

RETAIL/OFFICE PROPERTY WITH PARKING FOR SALE

2 Adjacent Parcels: Multi-Tenant Plus Owner-User Potential



±7,268 SF of Buildings on ±10,723 SF of Land
1032-1036 E COMPTON BLVD, COMPTON, CA 90211

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

1032-1036 E COMPTON BLVD, COMPTON, CA 90221

Property Details

Total Building Size: ±7,268 SF
Total Land Size: ±10,723 SF
Zoning: COCL (Limited Commercial)

1032 E COMPTON BLVD

Building Size: ±2,237 SF*
Land Size: ±3,604 SF*
Type: Storefront Retail
Year Built: 1952
Construction: Block
Parking: Shared Gated Lot | ±7-9 Spaces
APN: 6179-018-014

1036 E COMPTON BLVD

Building Size: ±5,031 SF*
Land Size: ±7,119 SF*
Type: Retail/Office
Year Built: 1947
Construction: Block
Parking: Shared Gated Lot | ±7-9 Spaces
Plus Side Lot With Dedicated Oversized Vehicle Parking
(Previously utilized for ~5 Ambulances)
APN: 6179-018-015
Environmental Report: Completed ~1 Year Ago

**Per Title*

Sale Price: ~~\$2,300,000~~ \$1,950,000 (\$268.30 Per SF)

Property Highlights

- Ability to deliver vacant
- Strong street frontage and visibility
- Shared gated yard and parking
- Flexible layouts for retail, office, medical or service uses

1032 E COMPTON BLVD

Interior/Layout

- 3 office suites
- 2 restrooms
- Additional storage space
- Existing HVAC infrastructure

Current Use/Income

- Configured as barbershop
- Current income: \$800 per month (month-to-month)

Highlights

- Functional retail storefront layout
- Ideal for owner-user or small business operator
- Can be delivered vacant

1036 E COMPTON BLVD

Interior/Layout

- Lobby area
- 7 offices
- 4 restrooms
- Kitchen area
- 3 separate entrances

Utilities

- Separate meters
- New AC systems (units required)

Improvements

- Roof less than 10 years old
- Foam insulation
- New electrical and new storefront glass



1036



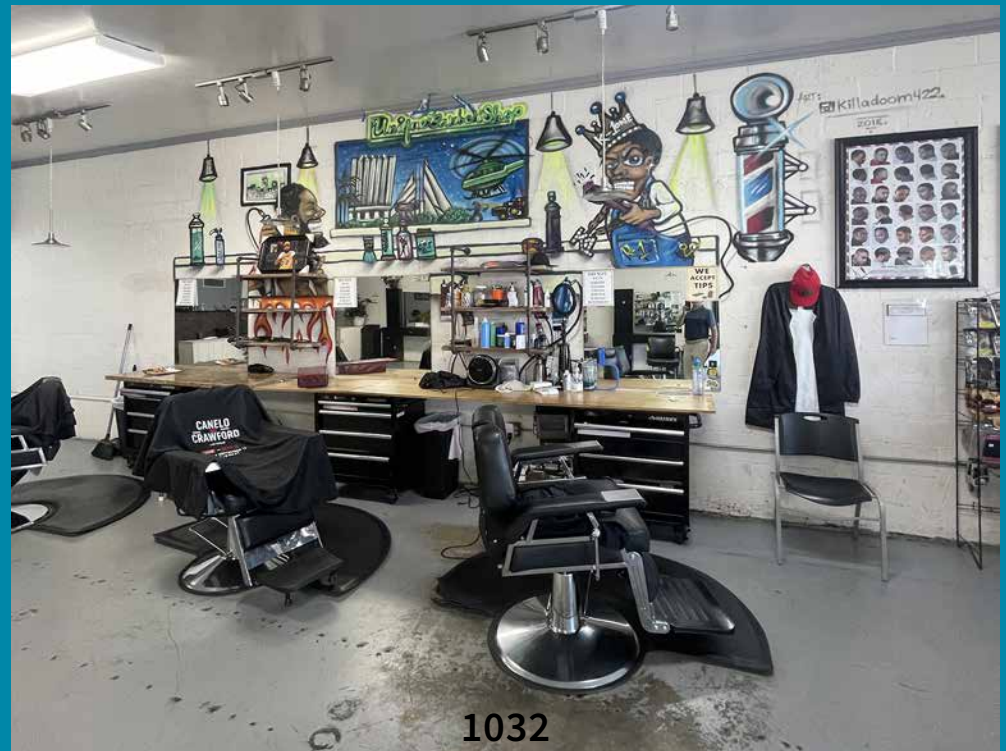
1032

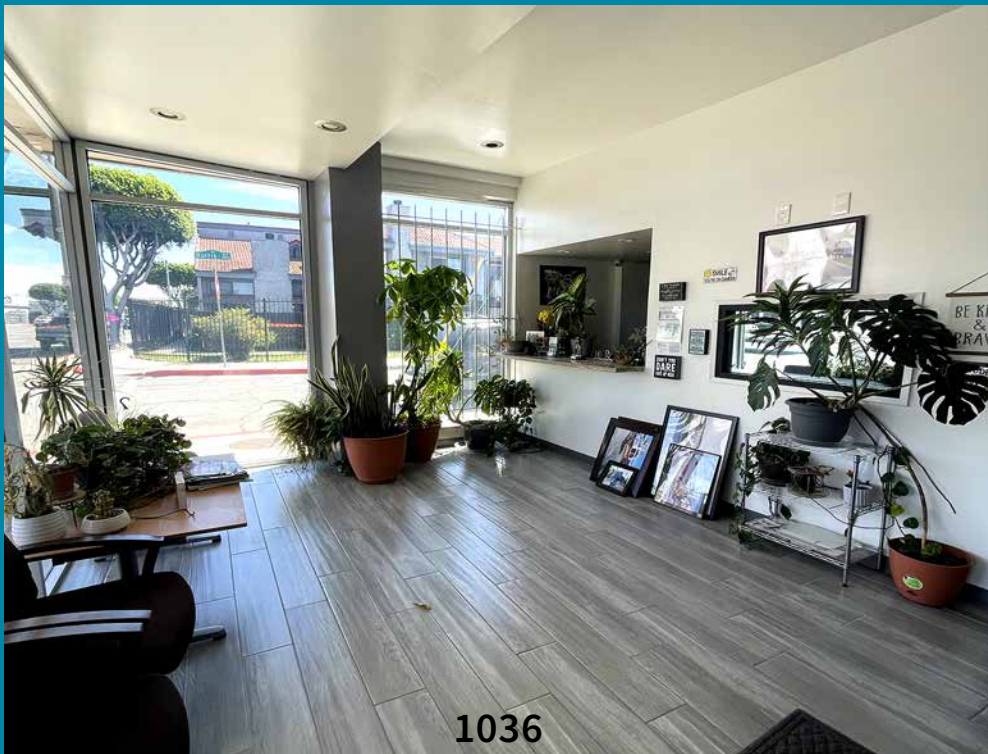


1036

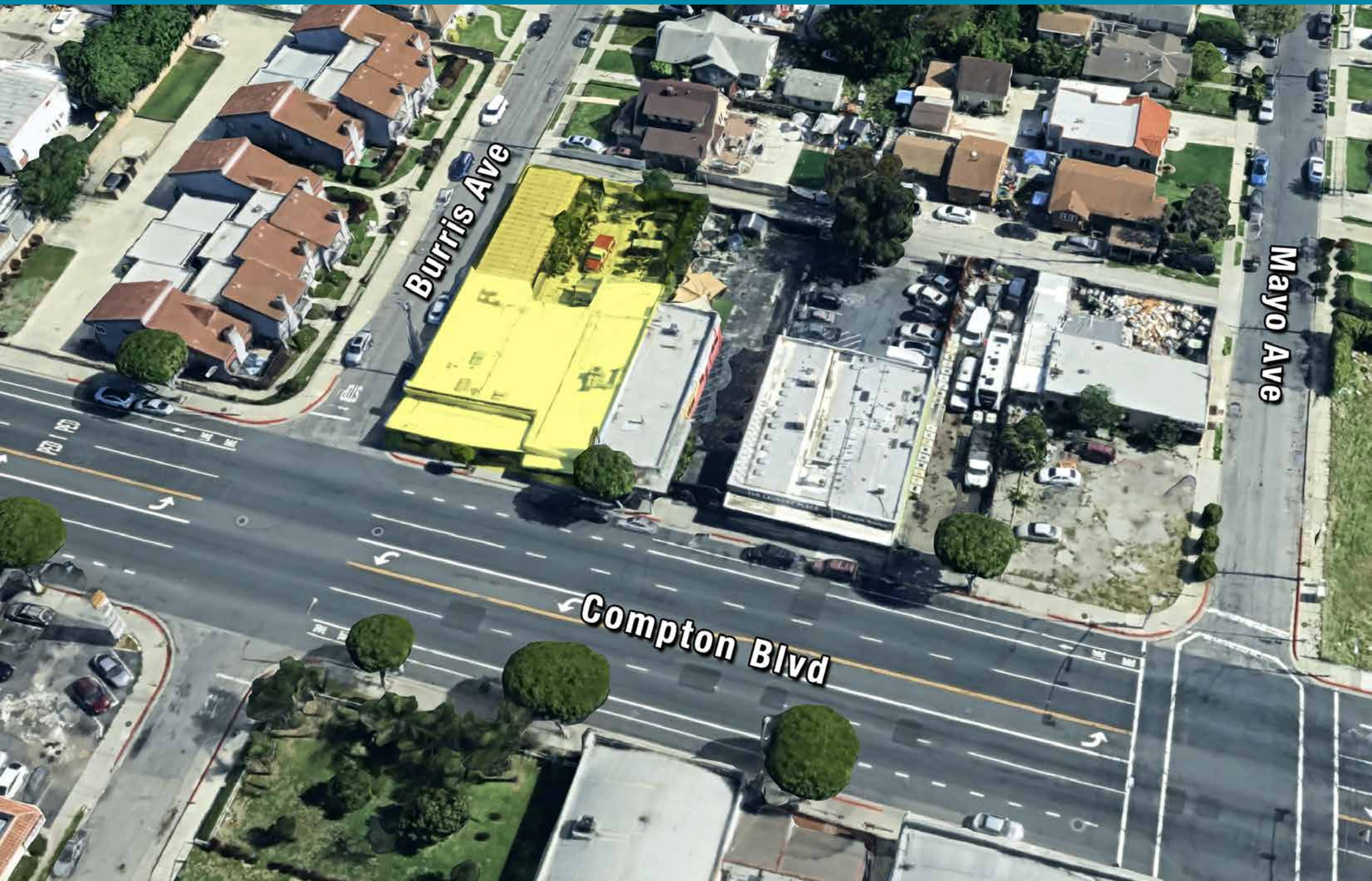


Shared Yard

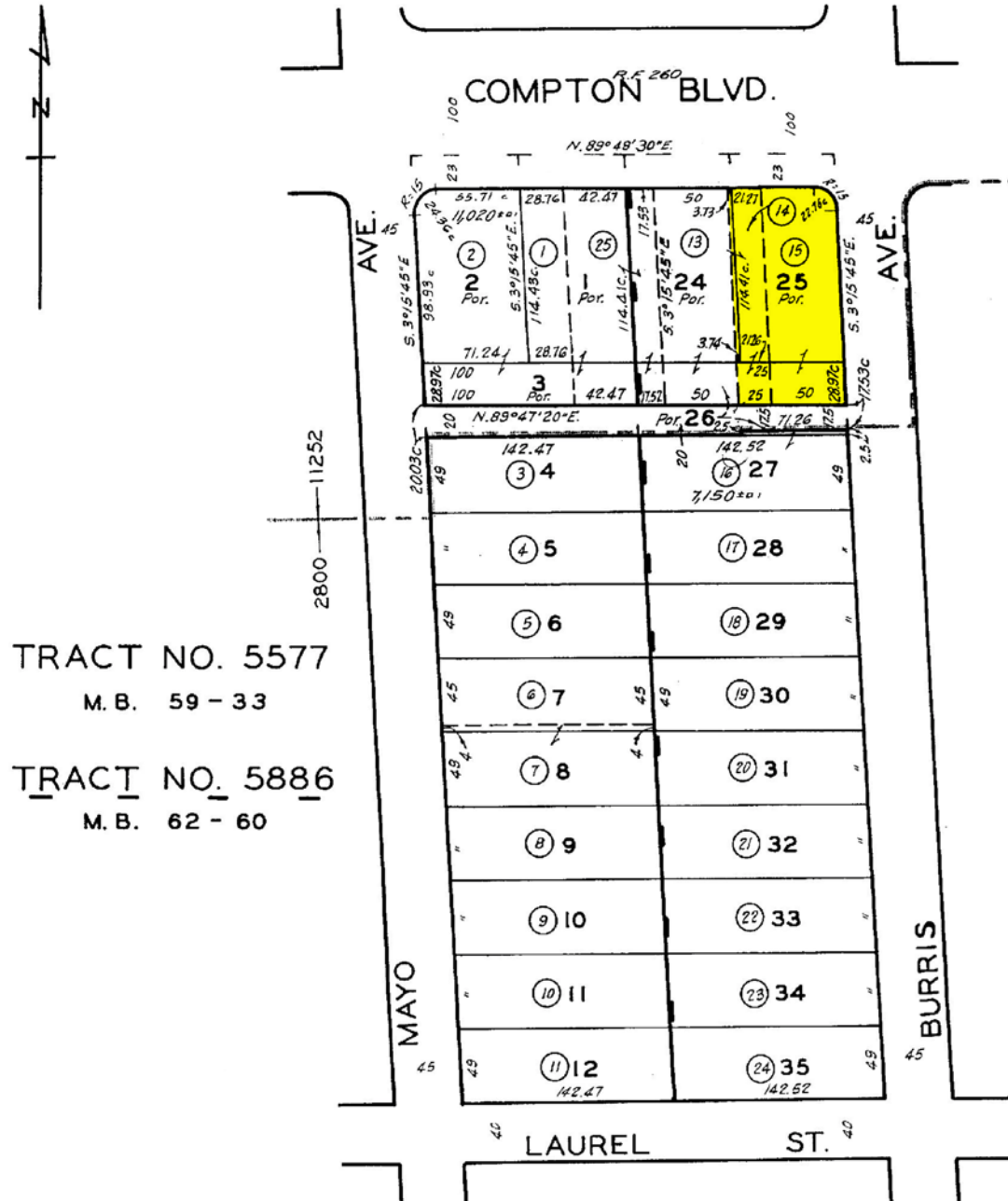




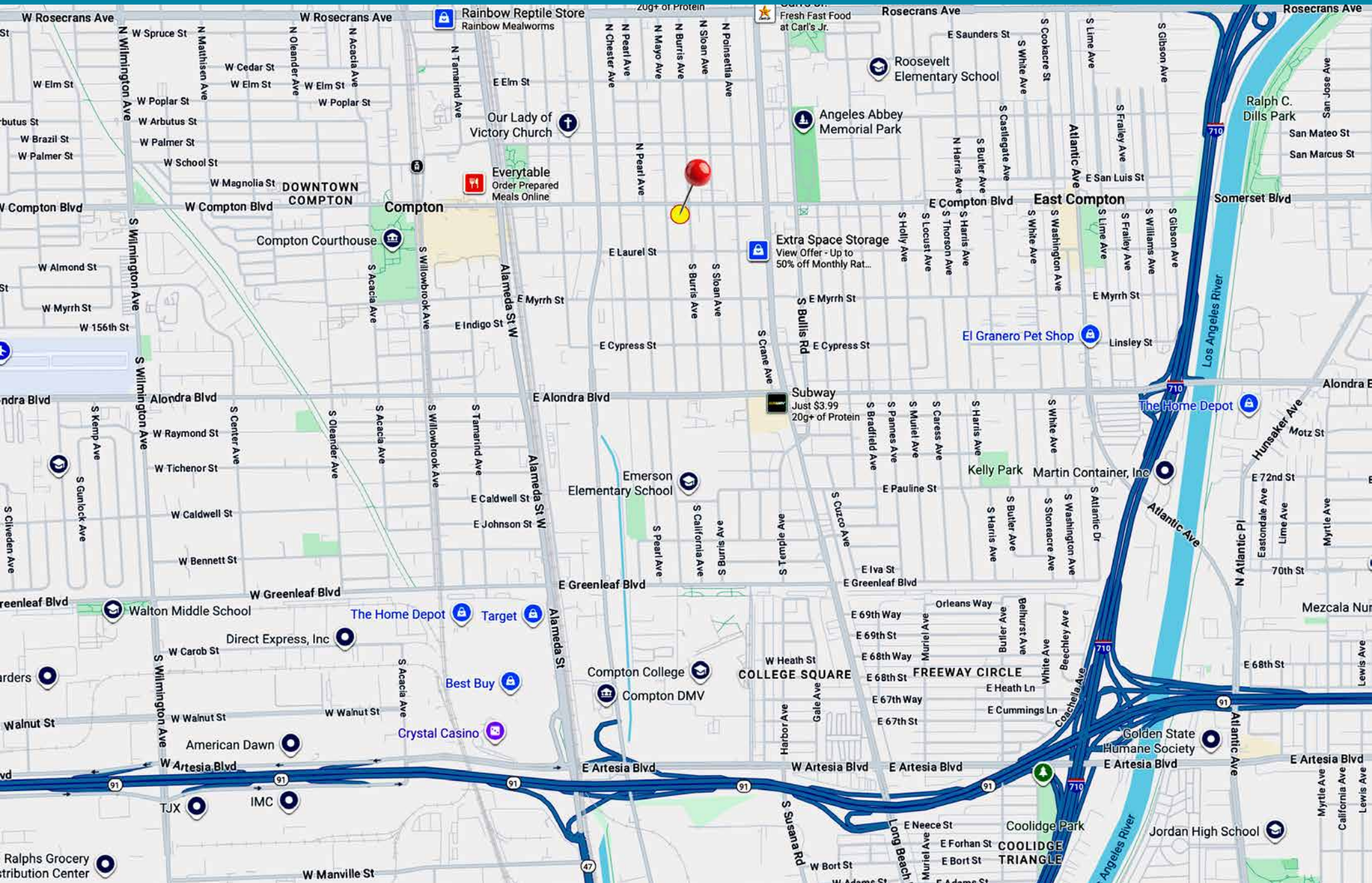
AERIAL PHOTO



PLAT MAP

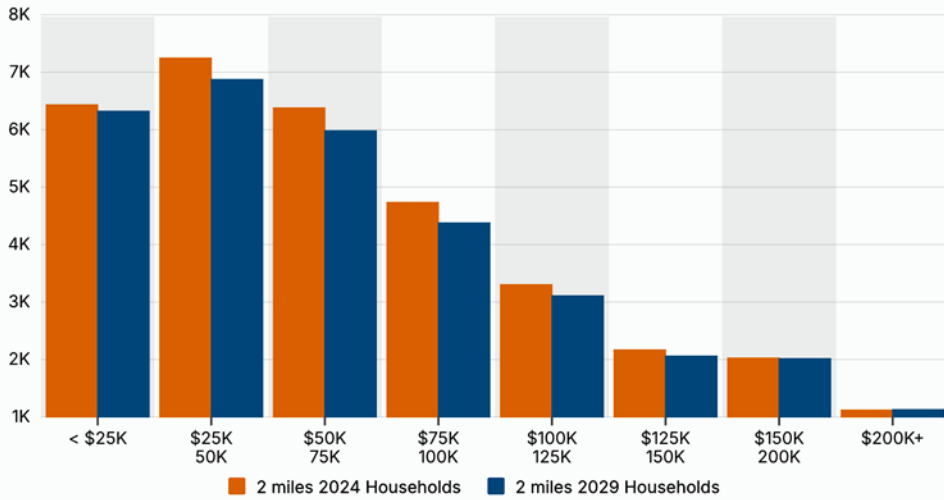


AREA MAP

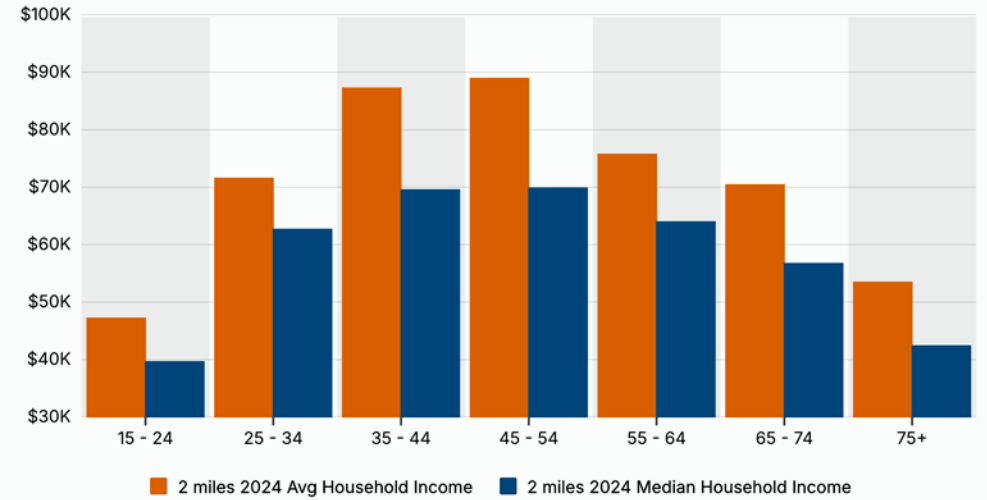


NEIGHBORHOOD DEMOGRAPHICS

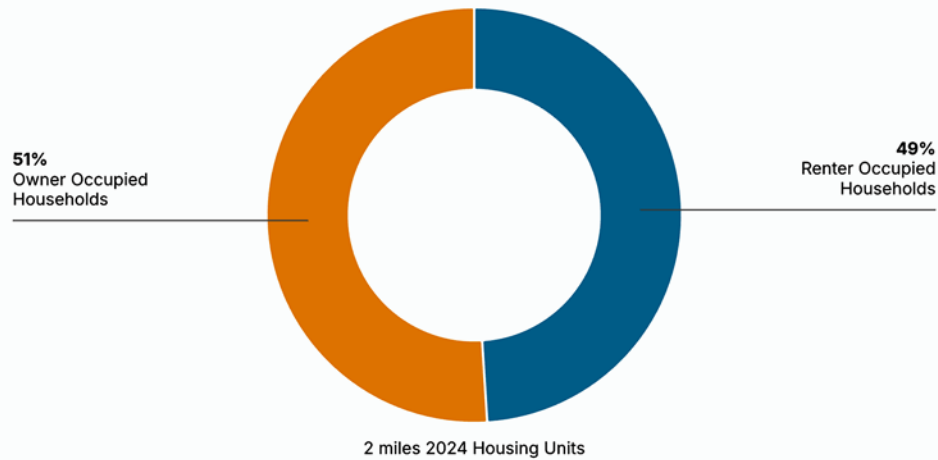
Household Income



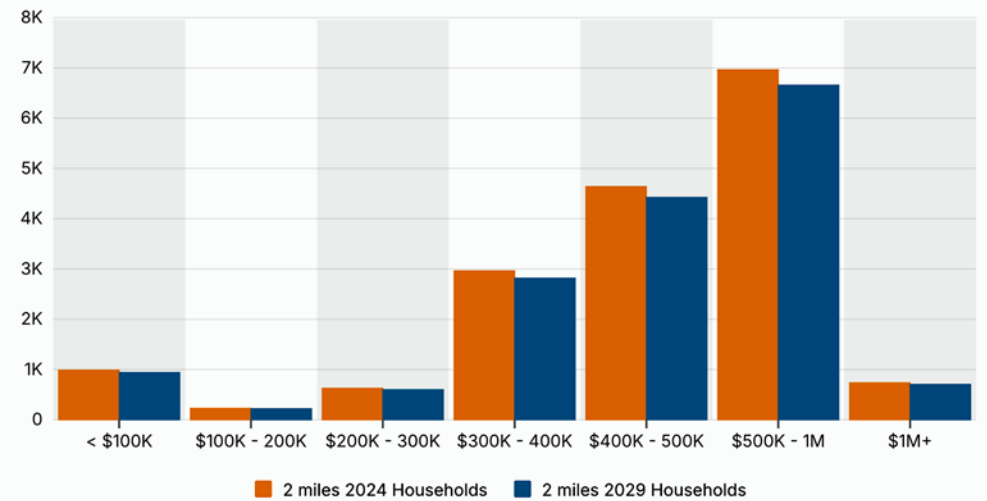
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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RETAIL/OFFICE PROPERTY WITH PARKING FOR SALE

±7,268 SF of Buildings on ±10,723 SF of Land

Flexible Layouts for Retail, Office, Medical or Service Uses

Price Reduced by \$350,000!

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