700 W. Compton Blvd. VALUE-ADD OPPORTUNITY. SELLER MAY FINANCE.

Compton, CA 90220

CBRE

16 storefronts/almost 25K rentable square feet on a massive 80K sq. foot lot! Due to long-term, lax, one-family ownership and management, there is immediate meat on the bone for a savvy Buyer. Approximately 1/2 of the 22K sq. ft. is currently vacant - 7 of the 16 store can command a market rent immediately. And the existing tenants are on shorter-terms leases or MTM, meaning the entire center could be 'at market' sooner rather than later. This signalized SEC corner of Wilmington and Compton location is ripe for reimaging - the NEC is home to a newer build-to-suit, credit tenant (AutoZone), for example. Just behind this center is an attractive planned urban development of 300+ homes. And the Compton Airport is only 3 blocks away. 60K cars/day at this corner. $83K average household income. $538K median home value. Projected rents of $2.38/foot NNN modeled for the empty spaces. **PRICED TO SELL AT $204/FOOT AND SELLER MAY FINANCE. RATE AND TERMS NEGOTIABLE.**

Property Profile

Number Of Storefronts	16
Year Built	1962
Building Size (SF)	24,503
Lot Size (SF/AC)	79,885/ 1.84
Construction Type	Woodframe/Stucco
Zoning	COCL*
Roof Type	Flat
Parking	Surface Lot
Type	Retail
APN	6161-012-011,012

Value Metrics

Price	$4,999,999
Price Per Lot SF	$63
Price Per Net RSF	$204
Scheduled GRM	9.67
Pro Forma GRM	7.16

Property Financing

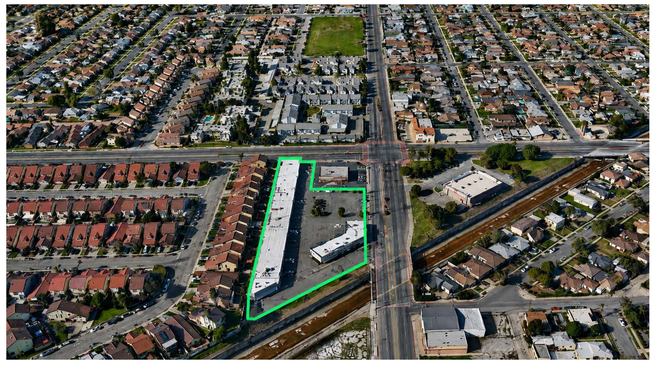
Loan Amount	$3,000,000
Interest rate	6.00%
TERM	5 Year Fixed
Index	SOFR
Loan to value	0.6

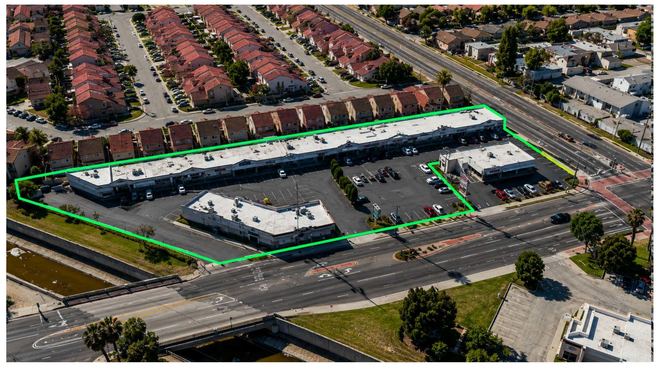
Scheduled Rent Roll

Unit	Square Footage	Tenant	Lease Start Date	Lease Term	Rent/SF	Scheduled Rent/Mo	Scheduled Rent/Yr
700	1,843	Balbuena Restaurant	2023	3 Years (M-T-M)	$1.25	$2,300	$27,600
700 A-B	1,600	Vacant	N/A	N/A	$2.38	$3,800	$45,600
702	880	Vacant	N/A	N/A	$2.38	$2,090	$25,080
704-706	3,920	Vacant	N/A	N/A	$2.38	$9,310	$111,720
712	1,100	C. Cleaners	2023	2 Years (M-T-M)	$1.59	$1,750	$21,000
716	1,700	Drippin in Inches	2025	2 Years	$1.48	$2,510	$30,120
718	1,700	Vacant	N/A	N/A	$2.38	$4,038	$48,456
720	3,200	Econo Wash	2019	10 Years	$1.52	$4,853	$58,236
724-726	2,480	JD Enterprise	2024	2 Years (M-T-M)	$1.41	$3,500	$42,000
728	1,600	ByBy's Bakery	2023	2 Years (M-T-M)	$1.51	$2,414	$28,968
732	640	Vacant	N/A	N/A	$2.38	$1,520	$18,240
734	600	Vacant	N/A	N/A	$2.38	$1,425	$17,100
736-738	3,240	Dollar 98 Cents	2023	2 Years (M-T-M)	$1.11	$3,600	$43,200
Total/Avg	**24,503**				**$ 1.85**	**$43,110**	**$517,320**

Pro Forma Rent Roll

Unit	Square Footage	Tenant	Lease Start Date	Lease Term	Rent/SF	Pro Forma Rent/Mo	Pro Forma Rent/Yr
700	1,843	Balbuena Restaurant	2023	3 Years (M-T-M)	$2.38	$4,377	$52,526
700 A-B	1,600	Vacant	N/A	N/A	$2.38	$3,800	$45,600
702	880	Vacant	N/A	N/A	$2.38	$2,090	$25,080
704-706	3,920	Vacant	N/A	N/A	$2.38	$9,310	$111,720
712	1,100	C. Cleaners	2023	2 Years (M-T-M)	$2.38	$2,613	$31,350
716	1,700	Drippin in Inches	2025	2 Years	$2.38	$4,038	$48,450
718	1,700	Vacant	N/A	N/A	$2.38	$4,038	$48,450
720	3,200	Econo Wash	2019	10 Years	$2.38	$7,600	$91,200
724-726	2,480	JD Enterprise	2024	2 Years (M-T-M)	$2.38	$5,890	$70,680
728	1,600	ByBy's Bakery	2023	2 Years (M-T-M)	$2.38	$3,800	$45,600
732	640	Vacant	N/A	N/A	$2.38	$1,520	$18,240
734	600	Vacant	N/A	N/A	$2.38	$1,425	$17,100
736-738	3,240	Dollar 98 Cents	2023	2 Years (M-T-M)	$2.38	$7,695	$92,340
Total/Avg	**24,503**				**$ 2.38**	**$58,195**	**$698,336**





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