2232-2240 S CENTRAL AVE

COMPTON | CALIFORNIA | 90220

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TABLE OF CONTENTS

01 — EXECUTIVE SUMMARY // 3

02 — PROPERTY HIGHLIGHTS // 3

03 — CITY OF COMPTON OVERVIEW // 4

04 — LA COUNTY OVERVIEW // 5

05 — SITE PLAN // 6

06 — FINANCIALS // 9

07 — SOLD COMPS // 10

08 — SOLD COMPS MAP // 11

09 — AMENITIES MAP // 11

09 — AERIAL MAP // 12

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EXECUTIVE SUMMARY

NAI CAPITAL IS PLEASED TO PRESENT the opportunity to lease a prime retail property located at 2232–2240 S Central Ave in Compton. The subject property features an approximately ±9,640 square foot retail building situated on a well-positioned infill site along one of Compton's primary commercial corridors.

The property offers excellent street visibility, strong frontage, and convenient access, making it well-suited for a wide range of retail, service, and food-oriented users. The site benefits from its strategic location near the I-91 Freeway, providing efficient regional connectivity to greater Los Angeles, the South Bay, and Orange County.

Positioned along South Central Avenue, the property enjoys exposure to strong daily vehicle traffic, contributing to consistent customer flow and brand visibility. The surrounding area is characterized by dense residential neighborhoods, established commercial uses, and limited new retail supply—supporting long-term tenant success.

This retail opportunity is ideally suited for tenants seeking a high-exposure, infill location with excellent accessibility in a proven Southern California trade area. The property's configuration, location, and traffic profile present a compelling turnkey opportunity for operators looking to establish or expand their presence in the Compton market.

Property tours are available by appointment.

TOTAL PRICE: **$8,360,635.47** CAP RATE: **5.3%**

PROPERTY HIGHLIGHTS

- 9,640 SQUARE FEET
- 5-UNIT
- DRIVE THROUGH CAPABILITY
- FREEWAY ENTRANCE
- HIGH TRAFFIC CENTER
- CORPORATE TENANTS
- NEWER BUILT – 2019

CITY OF COMPTON OVERVIEW

Compton is a city in southern Los Angeles County, California, situated south of downtown Los Angeles.

Compton is one of the oldest cities in the county and on May 11, 1888, was the eighth city to incorporate. As of the 2010 United States Census, the city had a total population of 96,456. It is known as the “Hub City” due to its geographic centrality in Los Angeles County.

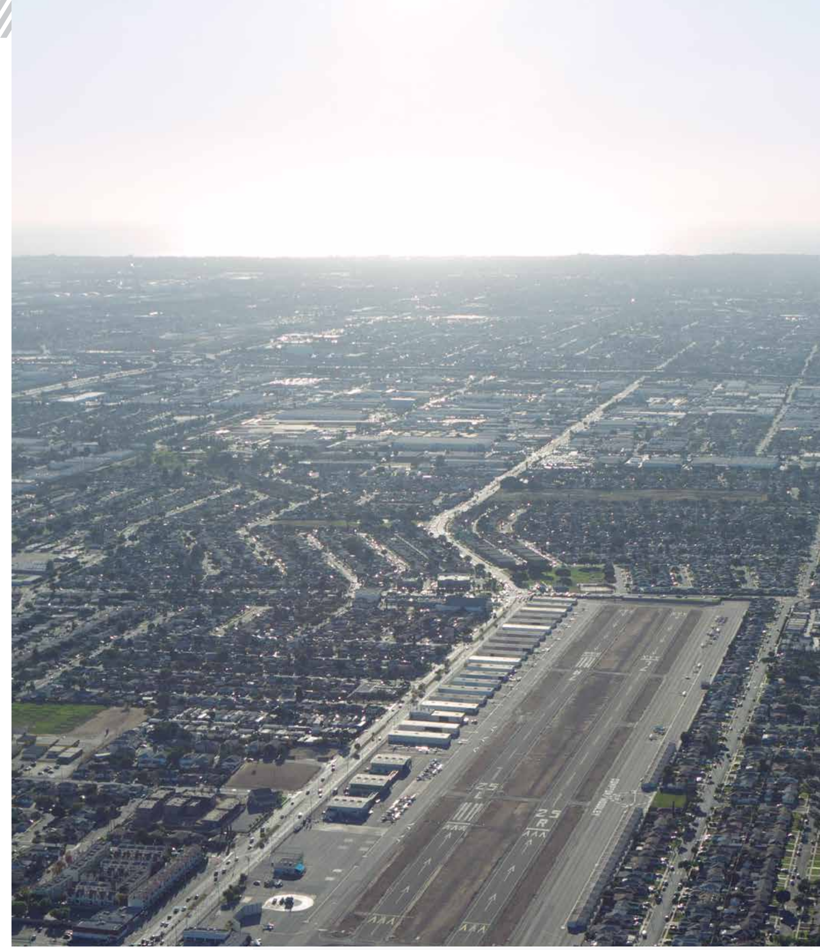
Neighborhoods in Compton include Sunny Cove, Leland, Downtown Compton, and Richland Farms. The city is generally a working-class city with some middle-class neighborhoods, and is home to a relatively young population, at an average 25 years of age, compared to the American median age of 38 (per 2018 data).

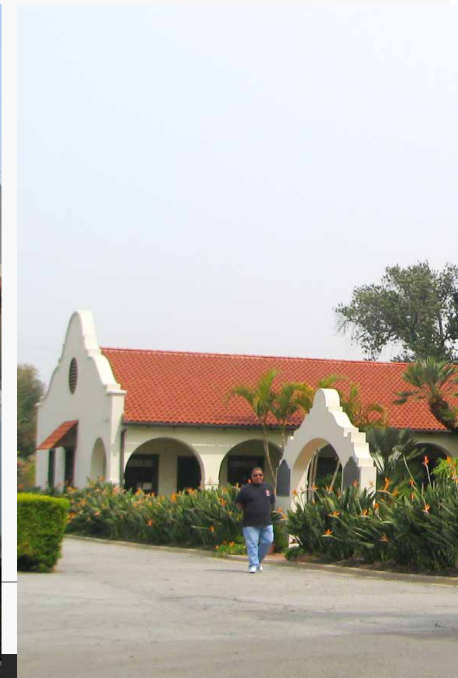
Compton was recently designated as an “Entrepreneurial Hot Spot” by Cognetics, Inc., an independent economic research firm. Compton made the national list for best places to start and grow a business and ranked #2 in Los Angeles County out of a field of 88 cities. The city’s Planning and Economic Development department provides a business assistance program consisting of a comprehensive mix of resources to small business owners and entrepreneurs.

The grocery chains Ralphs and Food 4 Less, subsidiaries of Kroger, are headquartered in Compton. Gelson’s Market, a subsidiary of Arden Group, Inc., a holding company, is also based there.

Compton is 10.12 square miles and is fondly known as the “Hub City” because of its unique geographical proximity being in the center of the Los Angeles County boundaries. As the ‘Hub City’ it makes Compton strategically located along the Alameda Corridor, a rail passageway of 25% of all U.S. waterborne international trade, in addition to being a large industrial center for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing. The Hub City is part of the Gateway region and has a 77-acre

Compton / Woodley Airport that is home to 275 based aircraft and experiences over 66,000 flight operations each year. This air transportation asset is complimented by the Hub City’s four major freeways adjacent to the City’s boundaries. Interstate 710 runs from the seaports through the eastern boundary; the State Route 91 freeway extends through the southern boundary; Interstate 105 runs slightly along the north of the city; and Interstate 110 along to the west Additionally, the Interstates 405 and 605 freeways are within two miles of Compton’s southern and eastern edges, respectively.





LA COUNTY OVERVIEW

One of the original counties of California, created at the time of statehood in 1850, Los Angeles County has evolved from its agricultural beginnings into an economic behemoth and bellwether for the rest of the country. The county encompasses 4,751 square miles of Southern California bordering 70 miles of coast on the Pacific Ocean and contains mountain ranges, valleys, forests, islands, lakes, rivers, and desert. It is the most populous county in the United States and the third-largest metropolitan economy in the world, with a nominal GDP of over $700 billion.

While L.A. County is the centerpiece, the larger L.A. Basin metropolitan market area also includes Orange County and lies adjacent to the Inland Empire to the east, San Diego County to the south, and Ventura County to the north. Each of these other market areas help spur demand and growth in L.A. County, with a diversified set of dynamic industry clusters and employment drivers. Startups, entrepreneurial decisionmakers, and small regional divisions of larger companies favor L.A. County for its skilled workforce, housing options, and favorable weather.

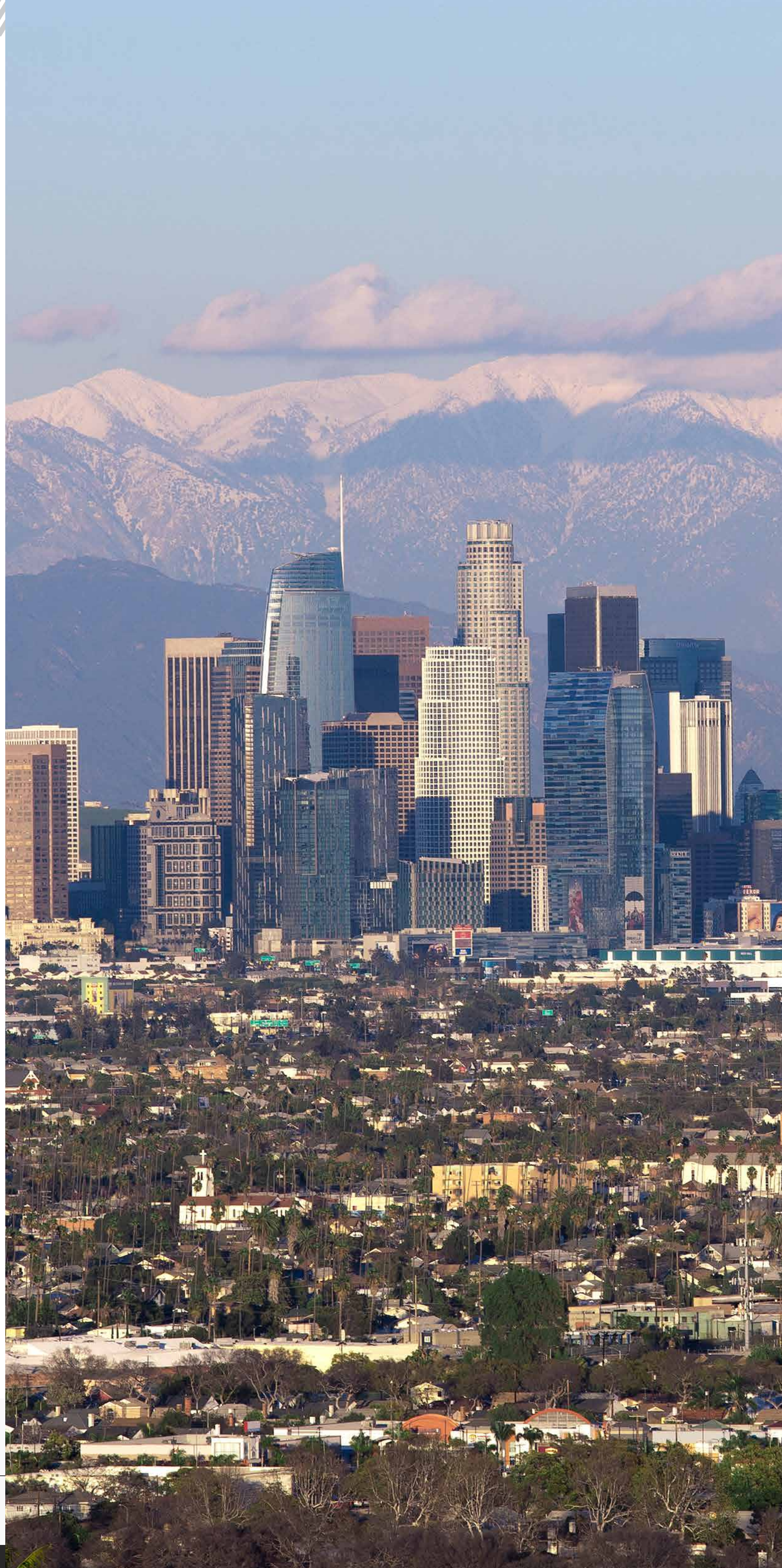
TRADE AND LOGISTICS
The Ports of Los Angeles and Long Beach combine to make L.A.'s seaports complex the largest in the Western Hemisphere, handling over 40% of all inbound containers for the entire United States.

MANUFACTURING
Los Angeles County is the largest manufacturing center in the U.S., with more manufacturing jobs (503,000) than the state of Michigan.

ENTERTAINMENT AND INFOTECH
With many major studios like Walt Disney, 20th Century Fox, and Paramount Pictures, and a modern, internet-based media industry, Los Angeles County is the undisputed "Entertainment Capital of the World."

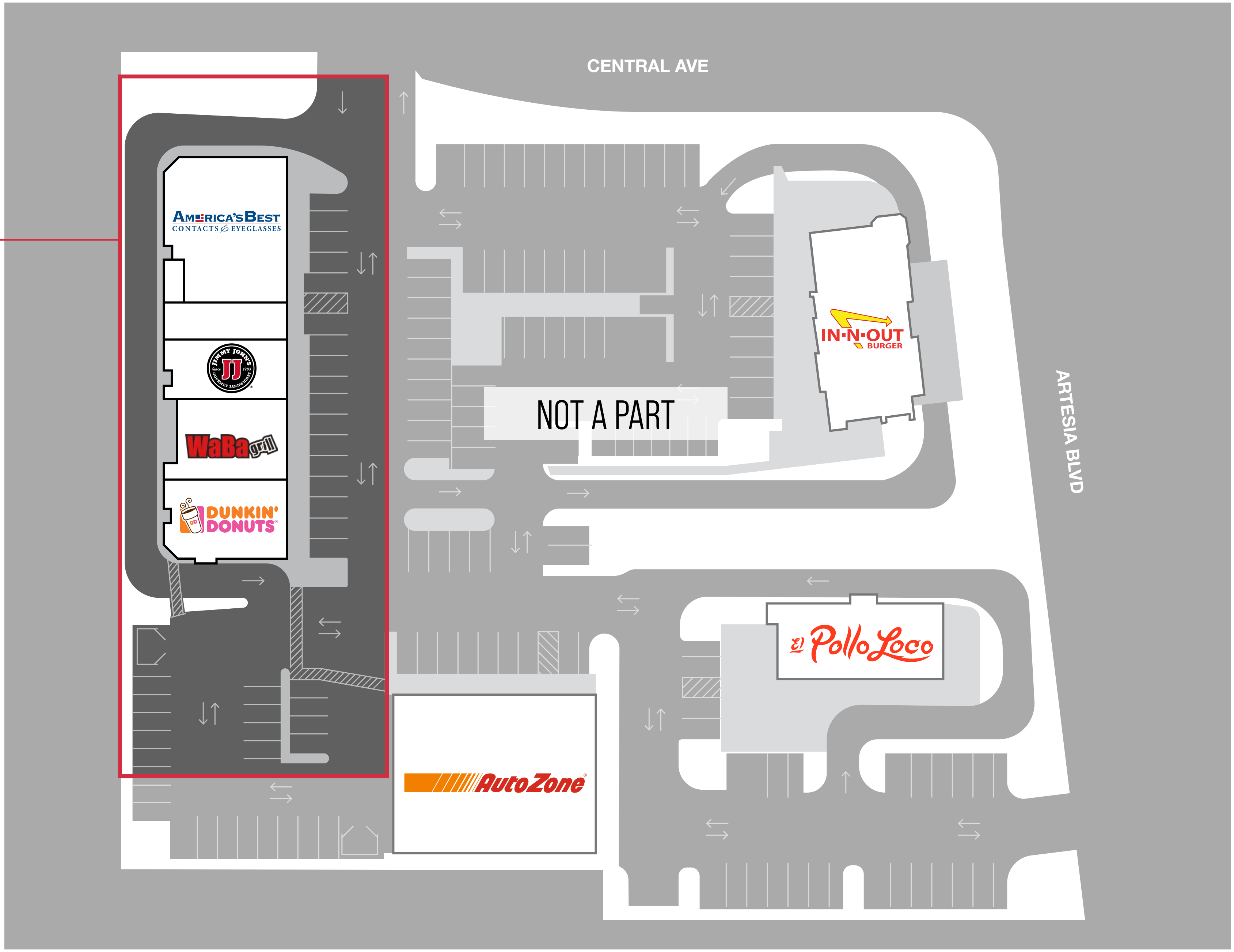
LARGEST COUNTY ECONOMY IN THE U.S.
If Los Angeles County were a nation, its economy would be the 19th largest in the world. It is home to more than 244,000 businesses, with more minority- and women-owned businesses than any other in the nation. It is also home to dozens of the largest and most successful companies in the world including The Walt Disney Company, MGM, Mattel, AECOM and Avery Dennison. It is the nation's top international trade center and manufacturing center. Los Angeles County's 37 administrative departments and $24.2 billion budget provide extensive business opportunities to the private sector, in contracts for both goods and services.

HUGE CONSUMER MARKET
Home to more than one-quarter of California residents, Los Angeles County has the largest population of any county in the nation and exceeded by only eight states. More than 1 million of the 10.4 million residents live in unincorporated areas, whose municipal services are provided by the county. The other 9.3 million live in 88 cities, located throughout a 4,084-square-mile area. It is one of the most ethnically diverse counties in the U.S., with more than 140 cultures and 224 languages represented in different neighborhoods.



SITE MAP

SUBJECT PROPERTY



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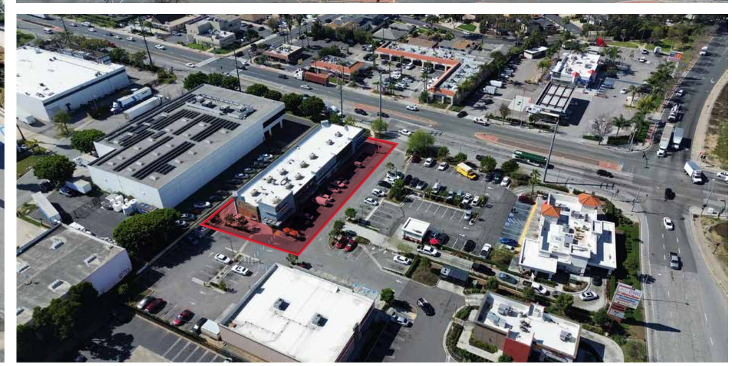
FINANCIALS

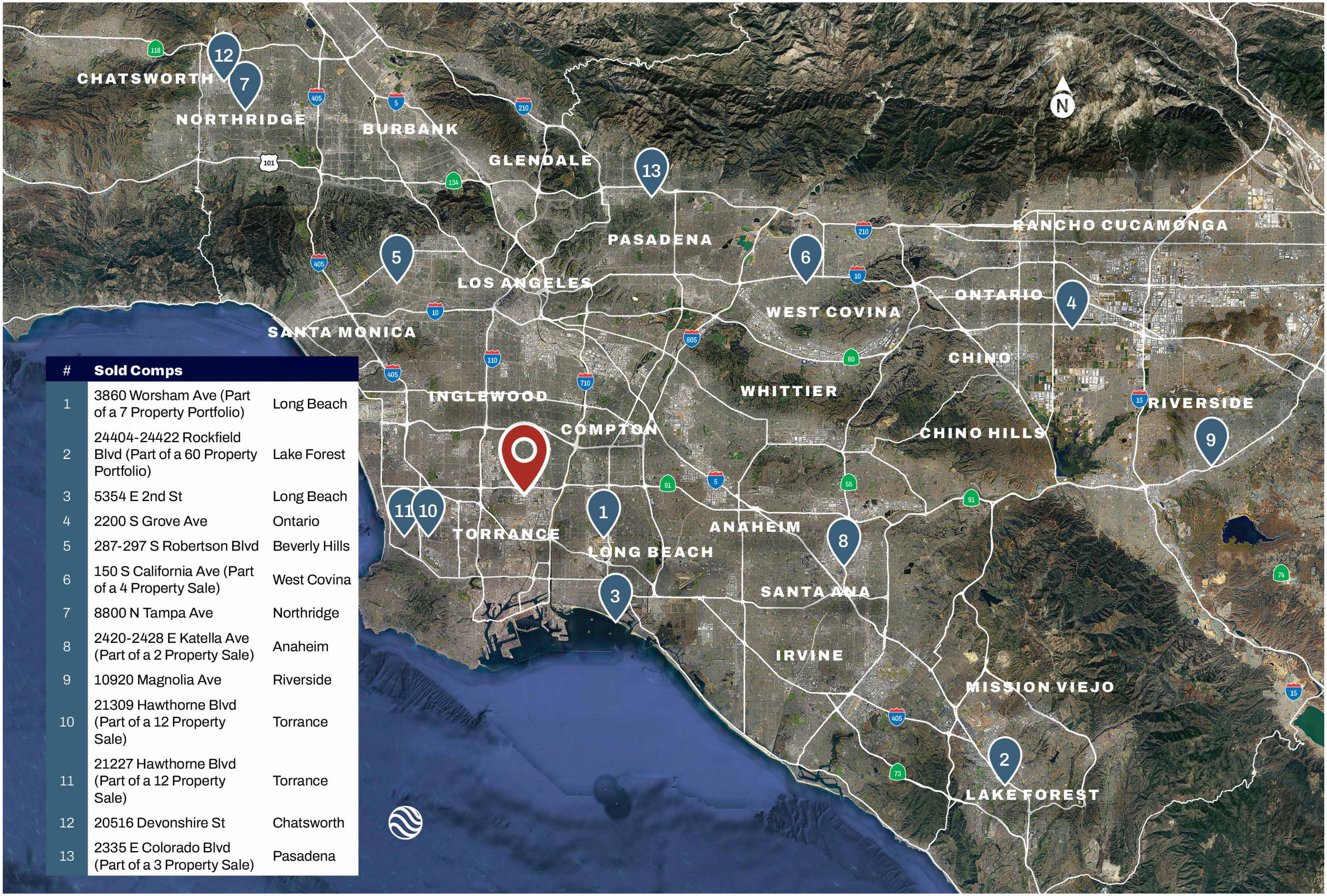
TENANT	INCOME/MO.	INCOME/YR	SF	LEASE START	LEASE END	RENT PSF/MO	RENT PSF/YR	RENT INCREASES	OPTIONS
Dunkin' Donuts	$8,218.70	$98,624.40	1,990	5/31/19	5/28/29	$4.13	$49.56	10% Every 5 Years	Five 5-year at 10% Each Option
Waba Grill	$6,224.00	$74,688.48	1,836	6/25/19	6/24/29	$3.39	$40.68	2.67% Annually	Two 5-Year at 2.67% Annually
Jimmy John's	$5,119.50	$61,434.00	1,225	6/13/19	6/30/29	$4.18	$50.15	3% Annually	Two 5-Year at FMV
Juice-C-Juice	$4,374.00	$52,488.00	1,215	12/1/19	11/31/2026	$3.60	$43.20	3% Annually	Two 5-Year at 3% Annually
America Eyeglasses	$12,989.90	$155,878.80	3,374	9/15/19	9/14/29	$3.85	$46.20	10% Every 5 Years	Two 5-Year at 10% Each Option
Total:	**$37,925.20**	**$443,113.68**	**9,640**		**Average:**	**$3.83**	**$45.96**		



SOLD COMPS

PROPERTY	TYPE	BLDG. SF	RATING	SALE PRICE	PRICE/SF	SALE DATE	STATUS	ASKING PRICE	% LEASED	ACTUAL CAP RATE	SALE TYPE	PROPERTY NAME
 **3860 Worsham Ave** **(Part of a 7 Property Portfolio)** Long Beach, CA	Retail (Lifestyle Ctr.)	11,912	3 Star	$15,715,207	$1,319.28	1/6/26	Sold		100		Invest.	Retail 3
 **24404-24422 Rockfield Blvd** **(Part of a 60 Property Portfolio)** Lake Forest, CA	Retail (Cmnty. Ctr.)	11,040	3 Star	$12,808,518	$1,160.19	10/14/25	Sold				Invest.	Hunter Court
 **5354 E 2nd St** Long Beach, CA	Retail	8,991	2 Star	$9,900,000	$1,101.10	10/27/25	Sold			4.70	Invest.	Belmont Shore 2nd Street
 **2200 S Grove Ave** Ontario CA	Retail (Cmnty. Ctr.)	8,084	3 Star	$8,200,000	$1,014.35	12/5/25	Sold		100		Invest.	Marketplace On Grove
 **287-297 S Robertson Blvd** Beverly Hills, CA	Retail	7,972	3 Star	$7,850,000	$984.70	12/23/25	Sold				Invest.	
 **150 S California Ave** **(Part of a 4 Property Sale)** West Covina, CA	Retail (Super Rgnl. Mall)	7,421	3 Star	$6,897,400	$929.44	2/20/26	Sold		100		Invest.	Bank Of America
 **8800 N Tampa Ave** Northridge, CA	Retail	14,280	3 Star	$13,000,000	$910.36	3/5/25	Sold				Invest.	Petco - Northridge
 **2420-2428 E Katella Ave** **(Part of a 2 Property Sale)** Anaheim, CA	Retail (Strip Ctr.)	7,880	4 Star	$7,113,040	$902.67	7/17/25	Sold		100		Invest.	Pique
 **10920 Magnolia Ave** Riverside, CA	Retail	9,879	3 Star	$8,569,500	$867.45	12/30/25	Sold				Invest.	
 **21309 Hawthorne Blvd** **(Part of a 12 Property Sale)** Torrance, CA	Retail (Cmnty. Ctr.)	7,833	3 Star	$6,707,402	$856.30	12/19/25	Sold			6.12	Invest.	Village Del Amo
 **21227 Hawthorne Blvd** **(Part of a 12 Property Sale)** Torrance, CA	Retail (Cmnty. Ctr.)	8,323	3 Star	$7,122,714	$855.79	12/19/25	Sold			6.12	Invest.	Village Del Amo
 **20516 Devonshire St** Chatsworth, CA	Retail	9,084	3 Star	$7,654,880	$842.68	10/14/25	Sold	$8,160,000	100	5.86	Invest.	
 **2335 E Colorado Blvd** **(Part of a 3 Property Sale)** Pasadena, CA	Retail (Strip Ctr.)	9,250	3 Star	$7,780,321	$841.12	6/16/25	Sold		100		Invest.	Multi-Property Sale

SOLD COMPS



#	Sold Comps	
1	3860 Worsham Ave (Part of a 7 Property Portfolio)	Long Beach
2	24404-24422 Rockfield Blvd (Part of a 60 Property Portfolio)	Lake Forest
3	5354 E 2nd St	Long Beach
4	2200 S Grove Ave	Ontario
5	287-297 S Robertson Blvd	Beverly Hills
6	150 S California Ave (Part of a 4 Property Sale)	West Covina
7	8800 N Tampa Ave	Northridge
8	2420-2428 E Katella Ave (Part of a 2 Property Sale)	Anaheim
9	10920 Magnolia Ave	Riverside
10	21309 Hawthorne Blvd (Part of a 12 Property Sale)	Torrance
11	21227 Hawthorne Blvd (Part of a 12 Property Sale)	Torrance
12	20516 Devonshire St	Chatsworth
13	2335 E Colorado Blvd (Part of a 3 Property Sale)	Pasadena

AERIAL MAP


E WALNUT ST
Carl's Jr.
E ALBERTONI ST
91
El Pollo Loco
FLAME BROILER
SITE
S CENTRAL AVE
DUNKIN' DONUTS
WaBa grill
N
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
E VICTORIA ST

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