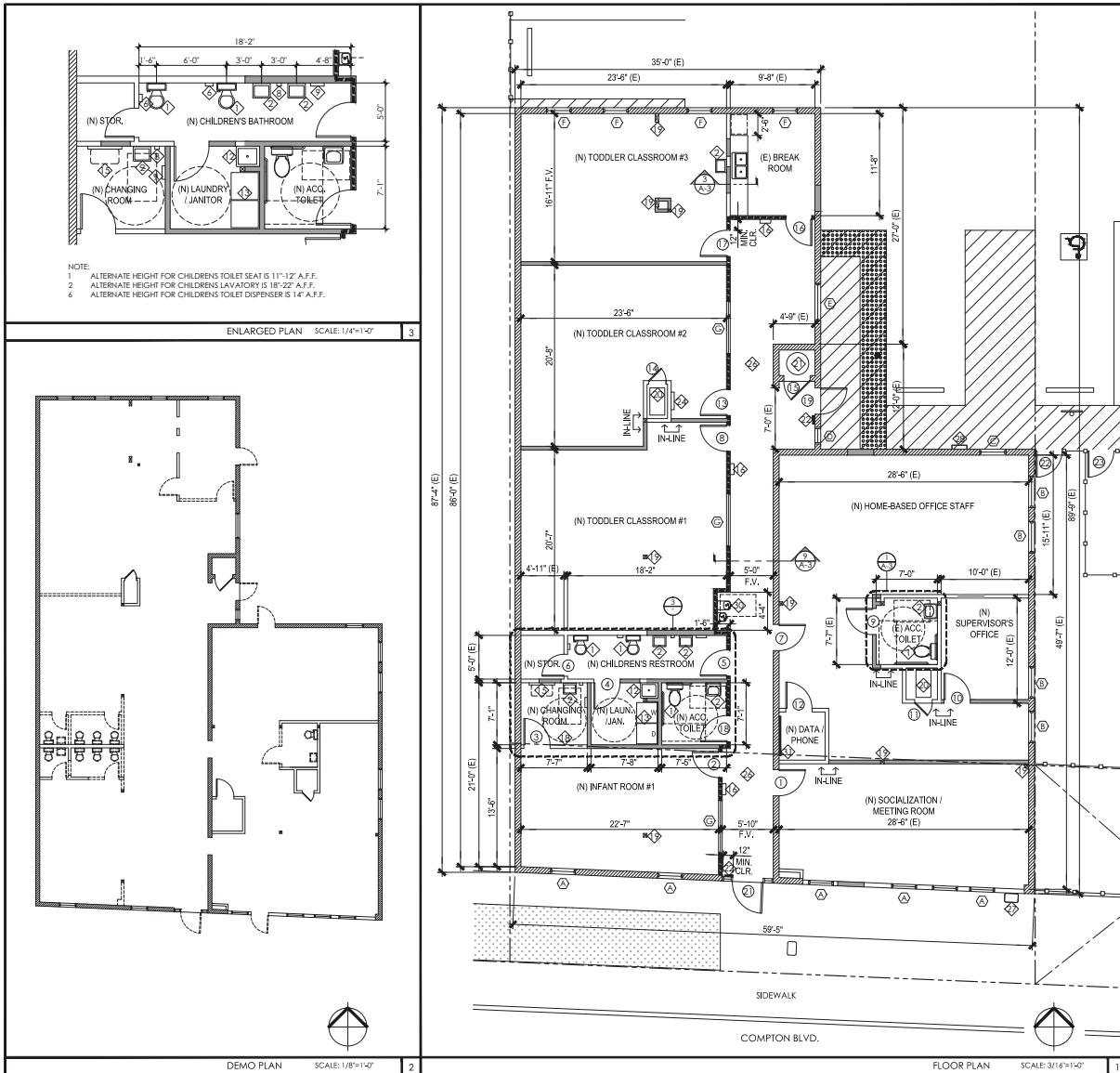
EDUCATION

- 1 Compton High School
- 2 Robert F. Kennedy Elementary School
- 3 Walton Middle School
- 4 Longfellow Elementary School
- 5 Emerson Elementary School
- 6 Compton College

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FLOOR PLAN



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