

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

6160-001-046; 47



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.

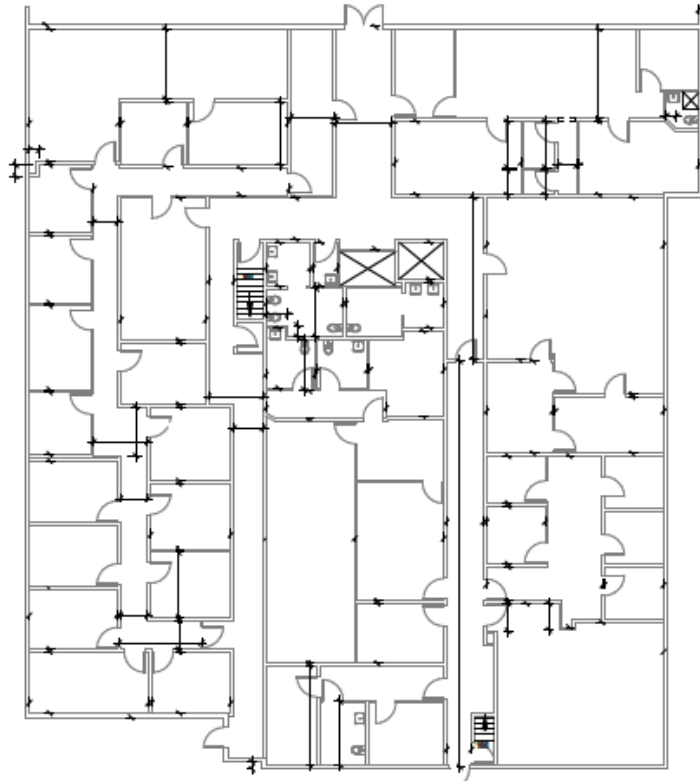


PARKING

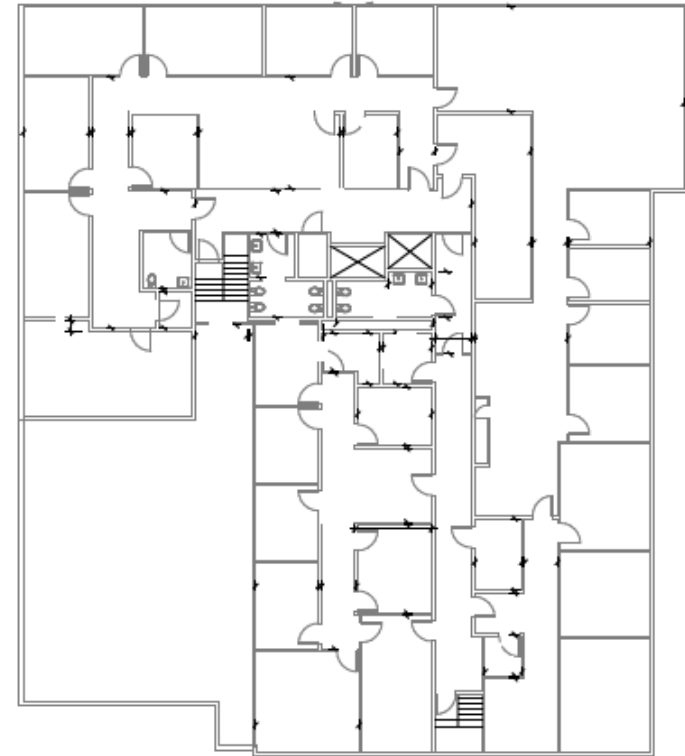
±68 Spaces

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

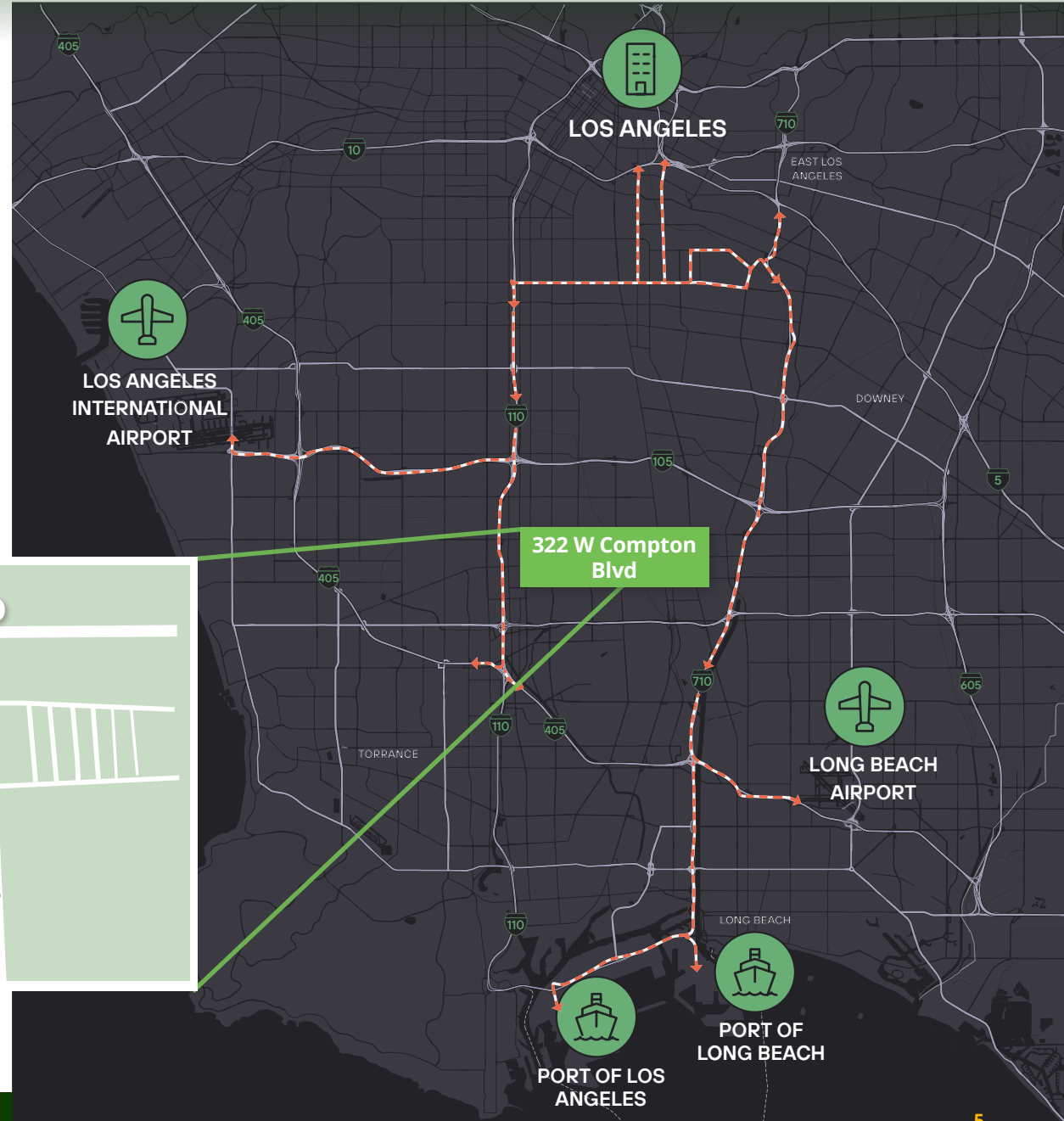
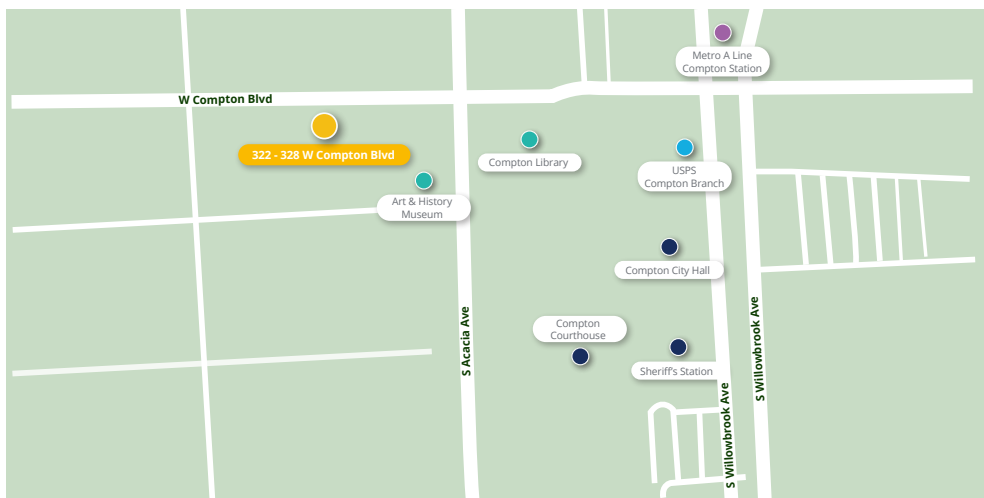
±68 PARKING SPACES

The Location & Nearby Amenities

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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.



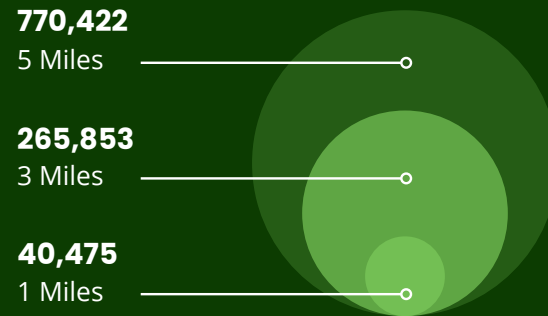
Compton, CA

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.

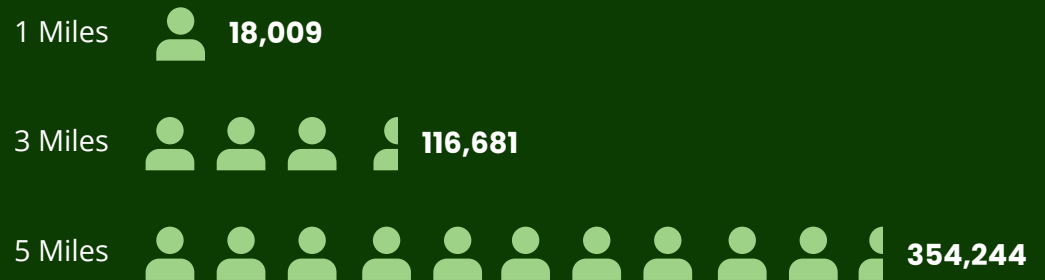
POPULATION 2025



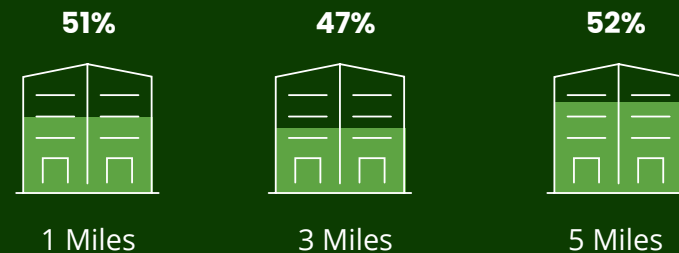
AVERAGE HH INCOME 2025



ESTIMATED LABOR FORCE 2025











RENTER OCCUPIED HOUSING



Office Sale Comparables

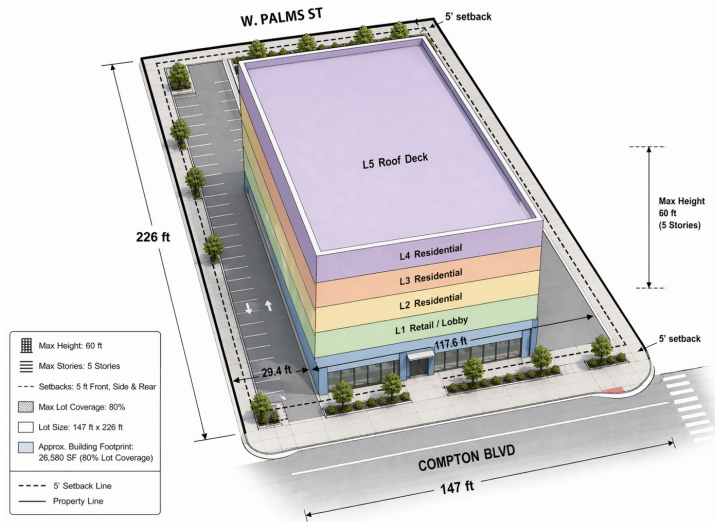
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Improved office transactions within the Compton submarket. Average price per building SF of \$145 establishes a baseline for as-is valuation; subject's development potential supports value above improved comparables on a land-residual basis.

#	PROPERTY	SOLD	SALE PRICE	YEAR BUILT	BUILDING SF	LOT SF	\$ / SF
	322 W. Compton Blvd — Subject Compton, CA 90220 · 2 Stories · Class B	For Sale	Unpriced	1965 / 2006	19,506	33,977	Market
	457 S. Long Beach Blvd Compton, CA 90221 · Office	12/18/2025	\$2,310,000	1971	10,475	32,670	\$220.53
	1301 N. Willowbrook Ave Compton, CA 90222 · Office	12/1/2025	\$975,000	1928	9,509	14,846	\$102.53
	2007 E. Compton Blvd Compton, CA 90221 · Office	11/10/2025	\$950,000	1964 / 2019	8,400	14,375	\$113.10
	1105 N. Chester Ave Compton, CA 90221 · Part of 2-property sale	9/11/2025	\$786,773	1990	3,795	7,841	\$207.32
	1644 E. Compton Blvd Compton, CA 90221 · Retail · 1644-1650	4/22/2024	\$1,000,000	1948	9,260	8,676	\$107.99
	17625 S Central Ave Carson, CA 90 46 · Mid-Cities Submarket · Office	2/19/2026	\$2,200,000	1981	9,224	23,958	\$238.51
	12900 Avalon Blvd - Centinela Medical Group Los Angeles, CA 90061 · Mid-Cities Submarket · Office	3/ /2025	\$2,400,000	1967	6,993	16,988	\$343.20
TRANSACTIONS 7		TOTAL VOLUME \$10.62M		AVG. \$/SF BLDG \$184.22		MEDIAN \$/SF BLDG \$207.32	

Development Summary

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02 DENSITY BONUS MATH

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

01 DEVELOPMENT STANDARDS

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

03 APPROVED USES · NC

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

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

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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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