

RETAIL/OFFICE PROPERTY WITH PARKING FOR SALE



±2,237 SF Building on ±3,604 SF of Land
1032 E COMPTON BLVD, COMPTON, CA 90221

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

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Property Details

Building Size:	±2,237 SF*
Land Size:	±3,604 SF*
Type:	Storefront Retail
Year Built:	1952
Construction:	Block
Parking:	±5 Surface Spaces
Zoning:	COCL (Limited Commercial)
APN:	6179-018-014

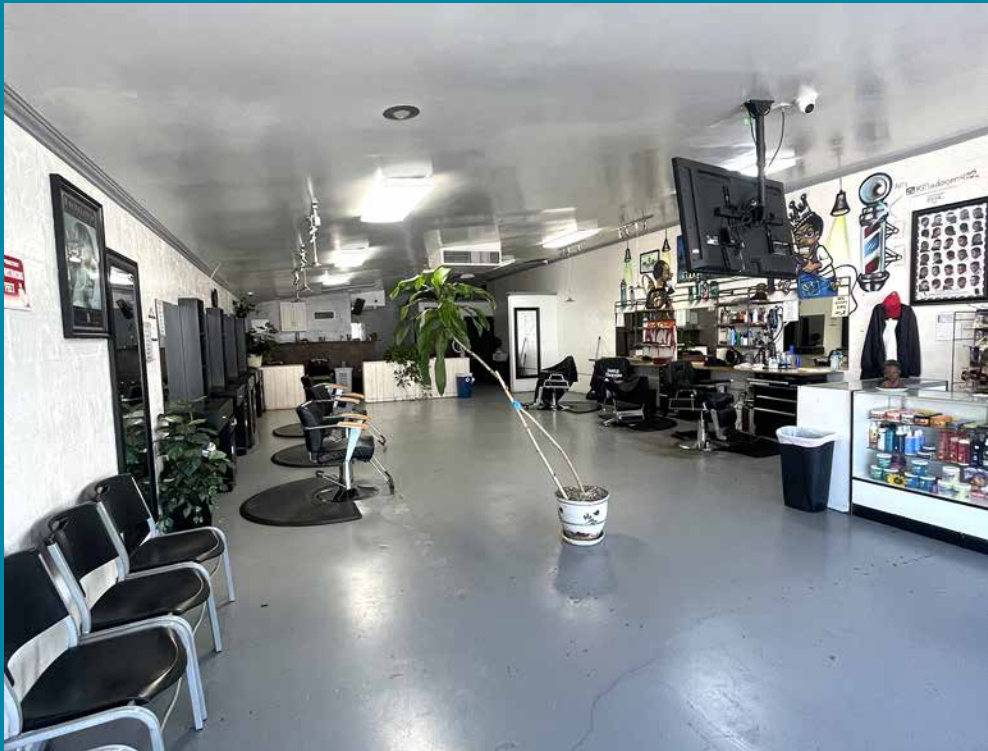
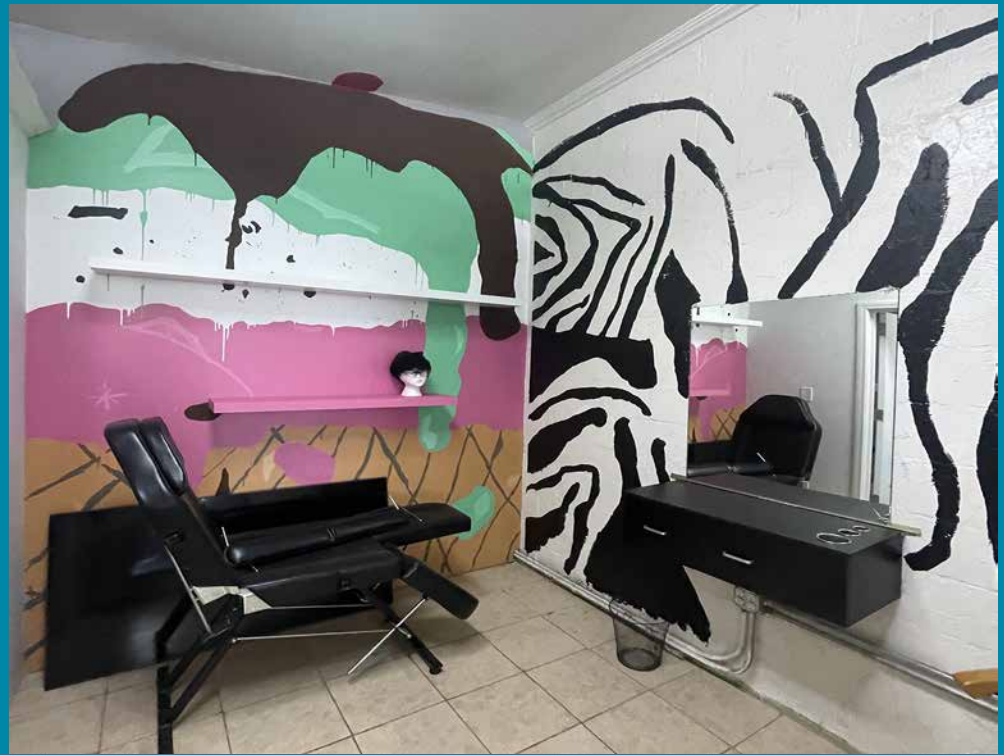
**Per Title*

Property Highlights

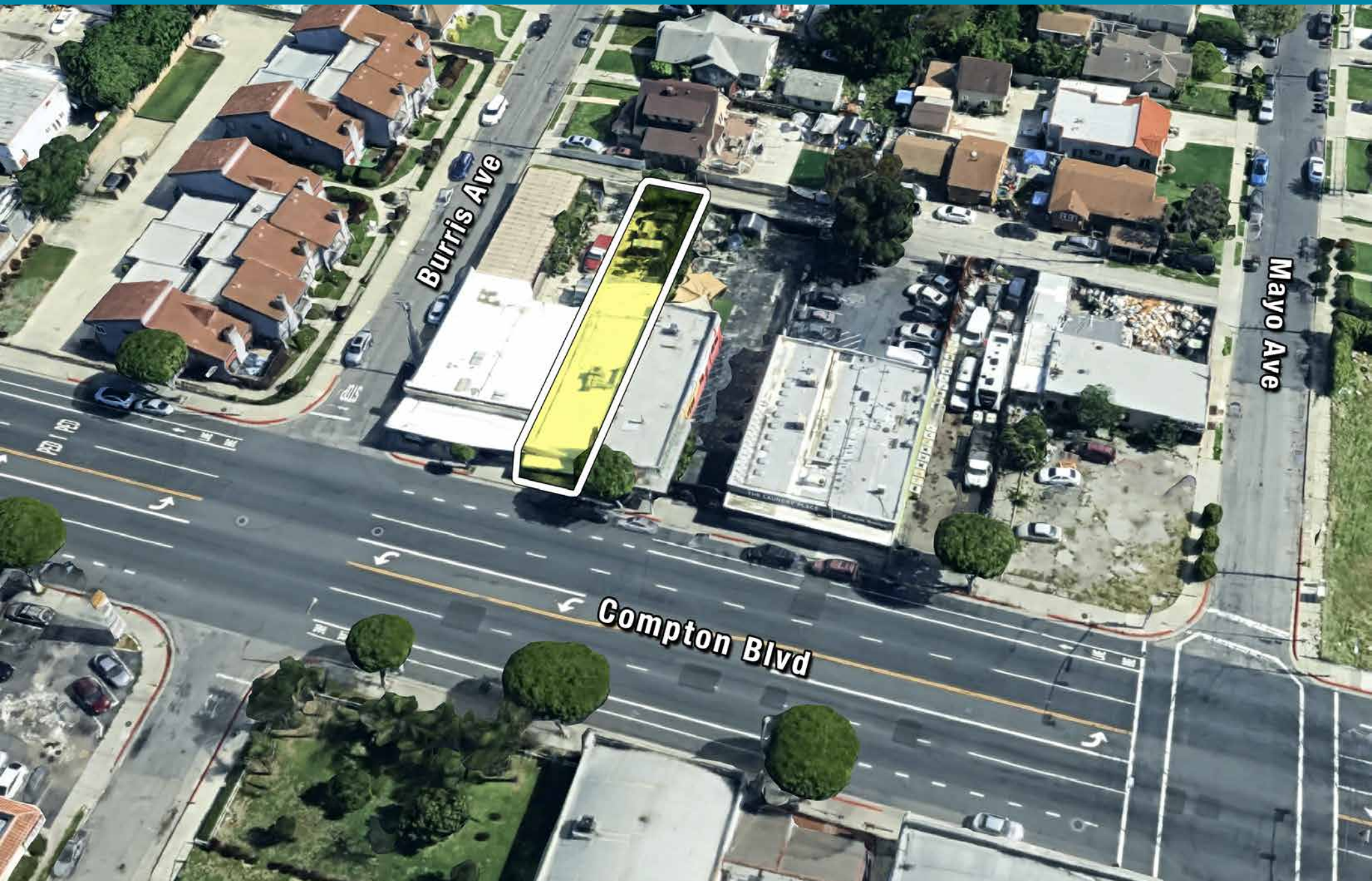
- Functional retail storefront layout
- Ideal for owner-user or small business operator
- Strong street frontage and visibility
- Secure gated yard at rear (alley access)
- 3 office suites
- 2 restrooms
- Additional storage space
- Existing HVAC infrastructure
- Current tenant is a barbershop
- Current income: \$800 per month gross (month-to-month)
- Can be delivered vacant

ASKING PRICE: \$600,000 (\$268.22 PER SF)



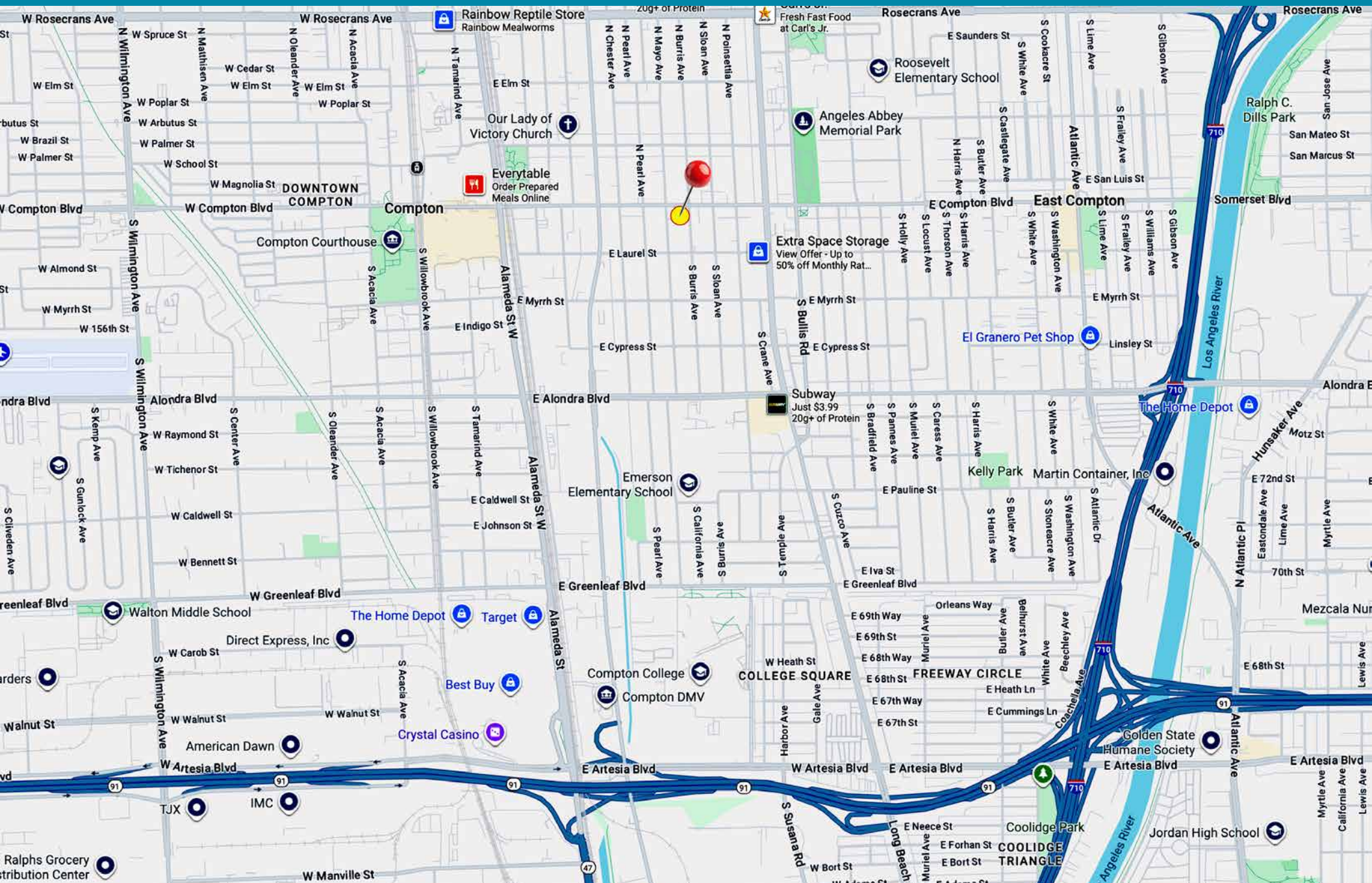


AERIAL PHOTO



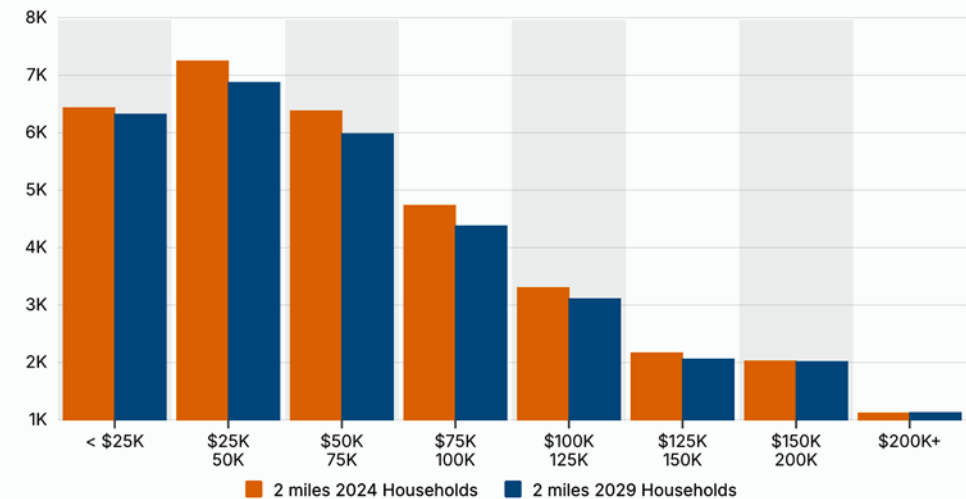
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AREA MAP

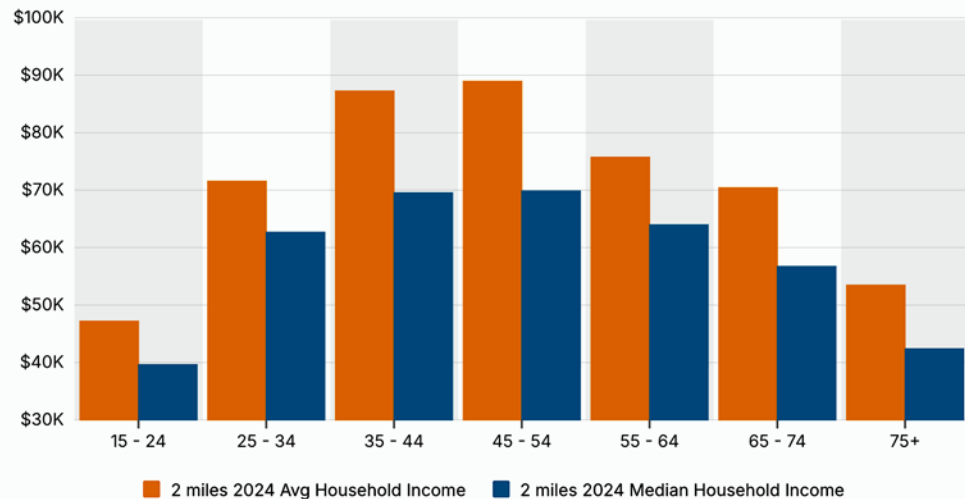


NEIGHBORHOOD DEMOGRAPHICS

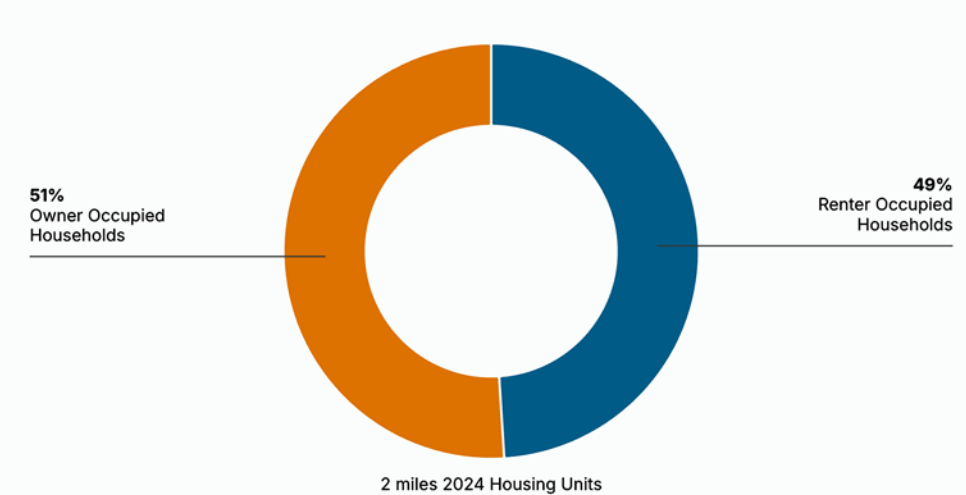
Household Income



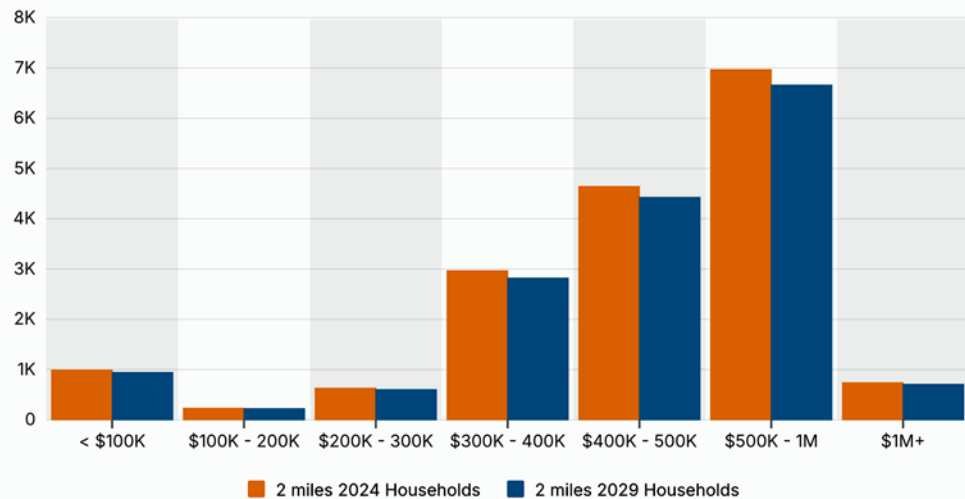
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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