

RETAIL/OFFICE PROPERTY WITH PARKING FOR SALE



±5,031 SF Building on ±7,119 SF of Land
1036 E COMPTON BLVD, COMPTON, CA 90221

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

1036 E COMPTON BLVD, COMPTON, CA 90221

Property Details

Building Size:	±5,031 SF*
Land Size:	±7,119 SF*
Type:	Retail/Office
Year Built:	1947
Construction:	Block
Parking:	±5 Surface Spaces
Plus Covered Side Lot With Dedicated Oversized Vehicle Parking (Previously Utilized for ~5 Ambulances)	
Zoning:	COCL (Limited Commercial)
APN:	6179-018-015
Environmental Report:	Completed ~1 Year Ago

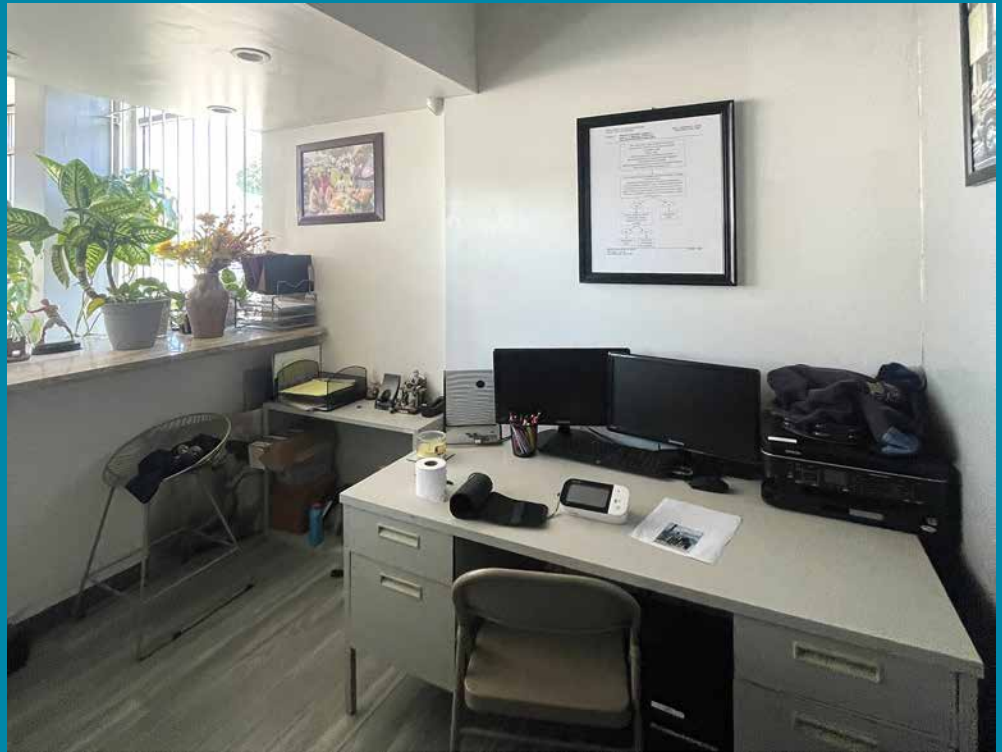
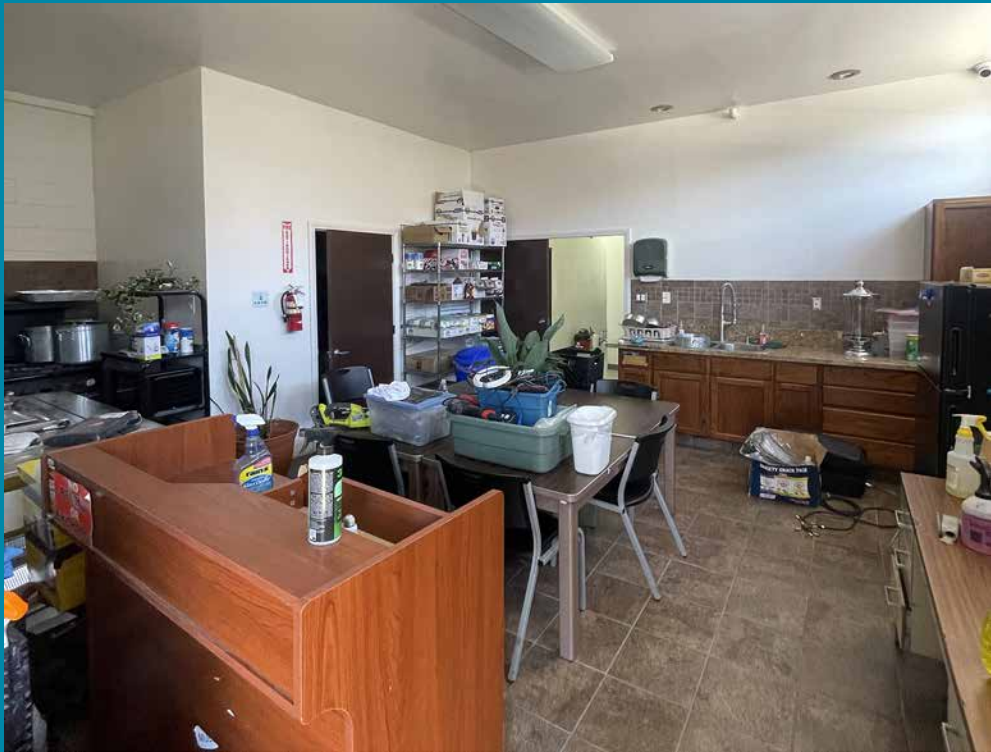
*Per Title

Property Highlights

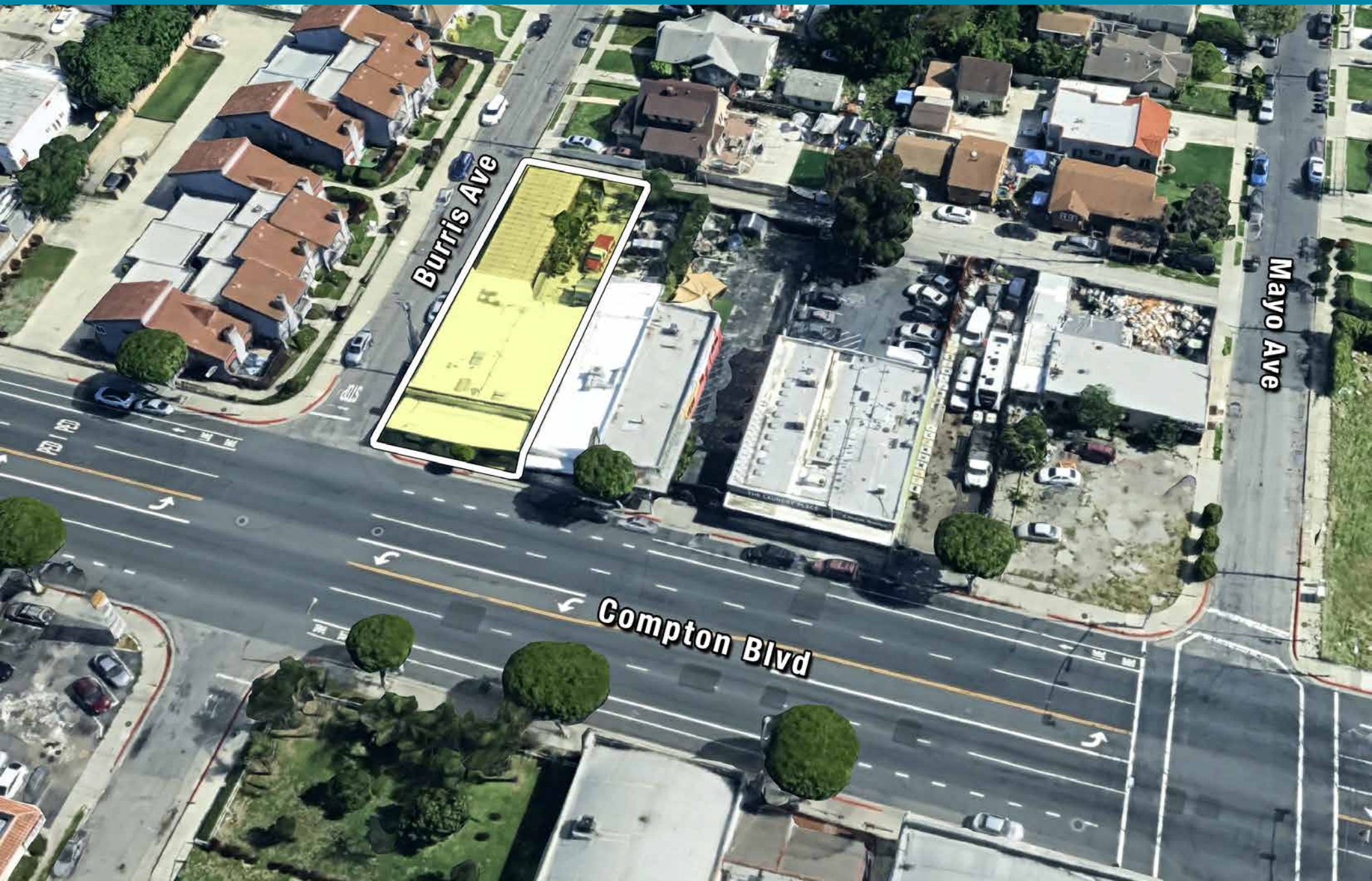
- Functional retail storefront layout
- Ideal for owner-user or small business operator
- Strong street frontage and visibility
- Gated yard at rear (alley access) + side parking (±10 spaces)
- Lobby area, 7 offices, 4 restrooms, kitchen area
- 3 separate entrances
- New AC systems (units required)
- Roof less than 10 years old
- Foam insulation
- New electrical and new storefront glass

ASKING PRICE: \$1,350,000 (\$268.34 PER SF)

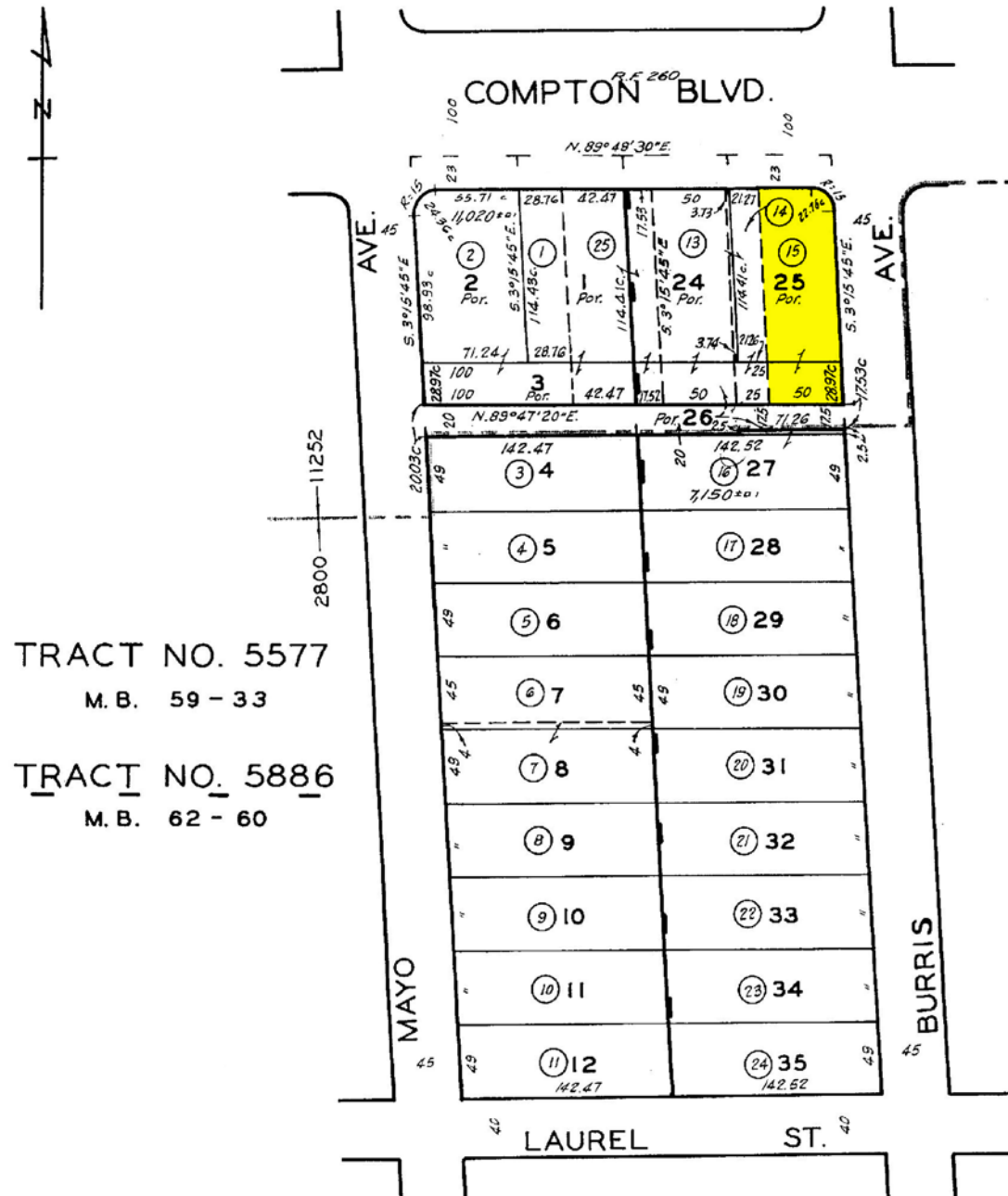




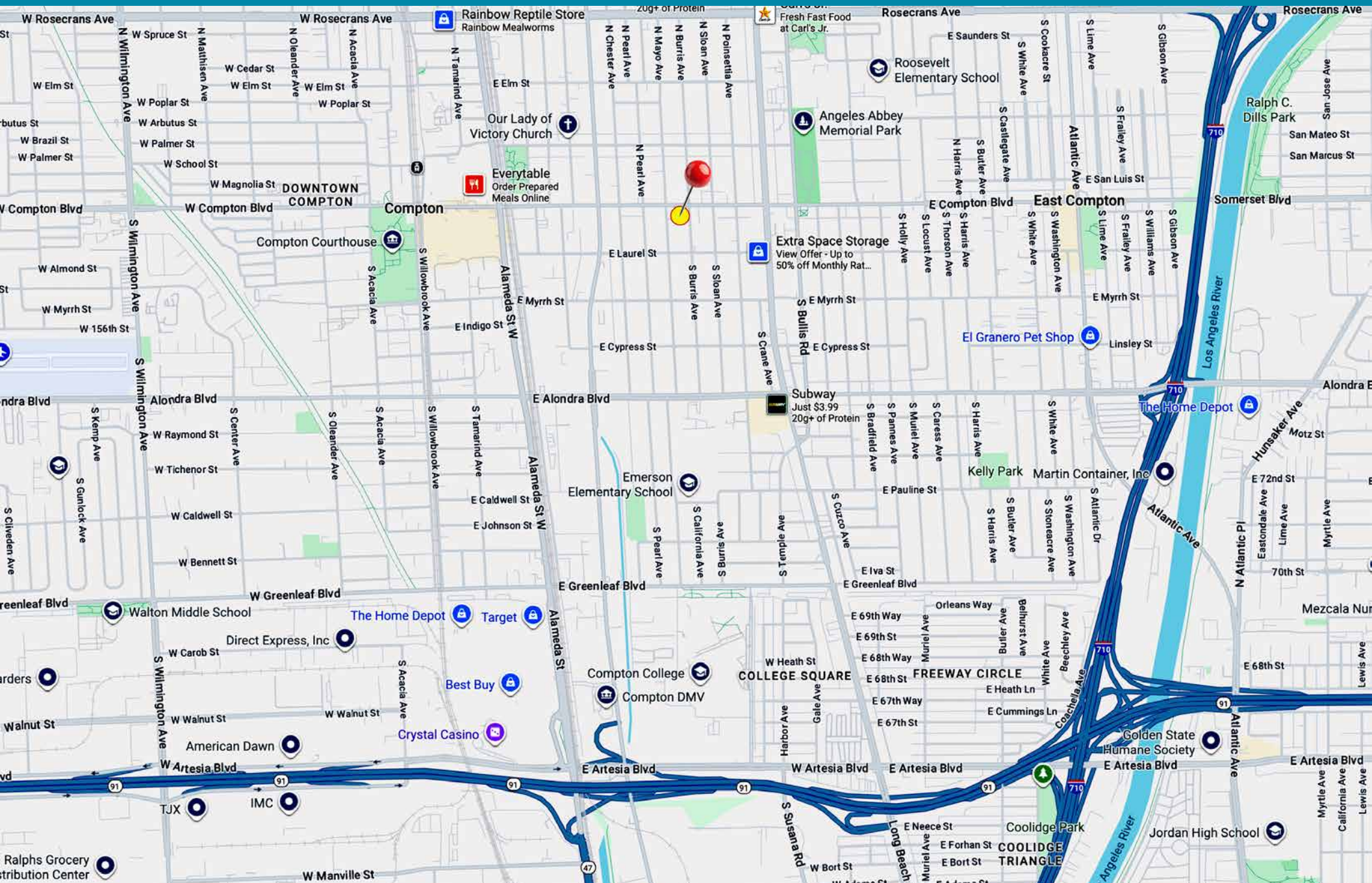
AERIAL PHOTO



PLAT MAP

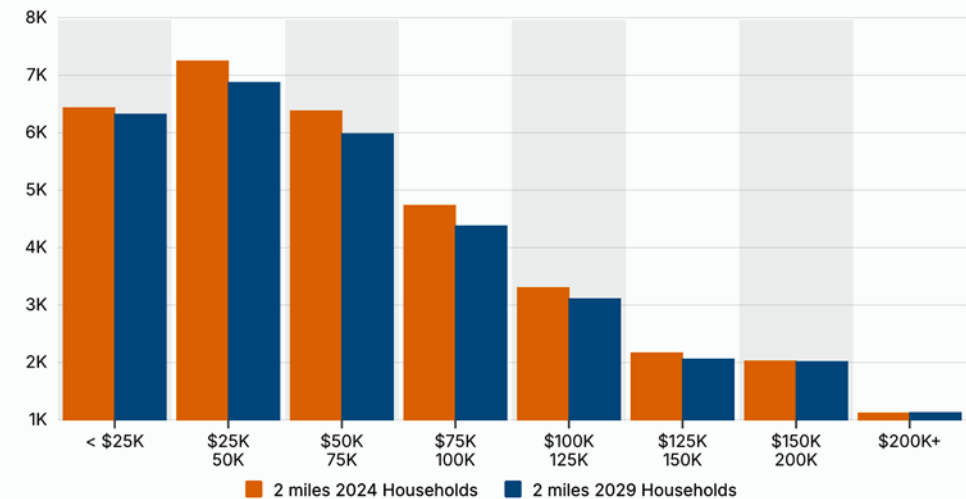


AREA MAP

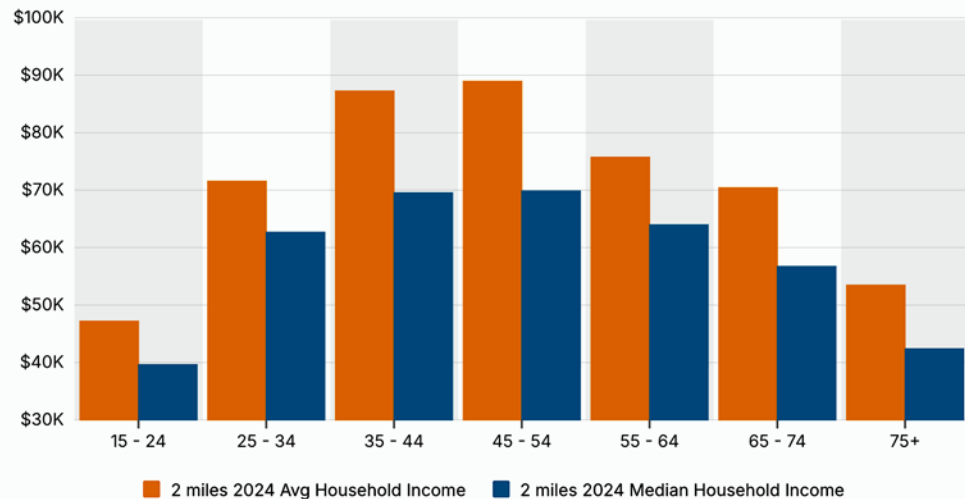


NEIGHBORHOOD DEMOGRAPHICS

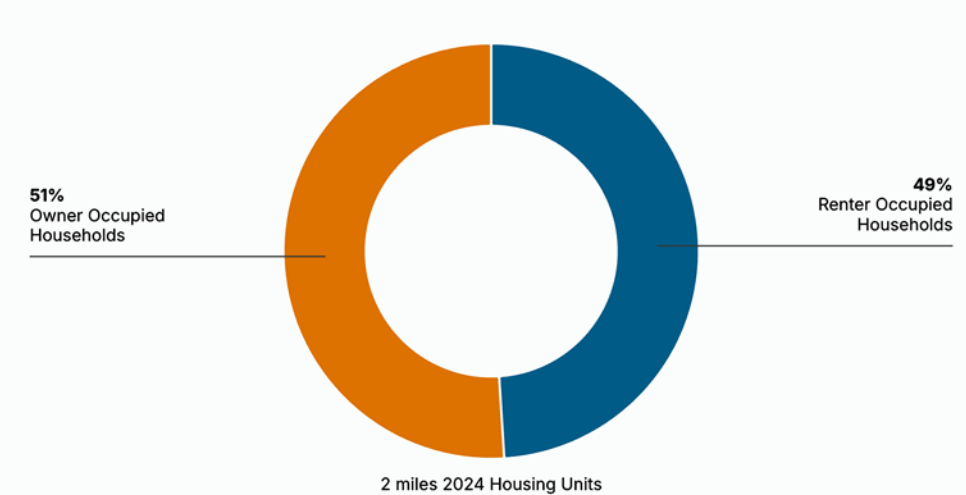
Household Income



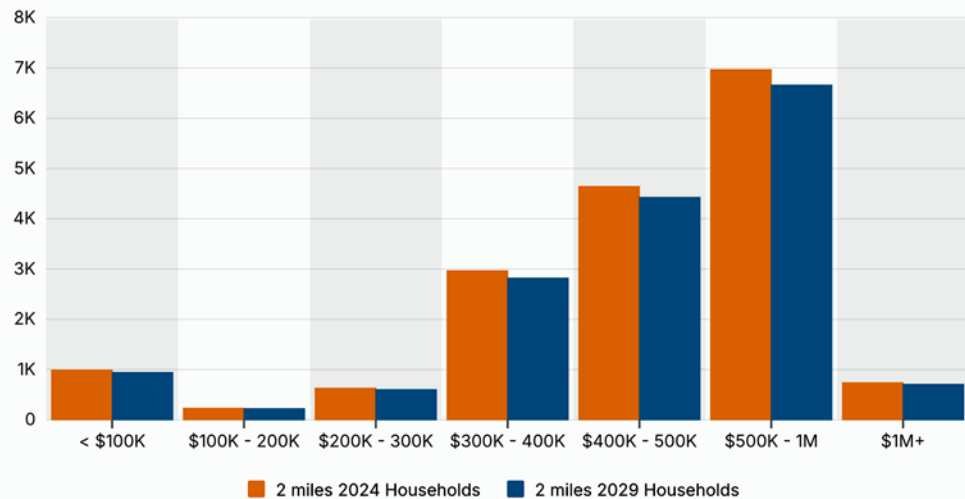
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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RETAIL/OFFICE PROPERTY WITH PARKING

±5,031 SF Building on ±7,119 SF of Land

Flexible Layout for Retail, Office, Medical or Service Uses

Major Price Reduction!

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