

# Auto / Contractor Site | Corner Yard + Buildings

**Corner Owner-User Site**  
9,070 SF Land Assemblage



**2303 E El Segundo Blvd, Compton, CA 90222**

Exclusively Listed by

**Alexandro Colombo**

**Managing Director**

310.978.7950

info@colombocre.com

DRE #: CA 01927702

**COLOMBO**

**KW** COMMERCIAL<sup>®</sup>

# TABLE OF CONTENTS

---

1

PROPERTY OVERVIEW



Watch 2-Min Property Tour ▶

2

COMPARABLE SALES ANALYSIS

3

APPRAISAL COMPARABLES  
ANALYSIS



Exclusively Listed by

**Alexandro Colombo**

Managing Director

310.978.7950

info@colombocre.com

DRE #: CA 01927702

**COLOMBO**

**KW** COMMERCIAL<sup>®</sup>

The background of the slide features a series of thin, light gray lines that create a perspective effect, resembling the corner of a modern building or a grid of architectural elements. These lines converge towards the top left corner of the frame.

# **PROPERTY OVERVIEW**

---

**COLOMBO**  
**KW** COMMERCIAL<sup>®</sup>



★ LIST PRICE

**\$675,000**

LIST PRICE

**\$74**

LAND BASIS

# PROPERTY DESCRIPTION

The property consists of a three-parcel assemblage totaling approximately 9,070 square feet, located at the signalized corner of El Segundo Blvd and Willowbrook Ave in Compton.

The site includes two contiguous corner parcels operating as a single unit with an existing automotive use, featuring a structure and secured yard area for vehicle access, parking, and outdoor storage. A third parcel, with separate frontage along Willowbrook Ave, contains an additional structure currently occupied by two users (welding and cabinetry).

Total building area is approximately 1,436 square feet, with improvements constructed between 1923 and 1984. The site is secured with perimeter fencing and supports a combination of indoor workspace and outdoor operational use.

The property is currently occupied by multiple tenants on a month-to-month basis, generating approximately \$2,500 per month in total income, plus signage revenue.

## PROPERTY DETAILS

Lot Size SQFT	9,070
Building Area SQFT	1,436
Number of Structures	2
Year Built	1984
Year Built	1923
APN	6154-001-030
APN	6154-001-013
APN	6154-001-012
Zoning	LCC3*



# EXECUTIVE SUMMARY

The offering consists of a three-parcel assemblage located at 2303 E. El Segundo Blvd and 12720–12722 S. Willowbrook Ave totaling approximately 9,070 SF of land. The site includes two connected corner parcels currently occupied by a tire operator and related yard use, plus a separate rear parcel with independent frontage and access.

The property is occupied by auto-related and light industrial users on month-to-month occupancy. Existing improvements include functional yard area, covered work areas, storage, and structures supporting immediate operational use.

This is a control-and-usability acquisition. The value is in the layout, access, and existing functionality of the site — not future speculation. The corner configuration provides circulation, visibility, and operational flexibility for automotive, contractor, storage, or yard-related users.

The separate Willowbrook parcel creates optionality. An owner-user can operate the site as a single business, separate uses across parcels, or maintain partial income while repositioning operations over time.

At approximately \$74/SF of land, the offering sits below replacement cost for a functional corner yard with existing improvements and dual access in this pocket.

There are no long-term leases restricting near-term control. Current income is incidental and does not impair future operational flexibility.

This offering is best suited for an owner-user seeking a usable site on day one rather than a covered-land position requiring substantial site work or entitlement risk.



# INVESTMENT HIGHLIGHTS

---

## **Full-Site Control (3 Parcels)**

No assemblage risk; flexible use and reconfiguration

## **Signalized Corner Location**

Dual frontage with strong access and visibility

## **Yard + Building Layout**

Supports storage, staging, and operations

## **Month-to-Month Tenancy**

Income in place; immediate occupancy

## **Separate Parcel Access**

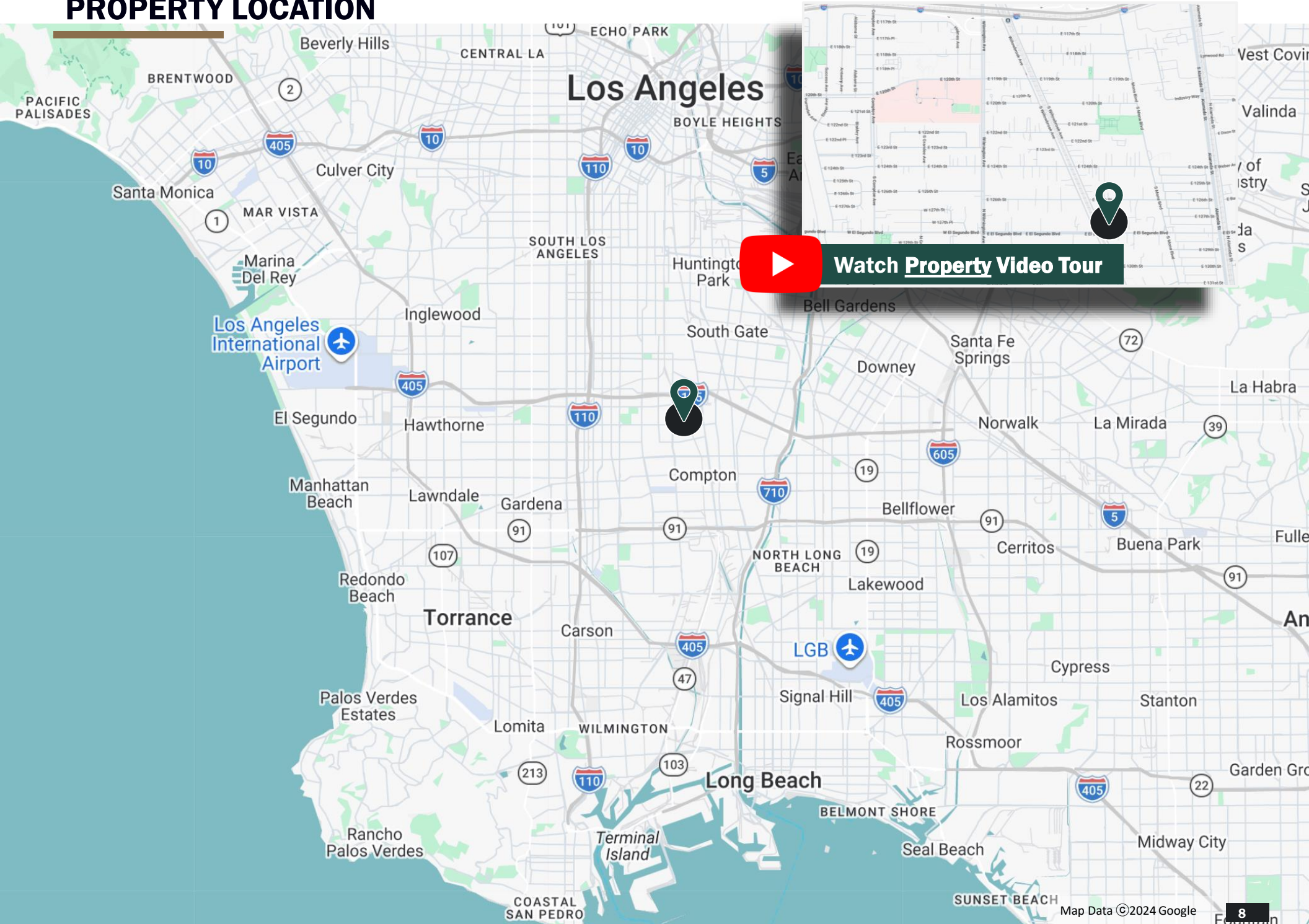
Flexible use or expansion

## **Constrained Infill Supply**

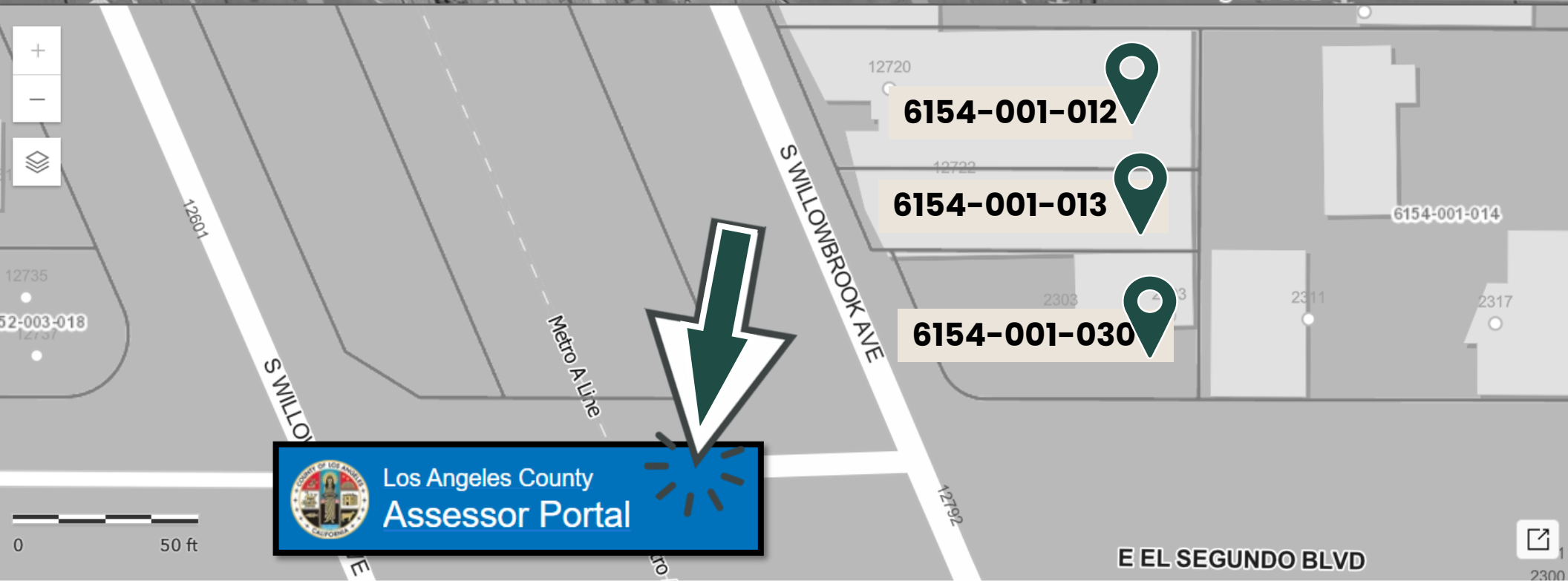
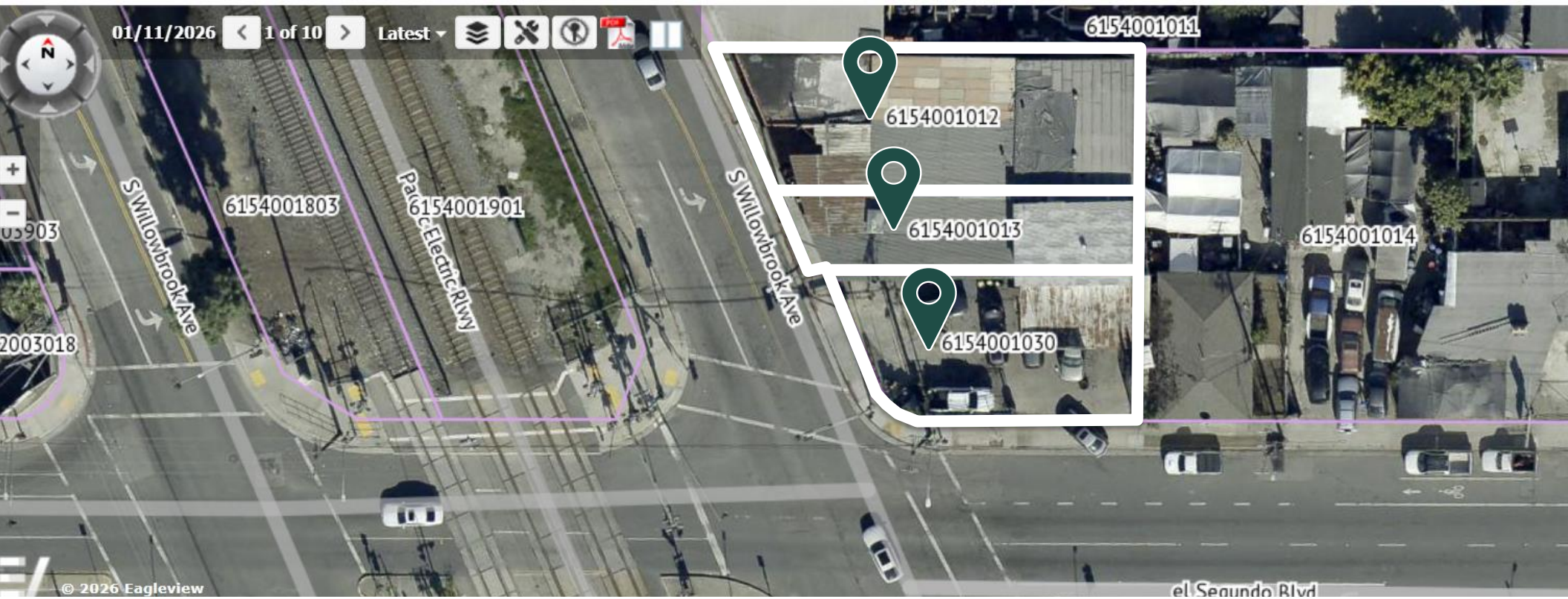
Limited comparable yard sites in market



# PROPERTY LOCATION



[Watch Property Video Tour](#)



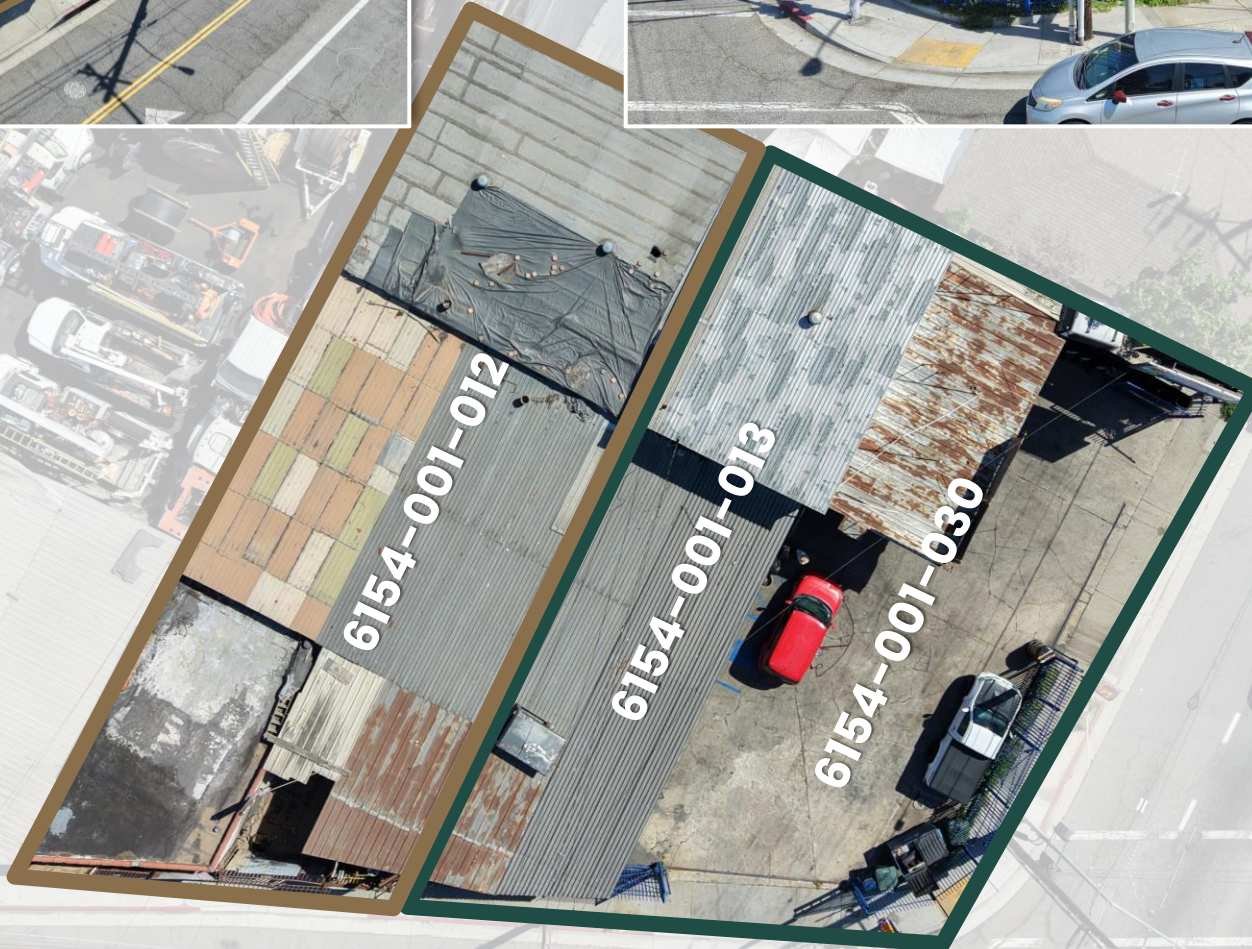




6154-001-012

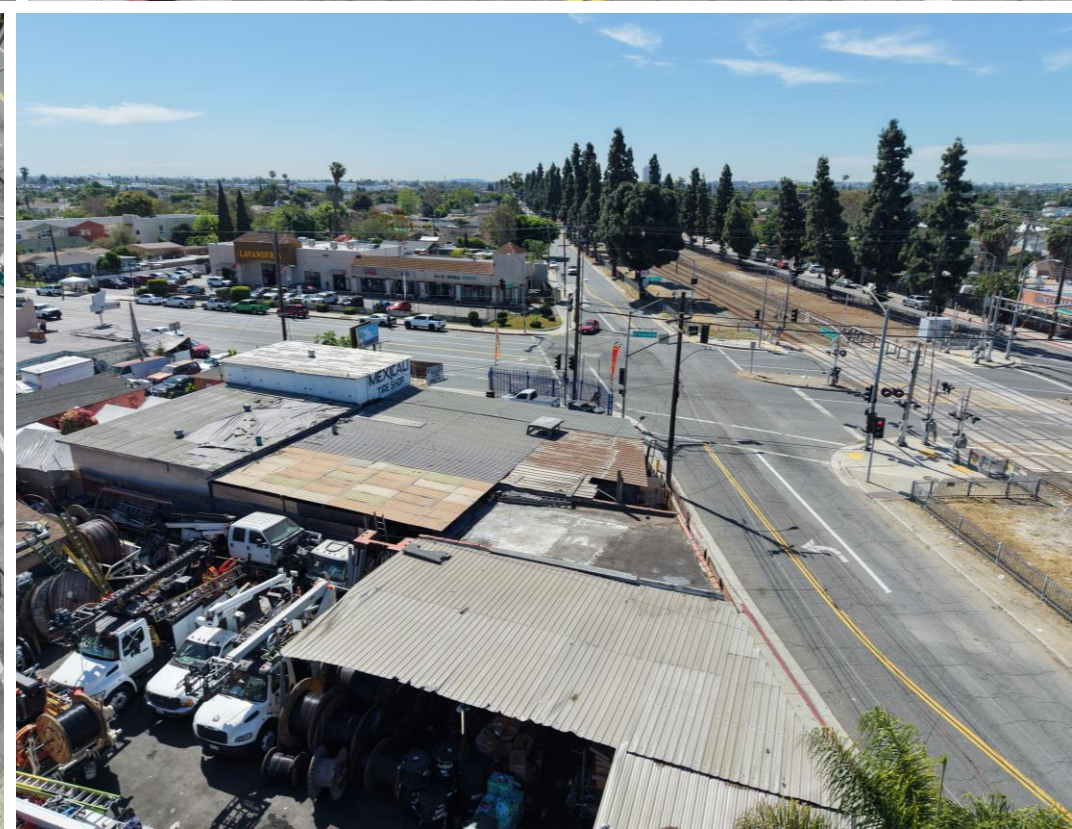
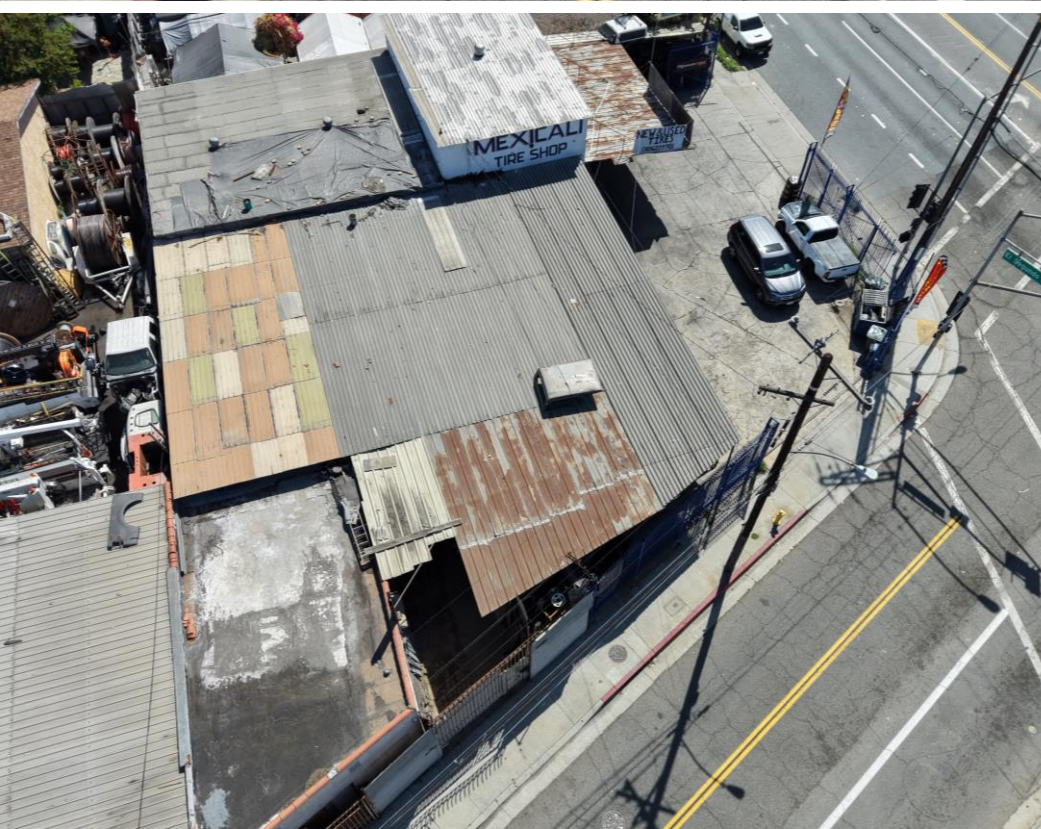
6154-001-013

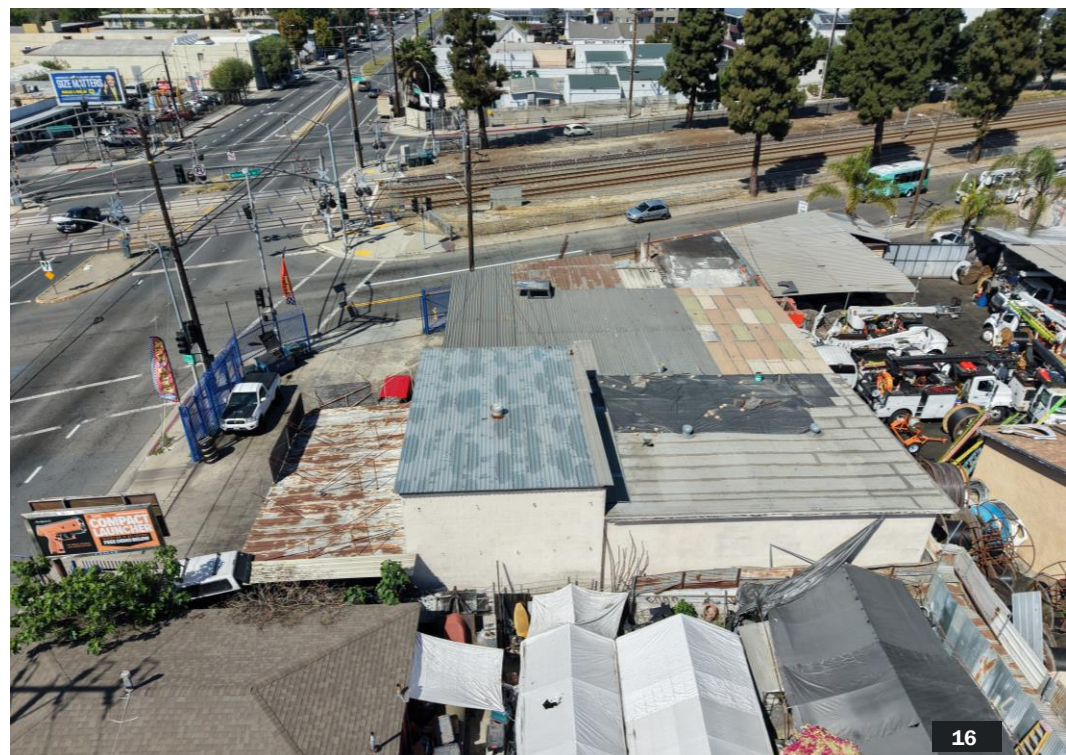
6154-001-030











# SALES COMPARABLES

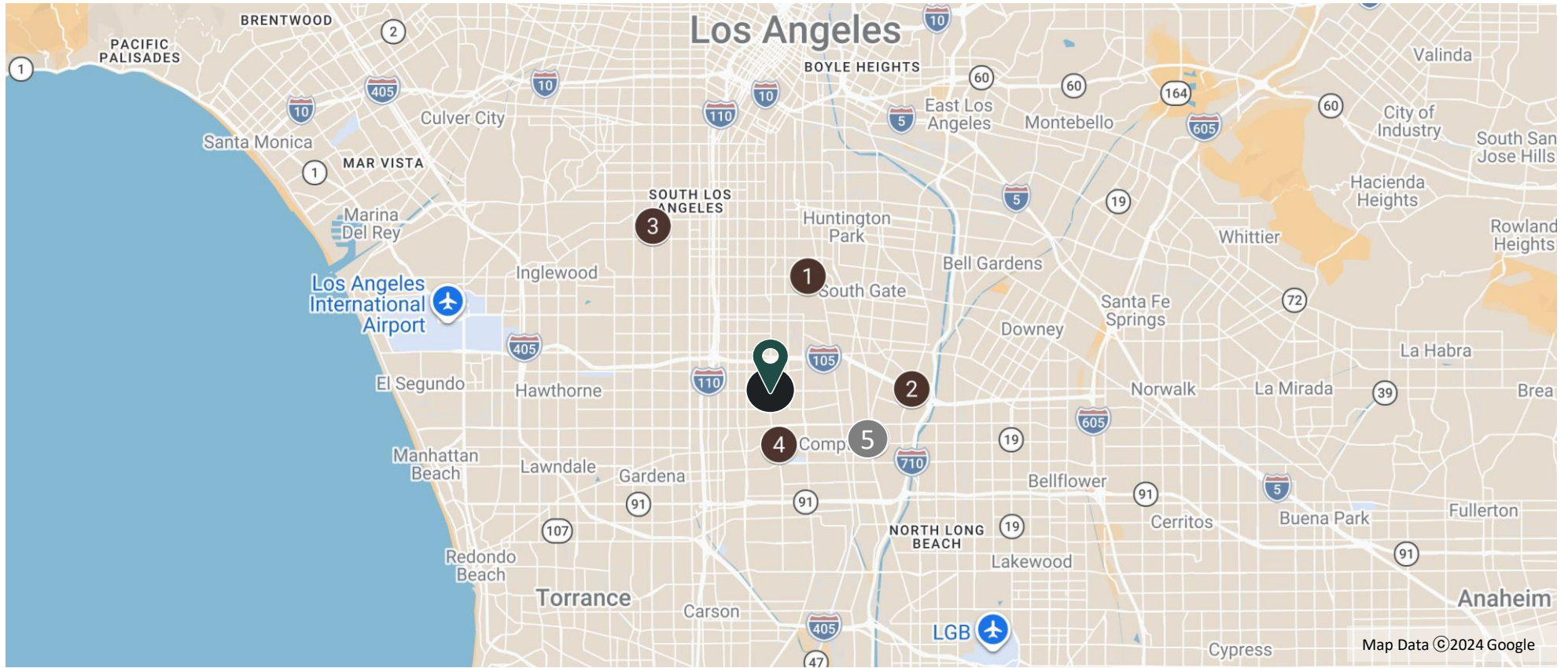
## Primary Comps

The following transactions reflect closed sales of small-scale, user-oriented commercial properties with automotive, industrial, or service use. These properties are analyzed based on site utility, configuration, and land value, which are the primary drivers of underwriting for assets of this type.

**COLOMBO**

**KW** COMMERCIAL<sup>®</sup>

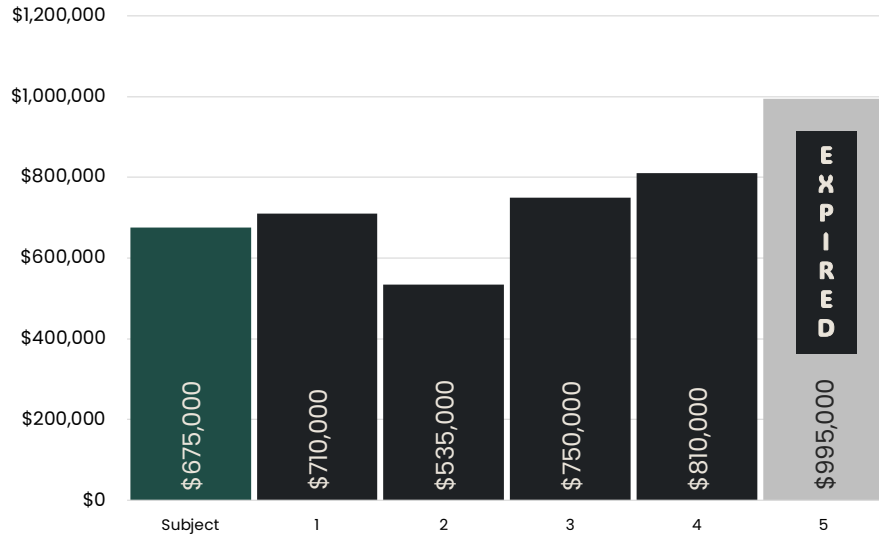
# SALES COMPARABLES



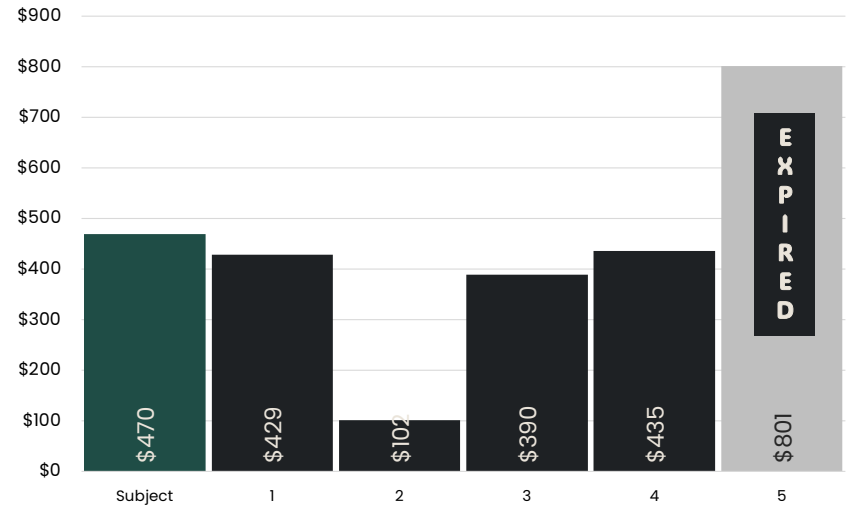
NO.	ADDRESS	PRICE	\$/SF LAND	\$/SF	COE
1	1971 Firestone Blvd, Los Angeles	\$710,000	\$64	\$429	6/12/2024
2	11688 Atlantic Ave, Lynwood	\$535,000	\$82	\$102	7/7/2025
3	6556 S Western Ave, Los Angeles	\$750,000	\$91	\$390	1/17/2025
4	1726 W Compton Blvd , Compton	\$810,000	\$61	\$435	9/12/2025
5	310 N Long Beach Blvd, Compton	\$995,000	\$102	\$801	12/31/2025
COMPARABLES SOLD AVERAGE		\$701,250	\$74	\$339	
<b>Subject</b>	<b>2303 E El Segundo Blvd</b>	<b>\$675,000</b>	<b>\$74</b>	<b>\$470</b>	

# SALES COMPARABLES

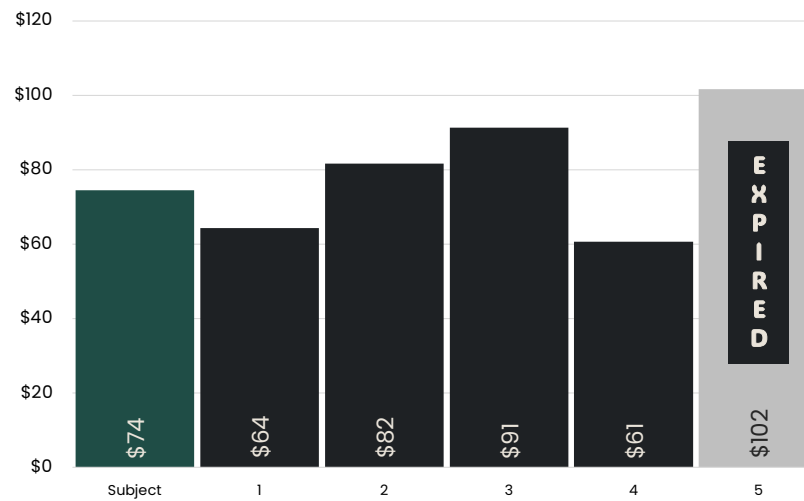
## PRICE



## PRICE PER SF



## PRICE PER SF LAND



# SALES COMPARABLES

**S**ubject

**2303 E El Segundo Blvd  
Compton, CA 90222**



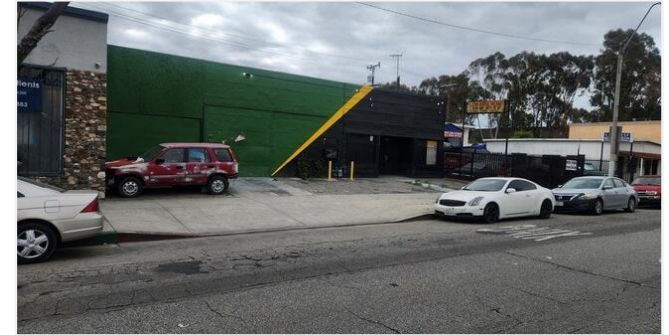
**1**

**1971 Firestone Blvd  
Los Angeles, CA 90001**



**2**

**11688 Atlantic Ave  
Lynwood, CA 90262**



**SUBJECT PROPERTY**

<b>Sale Price</b>	<b>\$675,000</b>
<b>Lot Size</b>	<b>9,070</b>
<b>Price/SF Lot</b>	<b>\$74</b>
Bldg SF	1,436
Price/SF	\$470
Year Built	1984
Zoning	LCC3*
Bldg Class	C

<b>Close of Escrow</b>	<b>6/12/2024</b>
<b>Sale Price</b>	<b>\$710,000</b>
<b>Lot Size</b>	<b>11,054</b>
<b>Price/SF Lot</b>	<b>\$64</b>
Bldg SF	1,656
Price/SF	\$429
Year Built	1946
Zoning	RYC3*
<b>Original Listed</b>	<b>\$799,000</b>
<b>Days on Market</b>	<b>32</b>

<b>Close of Escrow</b>	<b>7/7/2025</b>
<b>Sale Price</b>	<b>\$535,000</b>
<b>Lot Size</b>	<b>6,560</b>
<b>Price/SF Lot</b>	<b>\$82</b>
Bldg SF	5,270
Price/SF	\$102
Year Built	1936
Zoning	RYC3*
<b>Original List Price</b>	<b>\$999,000</b>
<b>Days on Market</b>	<b>437</b>

**NOTES**

Closed sale of a two-parcel assemblage totaling approximately 11,000 SF, acquired by an owner-user for automotive-related use. The property reflects a functional site with similar operational characteristics, including yard area and building improvements.

While slightly larger in total land area, the subject offers a comparable configuration in terms of usability and access. The transaction provides a relevant benchmark for how the market values small-scale automotive/user sites with functional layouts in similar infill locations.

**NOTES**

Sale of an improved auto-related facility with approximately 5,000 SF of building area on a smaller site. The property offered more substantial improvements but ultimately transacted after market exposure and price adjustment.

The sale demonstrates buyer sensitivity to pricing in this segment, even for more built-out properties. Relative to the subject, which is more land-driven with flexible configuration, the transaction supports a pricing framework based on usability rather than improvement intensity.

# SALES COMPARABLES

## 3

**6556 S Western Ave**  
**Los Angeles, CA 90047**



Close of Escrow	1/17/2025
<b>Sale Price</b>	<b>\$750,000</b>
<b>Lot Size</b>	<b>8,216</b>
<b>Price/SF Lot</b>	<b>\$91</b>
Bldg SF	1,925
Price/SF	\$390
Year Built	1946
Zoning	LAC2

Original List Price	\$950,000
<b>Days on Market</b>	<b>161</b>

### NOTES

Transaction involving a commercially zoned site with prior automotive use and redevelopment potential. The property attracted interest across both user and land-driven buyer profiles.

The sale reflects pricing supported by underlying land value and site positioning rather than reliance on existing operations. For the subject, this reinforces the importance of site utility, configuration, and control as primary drivers of value.

## 4

**1726 W Compton Blvd**  
**Compton, CA 90220**



Close of Escrow	9/12/2025
<b>Sale Price</b>	<b>\$810,000</b>
<b>Lot Size</b>	<b>13,350</b>
<b>Price/SF Lot</b>	<b>\$61</b>
Bldg SF	1,860
Price/SF	\$435
Year Built	1965
Zoning	COM1*

Original List Price	\$899,000
<b>Days on Market</b>	<b>213</b>

### NOTES

Sale of a larger commercial parcel totaling approximately 13,350 SF with limited improvement contribution. The transaction reflects a land-driven acquisition with pricing supported by site size and commercial utility.

While the subject is smaller in scale, it offers a more compact and functional configuration for owner-user use. The sale provides a reference point for underlying land value within the immediate submarket.

## 5

**310 N Long Beach Blvd**  
**Compton, CA 90221**



<b>Expired</b>	<b>12/31/2025</b>
<b>Offered at</b>	<b>\$995,000</b>
<b>Lot Size</b>	<b>9,795</b>
<b>Price/SF Lot</b>	<b>\$102</b>
Bldg SF	1,242
Price/SF	\$801
Year Built	1952
Zoning	COCL

<b>Days on Market</b>	<b>174</b>
-----------------------	------------

### NOTES

Multi-parcel corner assemblage with prior automotive use, currently offered for sale. The property has been marketed at higher pricing levels and remains available following price adjustments.

As an active offering, it provides context for current market positioning and highlights the importance of aligning pricing with buyer expectations in this segment. The subject is positioned within a range that reflects current market activity for comparable user-oriented sites.

# APPRAISAL COMPARABLES

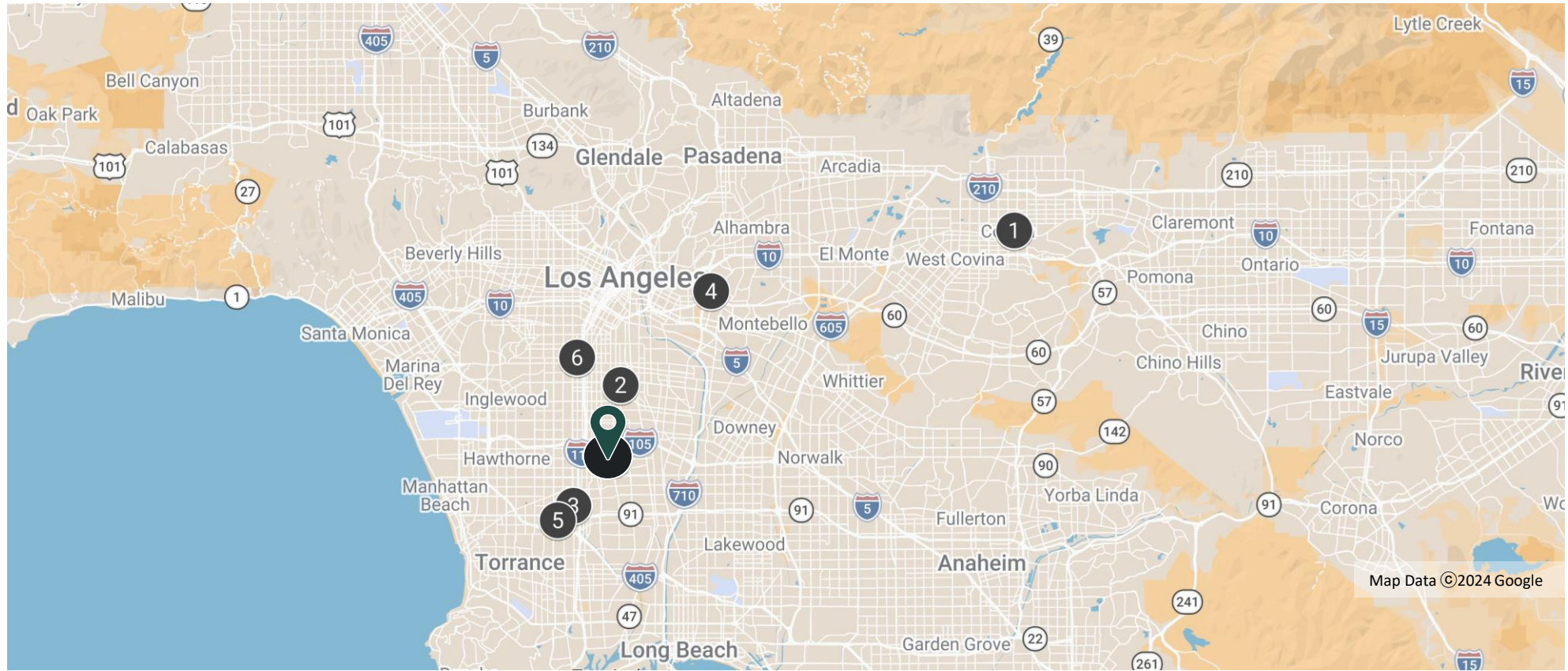
## Additional Market Transactions (Context Only)

The following transactions are sourced from third-party appraisal data and provide broader market context across varying property types, locations, and transaction structures.

**COLOMBO**

**KW** COMMERCIAL<sup>®</sup>

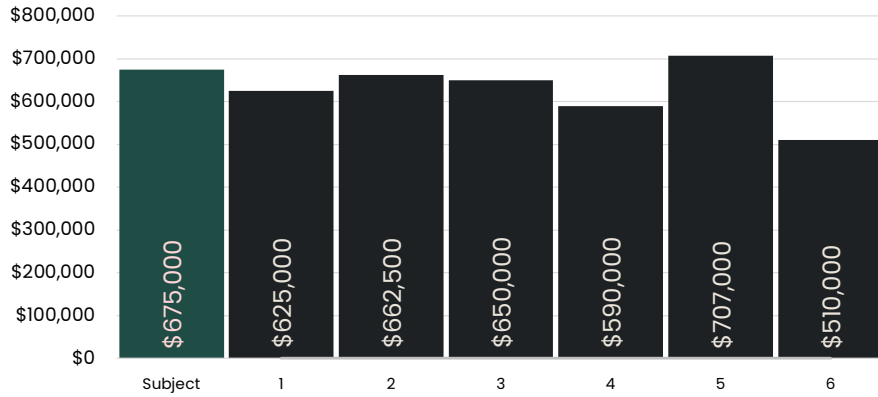
# Additional Market Transactions



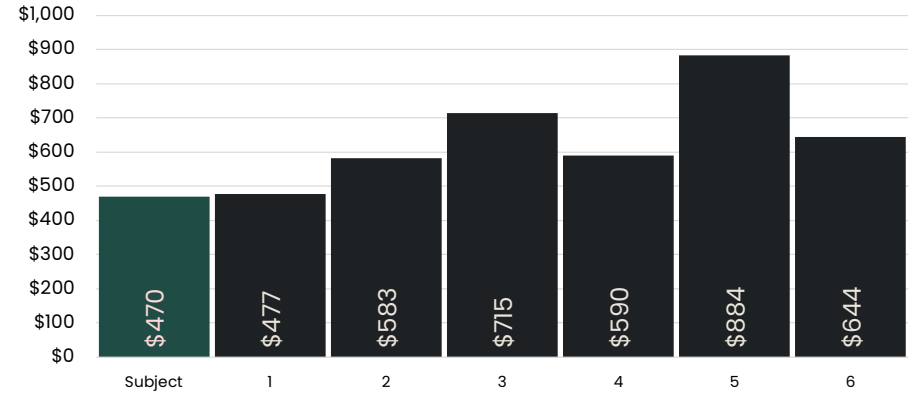
NO.	ADDRESS	PRICE	\$/SF LAND	PRICE/SF
1	360 San Bernadino Rd , Covina	\$625,000	\$53	\$477
2	7502 Compton Ave , Los Angeles	\$662,500	\$84	\$583
3	16616 S Vermont Ave , Gardena	\$650,000	\$106	\$715
4	4726 Floral Dr , Los Angeles	\$590,000	\$118	\$590
5	17805 S Denker Ave , Gardena	\$707,000	\$102	\$884
6	5329 S Hoover St , Los Angeles	\$510,000	\$112	\$644
Additional Market Transactions			\$96	\$649
<b>Subject</b>	<b>2303 E El Segundo Blvd</b>	<b>\$675,000</b>	<b>\$74</b>	<b>\$470</b>

# Additional Market Transactions

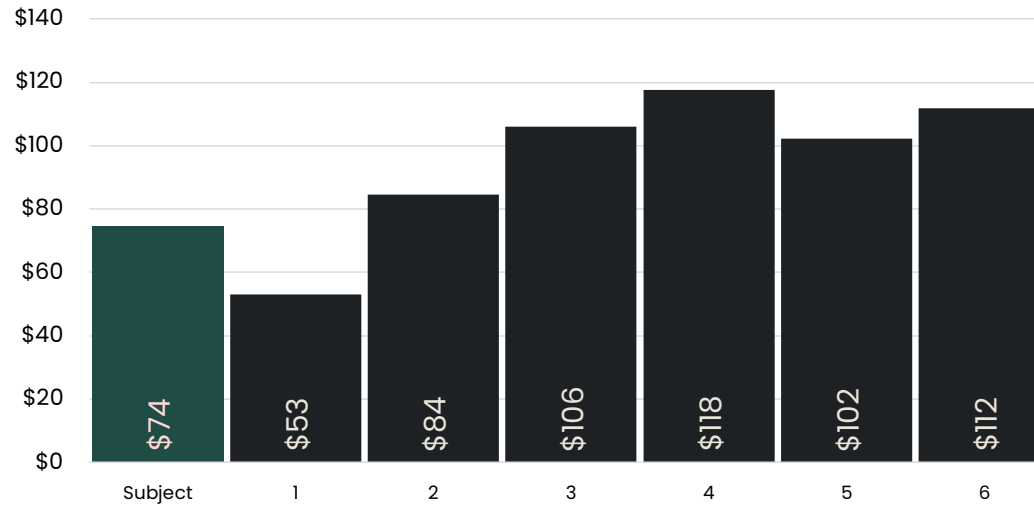
## PRICE



## PRICE PER Structure SF



## PRICE PER LAND SF



# Additional Market Transactions

**S**ubject

**2303 E El Segundo Blvd  
Compton, CA 90222**



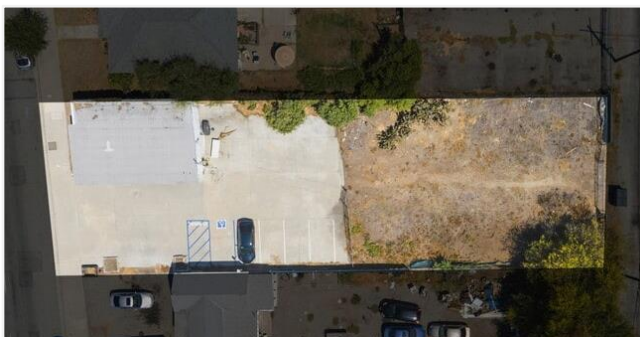
**SUBJECT PROPERTY**

Sale Price	\$675,000
<b>Lot Size</b>	<b>9,070</b>
<b>\$/SF Lot</b>	<b>\$74</b>
Bldg SF	1,436
Price/SF	\$470
Year Built	1984
Zoning	LCC3*

**NOTES**

**1**

**360 San Bernadino Rd  
Covina, CA 91723**



Close of Escrow	10/31/2025
Sale Price	\$625,000
<b>Lot Size</b>	<b>11,761</b>
<b>\$/SF Lot</b>	<b>\$53</b>
Bldg SF	1,309
Price/SF	\$477
Year Built	1972
Zoning	CVC5*

Original List Price	N/A	
Days on Market	N/A	Bldg Class B

**NOTES**

Closed sale of an automotive-oriented commercial property with a larger land component and functional building improvements. The site provides a useful reference for small-scale user demand for auto-related real estate, although it is located in a different trade area with different buyer dynamics than the subject.

Relative to the subject, the transaction supports continued demand for functional owner-user sites where value is tied to usability and control of the real estate rather than stabilized income.

**2**

**7502 Compton Ave  
Los Angeles, CA 90001**



Close of Escrow	3/12/2026
Sale Price	\$662,500
<b>Lot Size</b>	<b>7,841</b>
<b>\$/SF Lot</b>	<b>\$84</b>
Bldg SF	1,137
Price/SF	\$583
Year Built	N/A
Zoning	LCC3*

Original List Price	N/A	
Days on Market	N/A	Bldg Class C

**NOTES**

Closed sale of a small commercial site with auto-related utility in South Los Angeles. The property is relevant as an infill user-oriented transaction within the broader trade area and reflects pricing for a smaller footprint with existing improvements in place.

The sale provides support for buyer demand for compact operational sites where location, access, and immediate usability remain central to value.

# Additional Market Transactions

3

**16616 S Vermont Ave**  
Gardena, CA 90247



Close of Escrow 12/19/2025  
 Sale Price \$650,000  
**Lot Size 6,133**  
**\$/SF Lot \$106**  
 Bldg SF 909  
 Price/SF \$715  
 Year Built 1978  
 Zoning LAC2

Original List Price N/A  
 Days on Market N/A      Bldg Class B

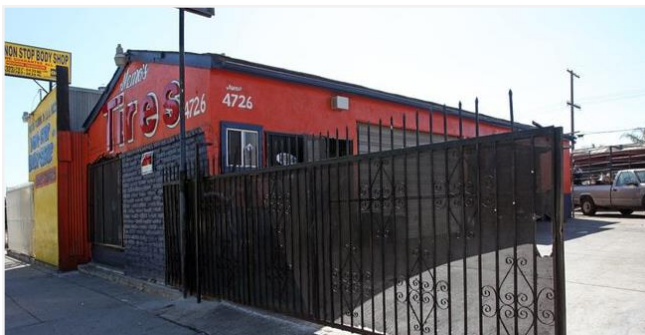
**NOTES**

Closed sale of a smaller owner-user property in a superior South Bay trade area. While the location differs from the subject and benefits from a broader buyer profile, the transaction remains useful as a benchmark for how the market prices small automotive/service-oriented sites with direct usability.

The sale helps frame the upper end of pricing for compact user properties where functionality and immediate occupancy support value.

4

**4726 Floral Dr**  
Los Angeles, CA 90022



Close of Escrow 8/5/2025  
 Sale Price \$590,000  
**Lot Size 5,011**  
**\$/SF Lot \$118**  
 Bldg SF 1,000  
 Price/SF \$590  
 Year Built 1954  
 Zoning LCM1\*

Original List Price \$700,000  
 Days on Market 406      Bldg Class C

**NOTES**

Closed sale of a small automotive-oriented property with existing operational utility. The site is relevant as a smaller-format user transaction and provides a point of reference for pricing where building and site functionality support continued commercial use.

Compared with the subject, the sale reflects the value buyers place on operationally usable sites even at smaller size points.

5

**17805 S Denker Ave**  
Gardena, CA 90248



Close of Escrow 4/28/2025  
 Sale Price \$707,000  
**Lot Size 6,916**  
**\$/SF Lot \$102**  
 Bldg SF 800  
 Price/SF \$884  
 Year Built 1966  
 Zoning M2

Original List Price N/A  
 Days on Market N/A      Bldg Class C

**NOTES**

Closed sale of a compact industrial/service property in Gardena. The transaction reflects market demand for small user-oriented real estate where control of the site and immediate utility are key acquisition drivers.

While the property is located in a stronger industrial market, the sale remains relevant as an example of pricing for smaller-format owner-user acquisitions in the broader Los Angeles market.

# Additional Market Transactions

## 6

**5329 S Hoover St**  
**Los Angeles, CA 90037**



Close of Escrow	3/28/2025
Sale Price	\$510,000
<b>Lot Size</b>	<b>4,560</b>
<b>\$/SF Lot</b>	<b>\$112</b>
Bldg SF	792
Price/SF	\$644
Year Built	1970
Zoning	C2-IVL-CPIO

Original List Price	\$510,000	
Days on Market	143	Bldg Class C

### NOTES

Closed sale of a small infill commercial property with limited building area and strong site-driven utility. The transaction is relevant as a compact user/development-oriented acquisition where the underlying value was supported by control of a workable site rather than by income.

For the subject, the sale helps reinforce market support for smaller sites where functionality, frontage, and alternative use potential contribute to buyer interest.

**Confidentiality & Limited Use:** This Offering Memorandum, Broker Opinion of Value, presentation, or related materials (collectively, the “Document”) is proprietary and strictly confidential. It is provided solely to the individual or entity receiving it from the agent and/or broker (“Broker”) for the purpose of evaluating a potential real estate transaction. The Document may not be copied, reproduced, distributed, or disclosed to any other party without Broker’s prior written consent.

**Informational Purpose Only; Non-Reliance :** The Document has been prepared for **general informational and illustrative purposes only** and does **not constitute a representation, warranty, or offer** upon which any party may rely in making an investment, tax, legal, or financing decision. **Any reliance on the Document or its contents is expressly disclaimed and undertaken solely at the reader’s own risk.**

**No Representations or Warranties:** All information contained herein—including, without limitation, financial statements, operating data, rent rolls, square footage, measurements, tenant information, market assumptions, projections, pro formas, replacement property examples, exchange scenarios, loan assumptions, environmental matters, zoning, entitlement potential, and regulatory compliance—is provided **without representation or warranty of any kind**, express or implied, as to accuracy, completeness, or future performance. Broker has not independently verified such information and assumes no responsibility for its accuracy.

**Hypothetical Financial Illustrations:** Any financial projections, pro formas, rent estimates, loan payment assumptions, exchange-related scenarios, or other forward-looking statements are **hypothetical**, based on stated assumptions and market conditions as of the date prepared, and may differ materially from actual results. Such illustrations do **not constitute underwriting, loan qualification, investment recommendations, or guarantees of performance**, and are subject to market forces, legal constraints, and changes without notice.

**Independent Due Diligence Required:** Each party must conduct its own independent investigation and due diligence concerning the Property and any contemplated transaction. Prospective purchasers and sellers are strongly encouraged to verify all information through their own licensed and qualified professionals, including attorneys, certified public accountants, tax advisors, qualified intermediaries, lenders, engineers, architects, contractors, environmental consultants, and other advisors of their choosing.

**Scope of Broker Services:** Broker is acting **solely in the capacity of a California real estate licensee** and is not acting as an investment advisor, financial advisor, tax advisor, legal advisor, lender, environmental consultant, engineer, architect, or fiduciary with respect to the information contained herein. Broker and/or Alexandro Colombo and their affiliates are **not qualified to provide**, and have not been contracted to provide, legal, financial, accounting, tax, environmental, engineering, or architectural advice.

**No Obligation or Binding Agreement:** Owner may, in its sole discretion and without obligation, amend the offering, reject any or all proposals, or terminate discussions at any time. No agreement or obligation shall exist unless and until a definitive written agreement has been fully executed by all parties. **Fair Housing Compliance:** Broker complies fully with all applicable federal, state, and local Fair Housing and Equal Opportunity laws.

**Acknowledgment:** By reviewing this Document, the recipient acknowledges and agrees that:

- (i) Broker has made no representations or warranties;
- (ii) all information must be independently verified;
- (iii) Broker is acting within the limited scope of a California real estate licensee; and
- (iv) any reliance on this Document is at the recipient’s sole risk.



[Watch Property Video Tour](#)

Exclusively Listed by

## Alexandro Colombo

**Managing Director**

310.978.7950

6621 E Pacific Coast Hwy, Suite 150

Long Beach, CA 90803

[info@colombocre.com](mailto:info@colombocre.com)

DRE CA 01927702

# COLOMBO

**KW** COMMERCIAL<sup>®</sup>

\*Each office is independently owned and operated