

OFFERING MEMORANDUM

15228-15230 S AVALON BLVD COMPTON, CA



6 Years Remaining 7-Eleven
Corporate Guaranty Lease

–
Potential Owner-User or
Ground Lease Opportunity



Exclusive Contact:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



DTLA

LOS ANGELES

COMPTON

SITE

S AVALON BLVD

E REDONDO BEACH BLVD

S SAN PEDRO ST

S AVALON BLVD

E REDONDO BEACH BLVD



Google Earth

Confidentiality Agreement

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of 15228-15230 S Avalon Blvd., Compton, California (the "Property"). The Owner has retained NAI Capital ("NAI") as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

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This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.

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COMPTON, CA**

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Property Details

Property Address	15228-15230 S Avalon Blvd, Compton, CA
Building Area	3,760 SQ.FT
Land Area	12,634 SQ.FT (0.29 acres)
APN Parcel#	6139-002-036
Year Built	2015
Parking	13 regular and 1 handicap
Zoning	LCC3

Property Highlights

- Potential ground lease opportunity with in place income
- Centrally located to serve the full-time population of Compton
- Over 231,000 residents within 3 miles
- Busy signalized intersection
- Close to Metro/Subway/100,91,105 Freeways
- New construction with excellent curb appeal
- Excellent visibility with easy access and parking
- Highly visible pylon signage available
- Heavy daytime foot traffic
- 100% lease occupied
- National Tenant

Investment Highlights

Purchase Price	\$1,450,000
Cap Rate	7.83%
NOI	\$113,512.12
GLA	3,760 SQ.FT
Land Area	12,634 SQ.FT (0.29 acres)
Occupancy	100%
Traffic Counts	15,139 VPD on E Redondo Beach 22,895 VPD on S Avalon Blvd
Major Tenant	7-Eleven





About the Tenant: 7-Eleven, Inc.

7-Eleven is the world's largest convenience store chain, operating, franchising, and licensing more than 56,000 stores across 18 countries. In North America alone, the company maintains approximately 13,000 locations, with a significant presence in 47 of the top 50 U.S. markets — placing a 7-Eleven store within two miles of 51% of the U.S. population. That kind of market penetration is unmatched in the convenience retail sector and speaks directly to the brand's essential, daily-use nature. The parent company reported annual revenue of approximately \$69.8 billion for the fiscal year ending 2026, cementing 7-Eleven's standing as one of the most financially formidable retail operators in the world.

An Irreplaceable Brand Backed by Investment-Grade Credit

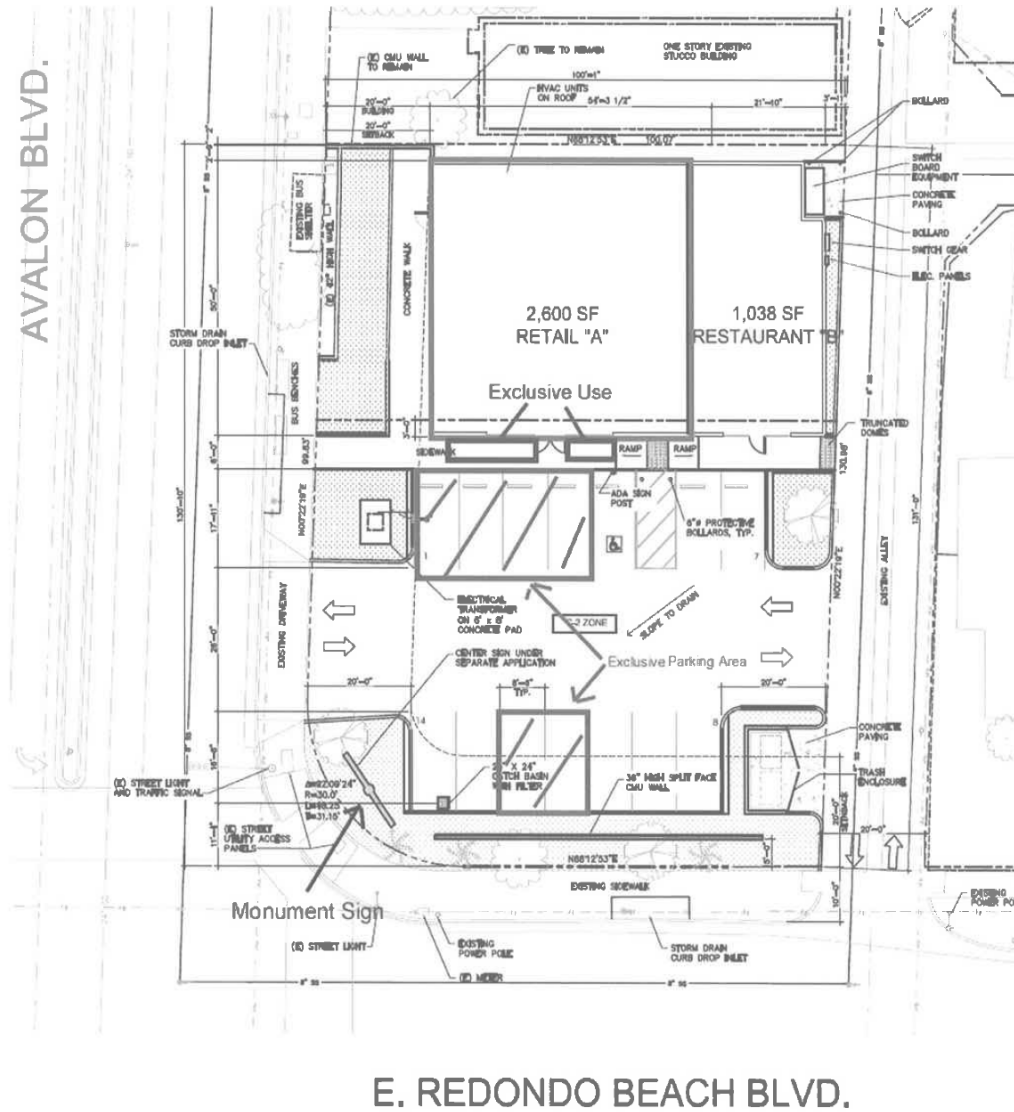
7-Eleven carries an investment-grade credit rating of A from Standard & Poor's and Baa2 from Moody's, reflecting a strong financial position and high creditworthiness. These ratings place 7-Eleven among the most creditworthy tenants available in the net lease marketplace — on par with the nation's top pharmacy chains, big-box retailers, and financial institutions. For the property owner, this translates directly into income security: rent is backed by one of the world's largest and most profitable retail enterprises, not a franchisee or local operator. Importantly, all leases are guaranteed by 7-Eleven, Inc. directly, providing investors with the full weight of the corporate balance sheet behind every rent payment.

A Compelling Buy-In Ahead of Scheduled Rent Growth

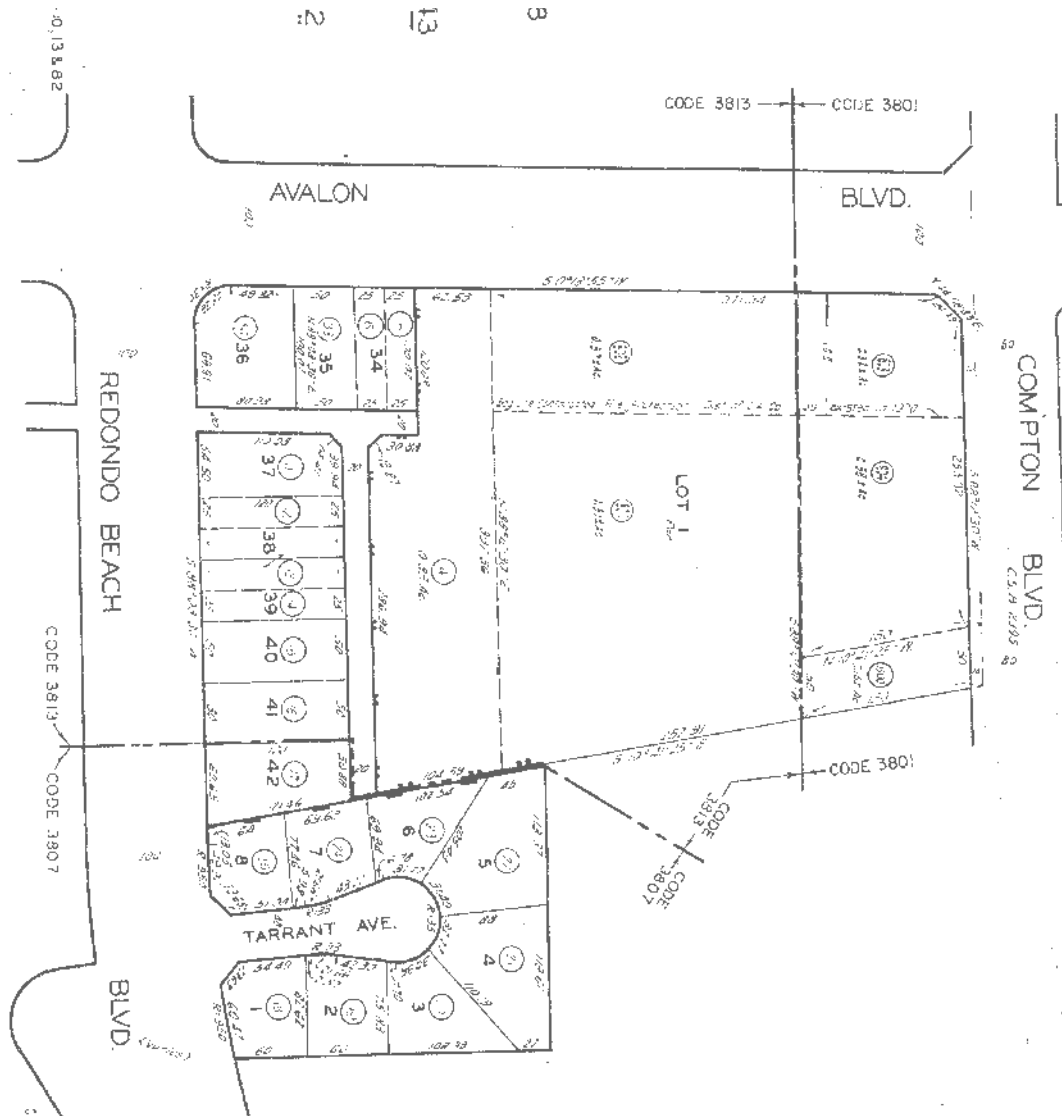
This offering presents a rare opportunity to acquire a corporate-guaranteed NNN asset immediately ahead of a contractual 10% rent increase scheduled for 2027. This built-in escalation — locked in by one of the world's most creditworthy tenants — will directly lift the property's NOI and deliver stronger returns to the incoming owner without any additional investment or management effort. For a 1031 exchange buyer or investor, few opportunities in today's net lease market offer this combination of credit quality, passive structure, and near-term, pre-scheduled cash flow growth.



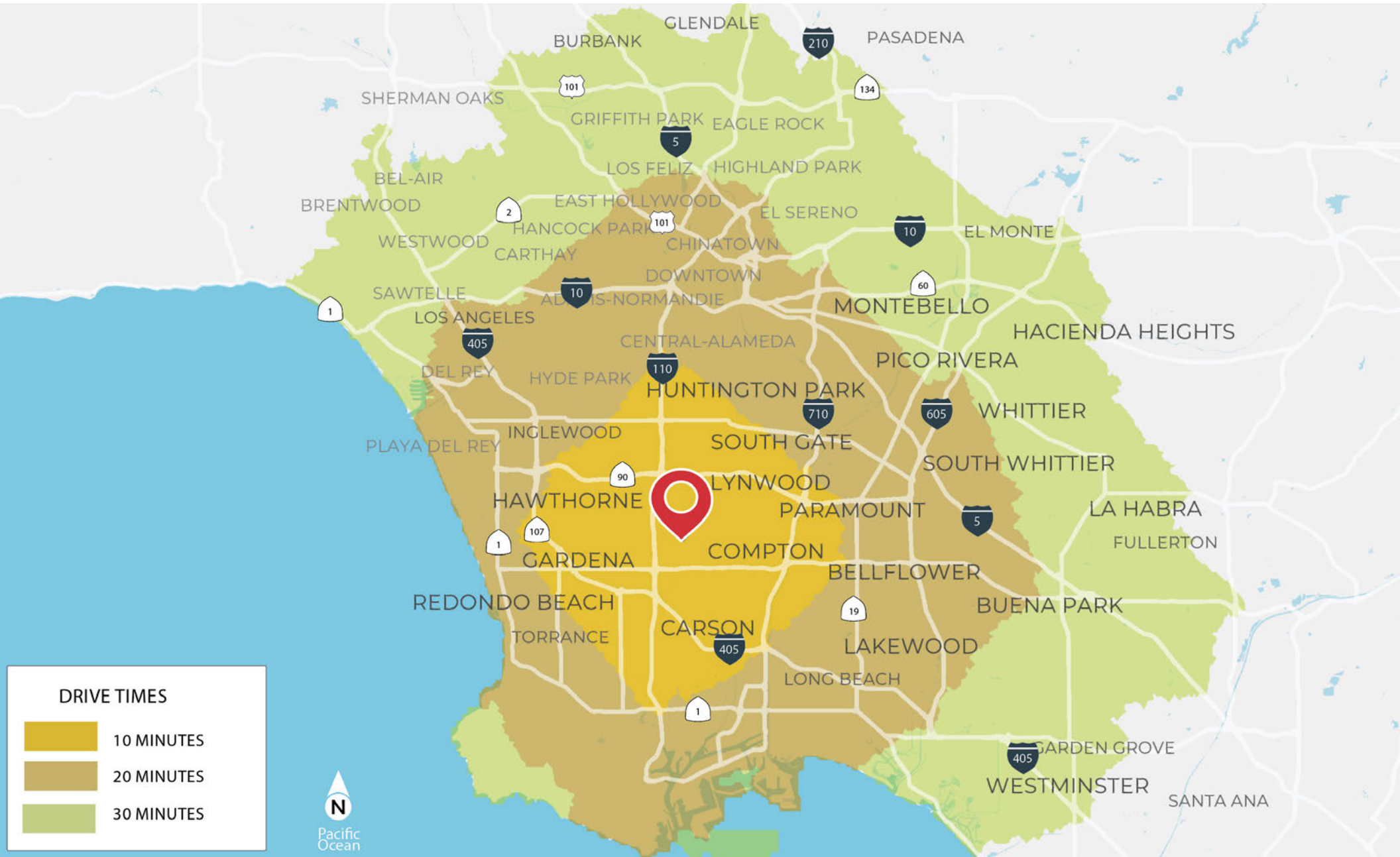
Site Plan



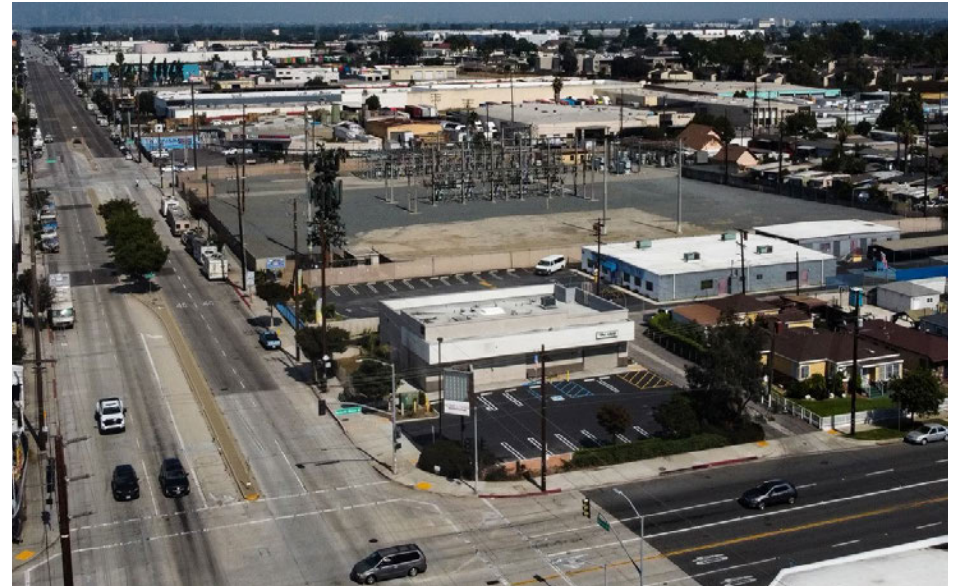
Parcel Map



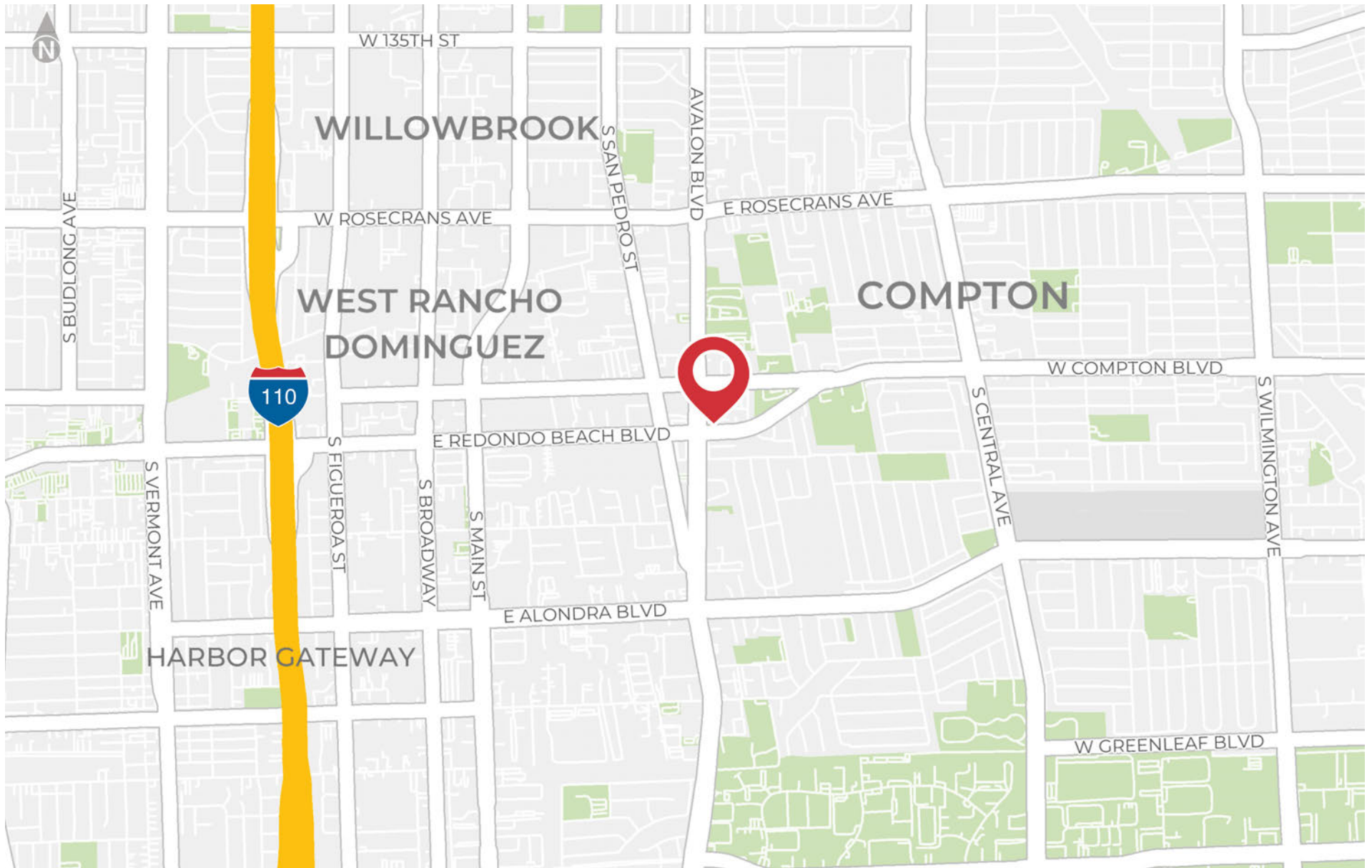
Drive Time Map



Photos



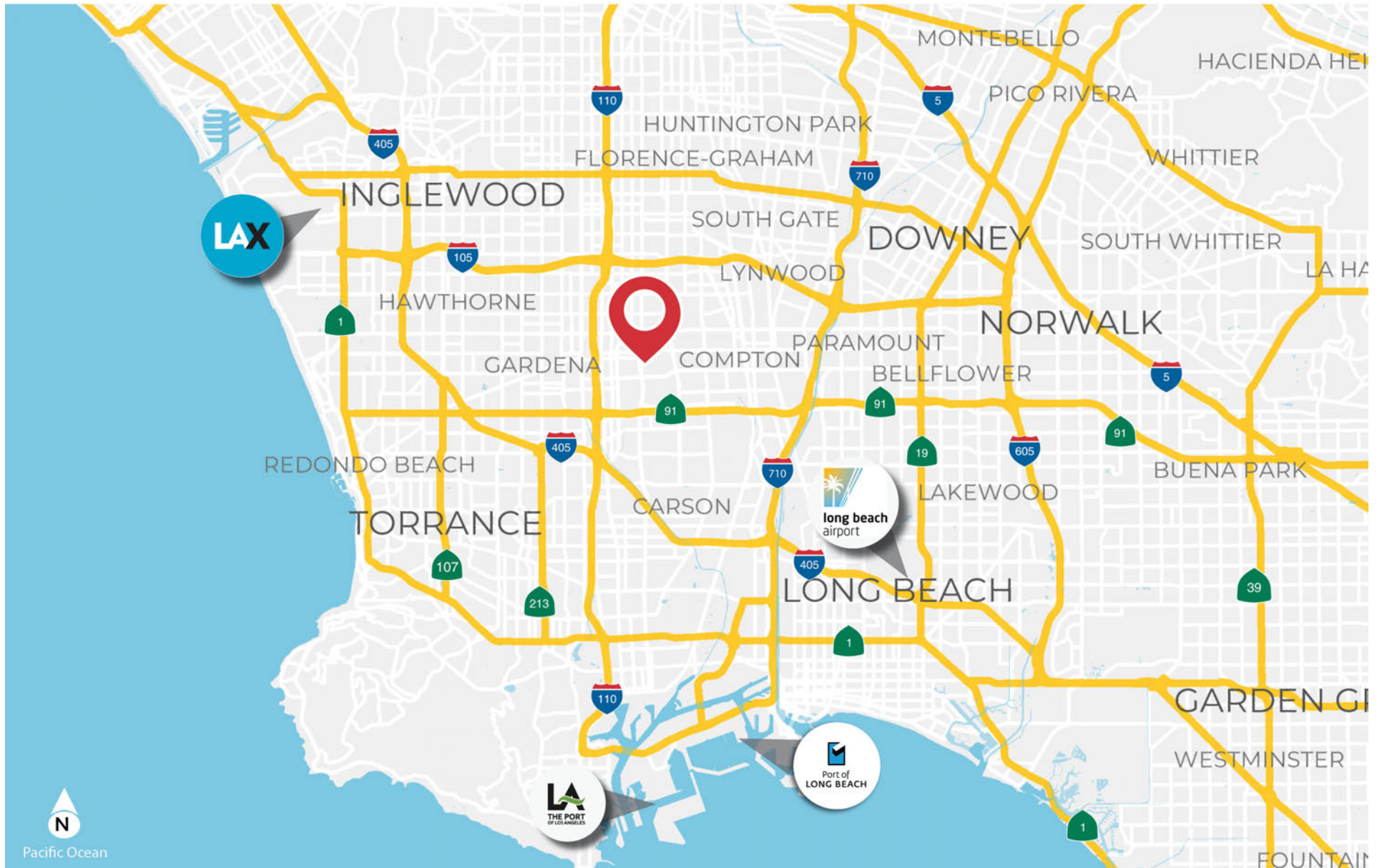
Location Map




Retailer Map



Regional Map



Rent Roll

Suite	Tenant	SF	Term Left	Lease Termination	Base Rent	2027 Monthly Rent	Lease Type
15228	 7-Eleven	2,600 SF	6.25 years	May 31, 2032	\$8,020.83	\$8,822.91	NNN
15230	Event Space	1,038 SF	Month to Month	Month to Month	\$2,785.00		MG
Total		3,638			\$10,805.83		



Financial Statement

Scheduled Income	Annual
Base Scheduled Rental Income	\$128,940.96
NNN Expense Reimbursement	\$38,650.53
Total Income	\$167,591.49
Total Operating Expenses	\$54,079.37
Net Operating Income	\$113,512.12

Operating Expenses	Amount
Maintenance	\$7,200.00
Electric	\$1,420.89
Water	\$103.49
Property Insurance	\$4,954.70
Property Tax	\$32,279.55
Misc.	\$8,120.74
Total Operating Expenses	\$54,079.37



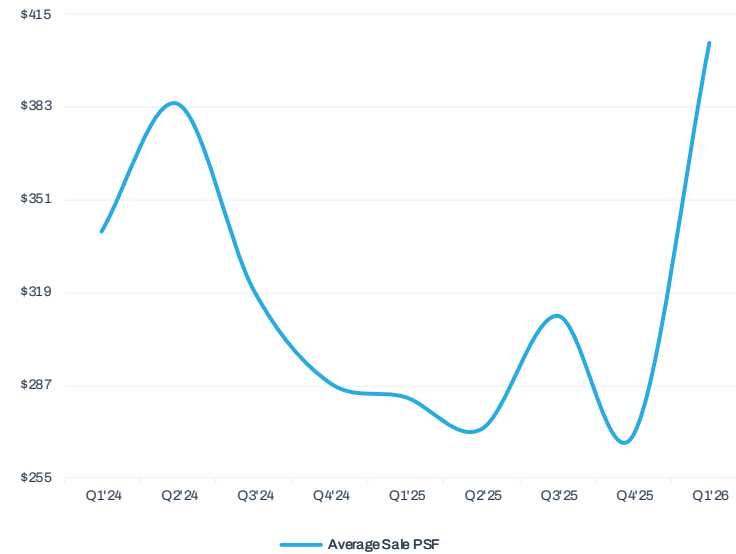
Los Angeles County

Retail Market Outlook Q1 2026

Average Asking Rent Per Square Foot



Average Sale Price Per Square Foot



MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	14,787,252	0	8.6%	8.1%	67,660	67,660	790,572	790,572	\$2.47	\$124
Mid-Wilshire	7,597,045	0	6.5%	6.1%	53,682	53,682	0	0	\$2.62	n/a
LA North	73,249,119	70,797	6.2%	5.8%	326,037	326,037	328,541	328,541	\$2.53	\$467
San Gabriel Valley	69,586,267	100,880	6.0%	5.6%	182,619	182,619	474,701	474,701	\$2.10	\$394
South Bay	63,670,331	279,396	6.7%	6.5%	159,675	159,675	371,155	371,155	\$2.62	\$502
Tri-Cities	28,828,003	16,899	4.5%	4.9%	66,528	66,528	40,905	40,905	\$3.73	\$491
LA West	52,106,831	28,681	9.6%	8.2%	374,995	374,995	456,864	456,864	\$4.35	\$899
Los Angeles County	309,824,848	496,653	6.8%	6.3%	1,231,196	1,231,196	2,462,738	2,462,738	\$2.90	\$385

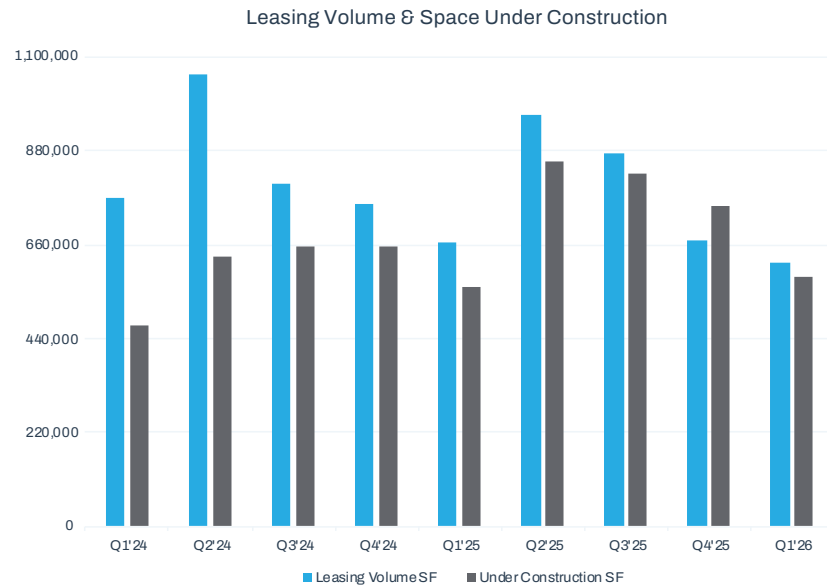
*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 5,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

Los Angeles County

Retail Market Outlook Q1 2026

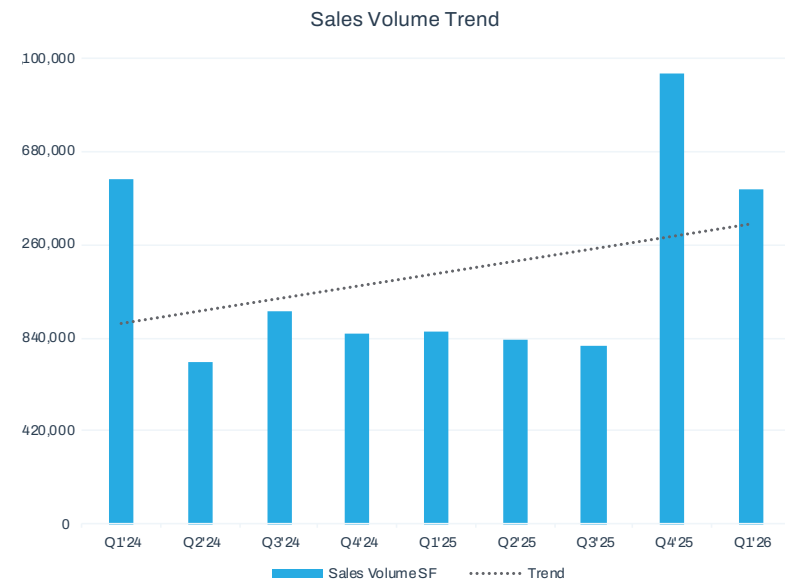
LEASING TRENDS

Leasing volume declined 13.6% QoQ and 31.8% YoY, while under construction space fell 3.4% QoQ and 21.6% YoY, pointing to a broad pullback in activity. Asking rent slipped 3.7% YoY despite a modest 0.7% QoQ uptick, reflecting persistent demand softness weighing on pricing.



SALES TRENDS

Sales volume fell 49.0% QoQ and 48.5% YoY, while average sale price per square foot surged 47.7% QoQ and 103.7% YoY, indicating a significantly thinner but notably higher-priced transaction market.



Select Lease Transactions

Address	City	Submarket	Square Feet
2909 Los Feliz Blvd.	Los Angeles	Tri-Cities	45,389
12555-65 Ventura Blvd.	Studio City	LA North	37,760
19333-19393 Victory Blvd.	Reseda	LA North	29,914
420-426 S. Alvarado St.	Los Angeles	Mid-Wilshire	24,800
707 E. 7th St.	Los Angeles	Central	24,551

Select Sales Transactions

Address	City	Submarket	Square Feet
100 N La Cienega Blvd.	West Hollywood	LA West	272,288
4100-4250 Carson St.	Long Beach	South Bay	115,557
8508-8514 Painter Ave.	Whittier	San Gabriel Valley	105,580
13400-13582 Whittier Blvd.	Whittier	San Gabriel Valley	86,024
11900 South St.	Cerritos	Mid-Cities	75,018



Area Overview

Compton, CA

SUMMARY

The city of Compton, situated in southern Los Angeles County, lies to the southwest of downtown Los Angeles. It earns the moniker “Hub City” because of its central geographic location and its role as a commuter city for much of Los Angeles County.

To the North, Compton borders the community of Willowbrook and the city of Lynwood. To the West, it adjoins the community of West Compton and the city of Carson. To the South, it shares boundaries with Rancho Dominguez and Long Beach, while to the East, it abuts East Rancho Dominguez. According to the United States Census Bureau, the city covers a total area of 10.1 square miles.

Compton’s boundaries encompass or offer access to destinations throughout the region through four freeways. Interstate 710 passes through the eastern boundary, State Route 91 traverses the southern boundary, Interstate 105 runs slightly north of the city, and Interstate 110 runs along the west.

The Metro A Line (formerly the Blue Line) light rail traverses Compton in a north–south direction. The heart of the city hosts the Compton station, adjacent to the Renaissance Shopping Center, while the southern part of the city is served by the Artesia station. The A Line establishes a connection between Compton, downtown Los Angeles, and downtown Long Beach.

Within the city, the Compton/Woodley Airport is a small general aviation facility. However, it operates within busy airspace, given its proximity to both Los Angeles International Airport and Long Beach Airport. Collectively, these diverse transportation links affirm the city’s well-known nickname, “the Hub City.”

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Demographics & Employment

Population*	1 Mile	3 Miles	5 Miles
Total Population (2025)	16,064	227,146	762,934
Median Age	35.9	35.6	35.0
Median Age (Female)	37.6	37.0	36.1
Median Age (Male)	34.4	34.4	34.0

Household & Income*	1 Mile	3 Miles	5 Miles
Total Households	4,542	67,679	224,971
Avg. Household Size	3.5	3.3	3.3
Avg. Household Income	\$108,976	\$103,535	\$101,103
Median Home Value	\$627,449	\$646,303	\$668,502

Education & Attainment*	1 Mile	3 Miles	5 Miles
Adults Age 25+	10,883	151,696	506,229
Some College	25.5%	20.3%	19.4%
Bachelor's Degree Only	8.9%	14.5%	14.0%
Graduate Degree	7.7%	6.6%	5.9%

Daytime Population*	1 Mile	3 Miles	5 Miles
Total Businesses	1,130	9,049	23,772
Total Employees	13,430	97,808	235,364
Company Headquarters	59	358	890
Daytime Pop. Age 16+	12,842	180,636	604,887

Demographic Source: Applied Geographic Solutions



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LOS ANGELES

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