

# 322 W COMPTON BLVD

LOS ANGELES, CA 90220





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# Investment Summary & Highlights

322 W Compton Blvd | Los Angeles, CA 90220



## PRICE

Unpriced

Colliers International is pleased to present 322 W. Compton Blvd, an office property situated within Compton's Civic Center District. The building is immediately adjacent to the city's core municipal and judicial uses, with City Hall, the Superior Courthouse, and the Metro A Line all within walking distance.



## RENTABLE BUILDING AREA

±19,506 SF

The offering is well-suited to owner/users, investors, and developers. The property will be delivered fully vacant by year-end 2026, sits within the Compton Station TOC Downtown Transition District, and is located inside a federal Opportunity Zone. In combination, these attributes support a range of occupancy, value-add, and redevelopment strategies.



## APN

6160-001-044



## LOT SIZE

±33,977 SF (0.78 AC)

### Delivered Vacant

Both leases expire by year-end 2026. Property delivered free and clear — no tenant coordination, no lease-up risk. Immediate occupancy for an owner/user or clean-slate redevelopment

### TOC Redevelopment Upside

Three to six story heights permitted under the Compton Station TOC Downtown Transition District with as 0 front setbacks low as ft. Current 0.57 FAR on a 33,977 SF lot represents significant untapped density



## ZONING

COCL



## STORIES

2

### Federal Opportunity Zone

Capital gains deferral and potential elimination available via Qualified Opportunity for a Fund. Substantially enhances project-level returns new development or repositioning play

### Civic Center Location

Walking distance to Compton City Hall, Superior Courthouse, Metro A Line Station, and USPS. Rare as in positioning the only private office option in the immediate Civic Center core.

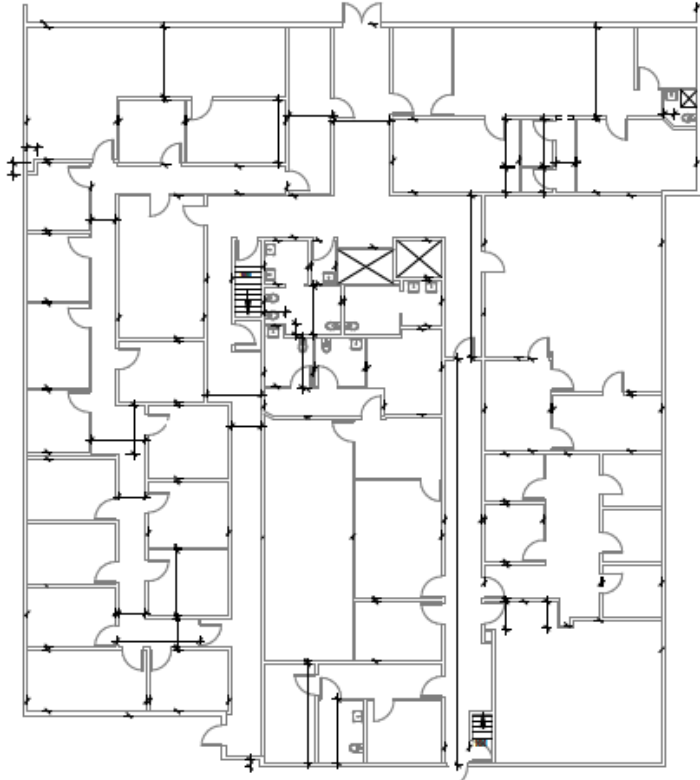


## PARKING

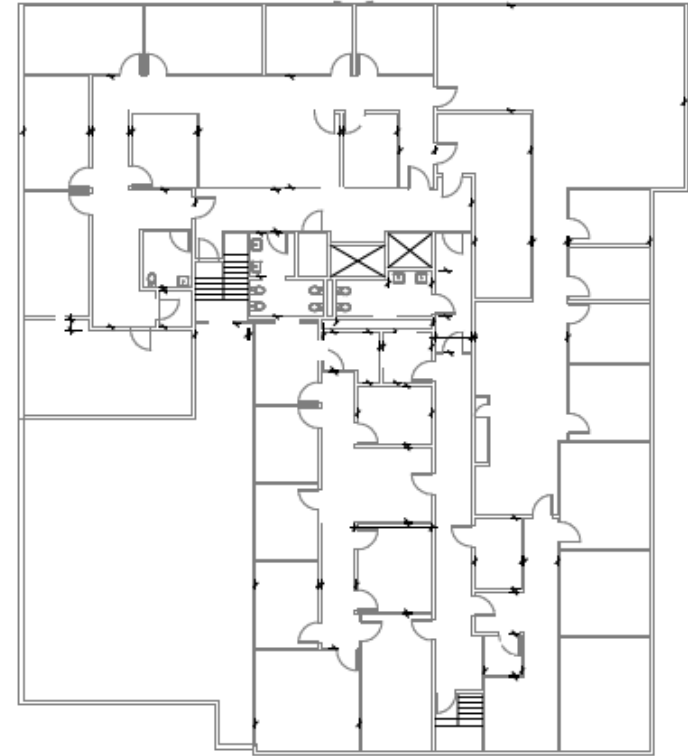
±68 Spaces

# Floor Plans

322 W Compton Blvd | Los Angeles, CA 90220



FIRST FLOOR



SECOND FLOOR

BUILDING AREA · AS-BUILT

19,506 RBA

33,977 LOT SF · 0.78 AC

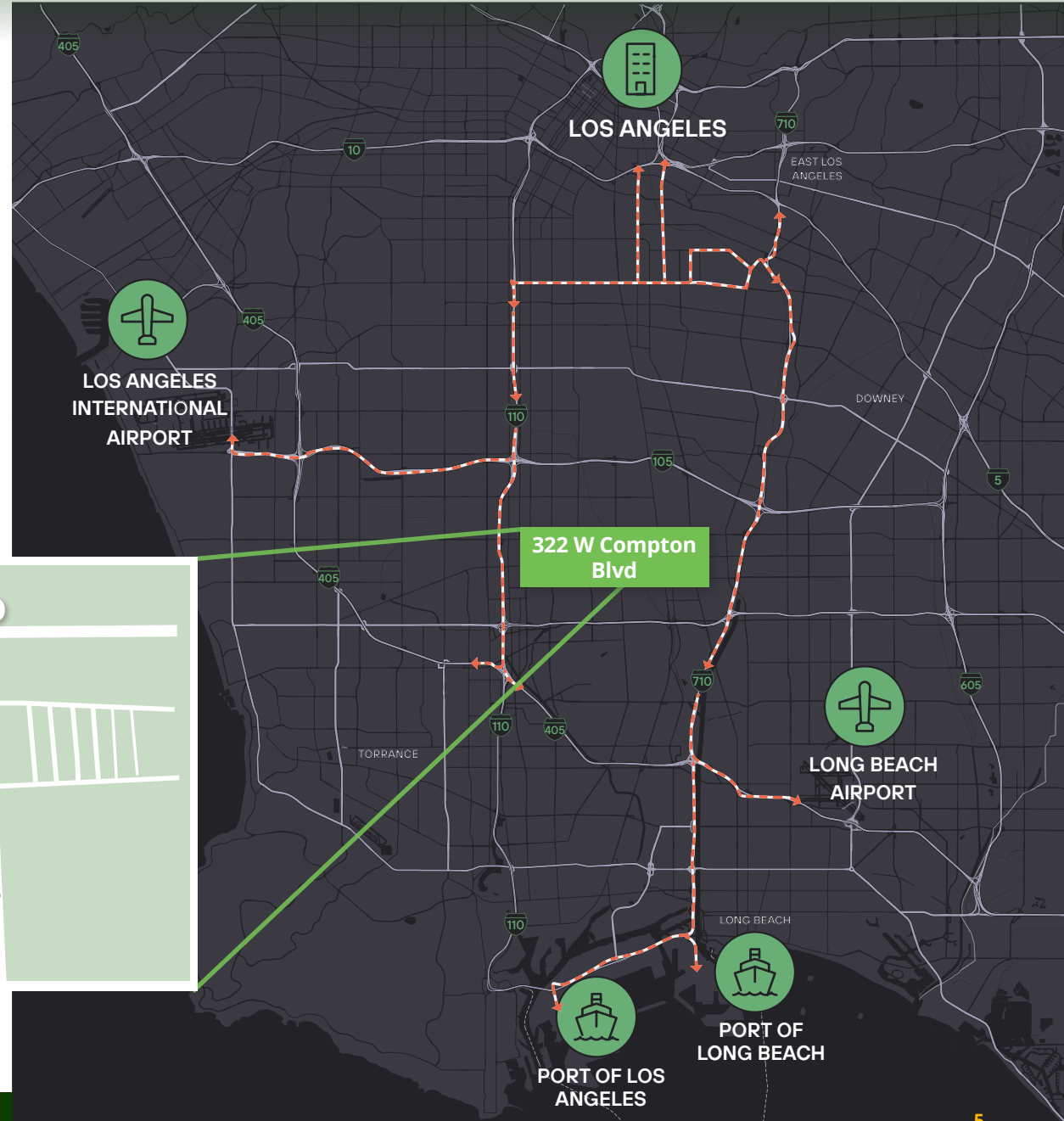
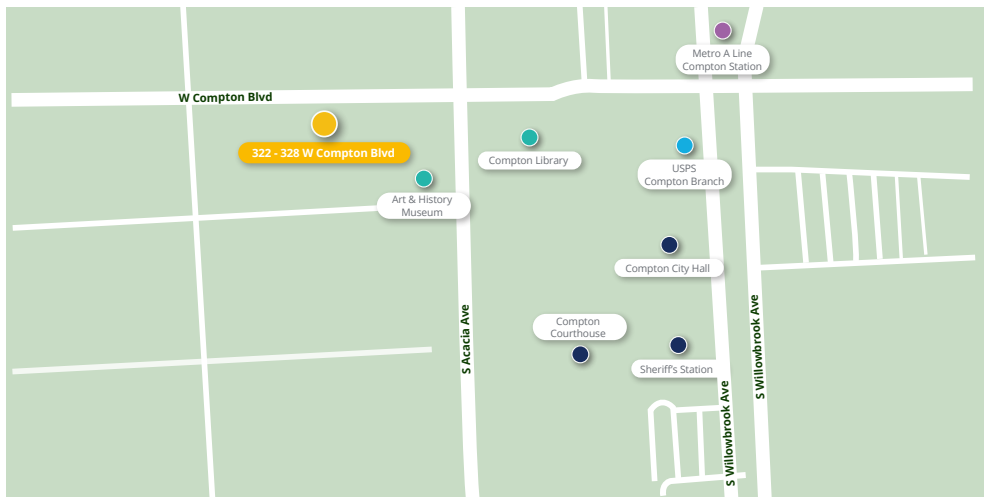
±68 PARKING SPACES

# The Location & Nearby Amenities

322 W Compton Blvd | Los Angeles, CA 90220

## Compton's Municipal Heart

The subject is positioned in the center of Compton's civic district — adjacent to City Hall, the Superior Courthouse, Sheriff's Station, and the LA County agencies that drive institutional demand for nearby office and medical uses.



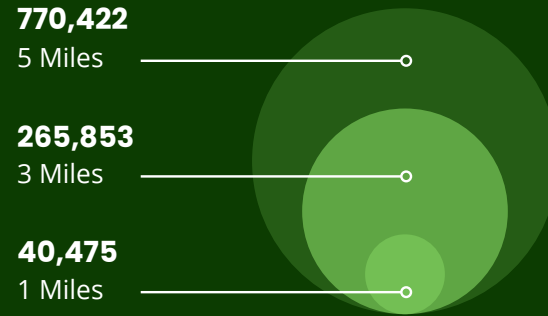
Compton, CA

# Market Overview

Compton is a core infill submarket within Los Angeles County, strategically positioned between Downtown LA, the Ports of Los Angeles and Long Beach, and major freeway corridors including the I-710, I-105, and SR-91. The market is predominantly industrial, driven by strong demand from logistics, last-mile distribution, food processing, and light manufacturing users seeking proximity to the ports and a large regional labor pool.

Vacancy remains tight relative to historical norms, and limited available land continues to support competitive lease rates and long-term value stability. While industrial is the dominant asset class, there is growing interest in adaptive reuse, outdoor storage, and selective neighborhood retail serving the local population.

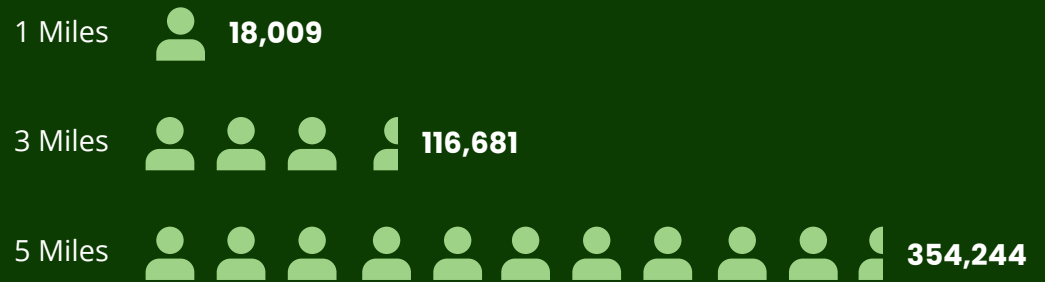
## POPULATION 2025



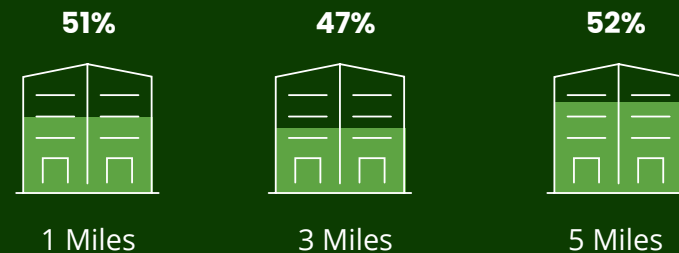
## AVERAGE HH INCOME 2025



## ESTIMATED LABOR FORCE 2025









## RENTER OCCUPIED HOUSING



# Land Sale Comparables

322 W Compton Blvd | Los Angeles, CA 90220

Recent Mid-Cities submarket land transactions. Range reflects parcel size, entitlement status, and proximity to transit. Subject 322–328 W. Compton highlighted for reference.







#	PROPERTY	SOLD	SALE PRICE	LOT · AC	LAND SF	PRICE / AC	PRICE / SF
	<b>322–328 W. Compton Blvd — Subject</b> Compton, CA 90220 · Civic Center	For Sale	Unpriced	0.78 AC	33,977	—	Market
	<b>15708 S Atlantic Ave</b> Compton, CA 90221 · Part of 3-property sale	10/1/2025	\$357,447	0.51 AC	22,000	\$707,745	\$16.25
	<b>1000–1022 S. Petrolia Ave</b> Compton, CA 90221 · Shovel-ready industrial	11/25/2025	\$2,060,000	1.72 AC	74,923	\$1,197,678	\$27.49
	<b>305–315 N. Long Beach Blvd</b> Compton, CA 90221 · Part of 2-property sale	1/2/2025	\$1,885,398	0.40 AC	17,598	\$4,666,890	\$107.14
	<b>404 S. Central Ave — Sunnyside Trailer Park</b> Compton, CA 90220	4/14/2025	\$1,100,000	0.76 AC	33,106	\$1,447,351	\$33.23
	<b>1726 W. Compton Blvd</b> Compton, CA 90220 · Sold for land value · Retail	9/12/2025	\$810,000	0.31 AC	13,350	\$2,642,965	\$60.67

TRANSACTIONS <b>5</b>	TOTAL VOLUME <b>\$6.21M</b>	MEDIAN \$/SF LAND <b>\$33.23</b>	MEDIAN \$/ACRE <b>\$1.45M</b>
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# Office Sale Comparables

322 W Compton Blvd | Los Angeles, CA 90220

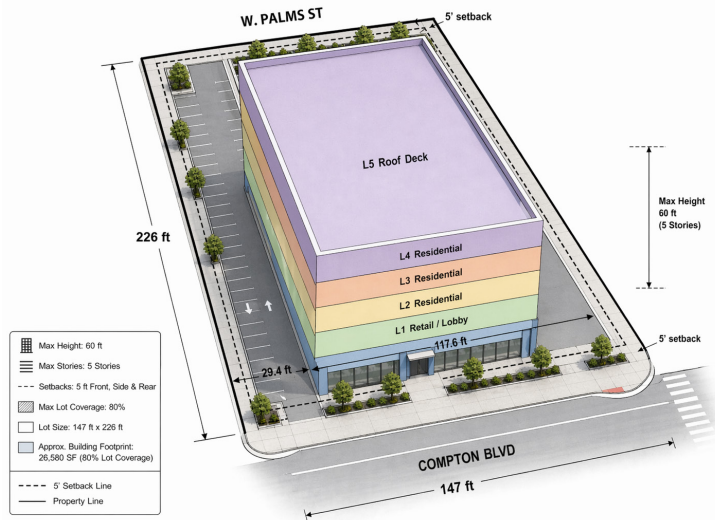
Improved office transactions within the Compton submarket. Average price per building SF of \$145 establishes a baseline for as-is valuation; subject's development potential supports value above improved comparables on a land-residual basis.

#	PROPERTY	SOLD	SALE PRICE	YEAR BUILT	BUILDING SF	LOT SF	\$ / SF
	<b>322 W. Compton Blvd — Subject</b> Compton, CA 90220 · 2 Stories · Class B	For Sale	Unpriced	1965 / 2006	19,506	33,977	Market
	<b>457 S. Long Beach Blvd</b> Compton, CA 90221 · Office	12/18/2025	\$2,310,000	1971	10,475	32,670	\$220.53
	<b>1301 N. Willowbrook Ave</b> Compton, CA 90222 · Office	12/1/2025	\$975,000	1928	9,509	14,846	\$102.53
	<b>2007 E. Compton Blvd</b> Compton, CA 90221 · Office	11/10/2025	\$950,000	1964 / 2019	8,400	14,375	\$113.10
	<b>1105 N. Chester Ave</b> Compton, CA 90221 · Part of 2-property sale	9/11/2025	\$786,773	1990	3,795	7,841	\$207.32
	<b>1644 E. Compton Blvd</b> Compton, CA 90221 · Retail · 1644-1650	4/22/2024	\$1,000,000	1948	9,260	8,676	\$107.99

TRANSACTIONS <b>5</b>	TOTAL VOLUME <b>\$6.02M</b>	AVG. \$/SF BLDG <b>\$145.32</b>	MEDIAN \$/SF BLDG <b>\$113.10</b>
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# Development Summary

322 W Compton Blvd | Los Angeles, CA 90220



## 02 DENSITY BONUS MATH

Lot Area	<b>33,977 SF · 0.78 AC</b>
Current FAR	<b>0.57 → ~2.57</b>
Buildable SF	<b>~87,500 SF</b>
Unit Count	<b>65–80 units</b>
Bonus Trigger	<b>15–20% affordable</b>

## 01 DEVELOPMENT STANDARDS

Zoning	<b>C-L w/ CSSP Overlay</b>
Zone District	<b>Neighborhood Corridor (NC)</b>
Base Height	<b>3 Stories by-right</b>
Density Bonus	<b>Up to 5 Stories</b>
Max Density	<b>80–100 DU/AC</b>
Front Setback	<b>5 ft min</b>
Side Setbacks	<b>0–5 ft</b>
Rear Setback	<b>5 ft min</b>
Lot Coverage	<b>Up to 80%</b>
Bldg Height	<b>~60 ft (5 floors)</b>
Parking	<b>Reduced near transit</b>
Ground Floor	<b>Active use required</b>

## 03 APPROVED USES · NC

Multi-Family Residential	<b>BY-RIGHT</b>
Ground-Floor Retail	<b>BY-RIGHT</b>
Mixed-Use Res. + Retail	<b>BY-RIGHT</b>
Office / Professional	<b>BY-RIGHT</b>
Medical / Dental	<b>BY-RIGHT</b>
Community Services	<b>BY-RIGHT</b>
Govt / Civic Facilities	<b>CONDITIONAL</b>
Live / Work	<b>CONDITIONAL</b>
Affordable Housing	<b>DENSITY BONUS</b>

## 05 INVESTMENT HIGHLIGHTS

### Delivered Vacant or Leased

Can be delivered Vacant or leased. Allowing for maximum flexibility for Developers, Investors Owner/User occupancy.

### Opportunity Zone

Reinvest prior capital gains via QOF within 180 days. 10+ yr hold may exclude appreciation gains from federal tax.

### Transit-Oriented · 0.4 mi Metro A

CSSP reduces parking minimums near transit, improving project-level economics.

### Density Bonus Eligible

15–20% affordable set-aside unlocks full State density bonus (AB 2345). Up to 5 stories above 3-story base.

### Civic Center Location

City Hall, Superior Courthouse, and LA County agencies adjacent. Institutional demand for residential / medical office.

# Owner / User Overview

322 W Compton Blvd | Los Angeles, CA 90220

## An unusually flexible site in the Civic Core.

322 W. Compton Blvd is one of the few privately-held parcels in Compton's Civic Center District with the lot depth, parking ratio, and zoning overlay to serve either an owner/user today or a ground-up developer tomorrow. Delivered vacant, within an Opportunity Zone, and inside the CSSP NC overlay, it accommodates a broad spectrum of institutional and entrepreneurial strategies.

### Government & Municipal Agencies

Adjacency to City Hall, LA County agencies, and Superior Courthouse. Institutional demand already embedded in the district.

### Medical / Dental Office

By-right under NC. Build-to-suit viable on the ±0.78 AC parcel with 68-space parking field.

### Educational Institutions

Workforce training, charter, or satellite campus use supported by NC zoning and walkable transit access.

### Non-Profit Organizations

Mission-driven users benefit from Civic Center proximity, parking ratio, and Opportunity Zone tax treatment.

### Professional & Business Services

Only private office option in the immediate Civic Center core — rare positioning for law, finance, and advisory tenants.

### Community Service Providers

Social services, clinics, and outreach programs benefit from civic adjacency and transit-oriented location.



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