

1401 West Walnut St

Compton, CA

OFFERING MEMORANDUM





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EXECUTIVE SUMMARY

1401 West Walnut Street, located in the vibrant industrial submarket of Compton, CA, is a strategically positioned single-tenant industrial property offering a total of 50,252 rentable square feet. Built in 1979, this asset presents a compelling core investment opportunity priced at \$16,850,000 equating to \$335.31 per square foot. The property sits on a land area of approximately 91,476 square feet (2.1 acres) and is zoned COMH to accommodate a variety of industrial uses.

The building benefits from 22' Clear Height, 1600 Amps of Power, 7 Loading Docks, 1 GL Door, Fenced Yard Space, New LED Lighting in the Warehouse, and Updated Offices with ADA Compliance.

Highlights:

- Strategically located in the Compton industrial submarket, offering strong demand drivers for last-mile logistics and distribution.
- 50,252 SF single-tenant industrial building on approximately 2.1 acres of land.
- Priced at \$16,850,000 approximately \$335.31 per square foot.
- Built in 1979, 22' Clear Height, 7 Loading Docks, 1 GL Door, and 1600 Amps
- Updated Offices, New LED Lighting in the Warehouse, Ready for Occupancy

\$16,850,000

PRICE

\$335.31

PRICE/SF

50,252 SF

GROSS SF

91,476 SF

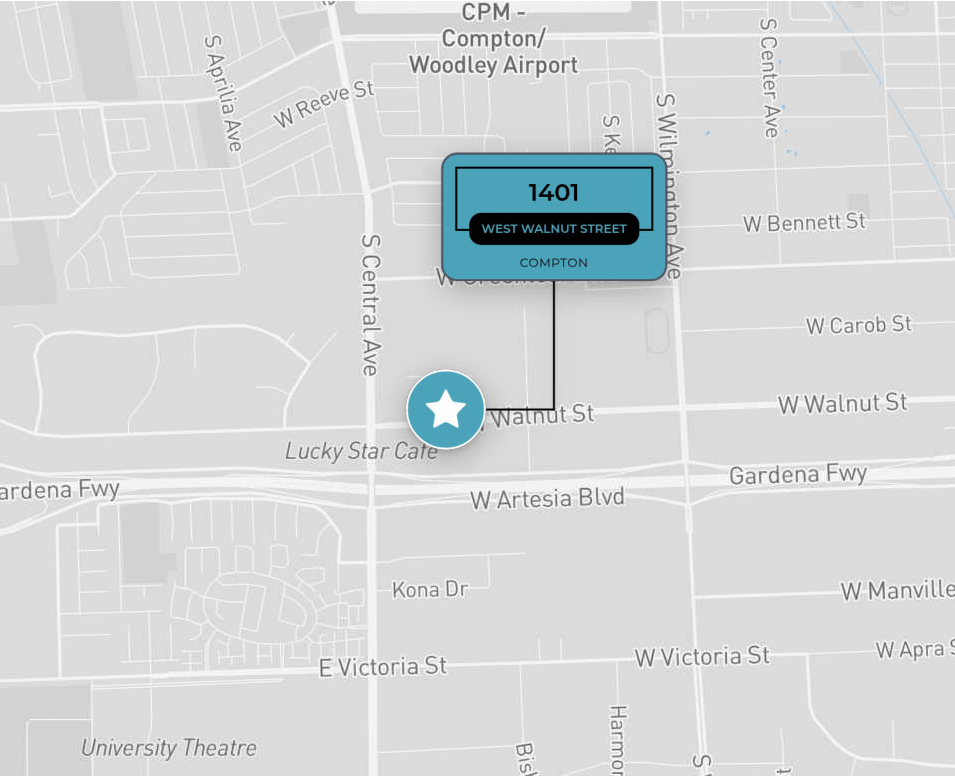
LOT SIZE

1979

YEAR BUILT

PROPERTY OVERVIEW

Property Description	Details
Property Address	1401 West Walnut Street, Compton, CA
Property Type	Single-Tenant Industrial
Building Size	50,252 SF
Lot Size	91,476 SF (±2.1 Acres)
Year Built	1979
Clear Height	22'
Docks and GL Doors	7 : 1
Power	1600 Amps, 277/480v, 3p
Parking	76 Spaces
Zoning	COMH - Heavy Manufacturing









MARKET OVERVIEW

Located in the heart of Compton's established industrial submarket, 1401 West Walnut Street benefits from a growing population base and expanding workforce within close proximity. The current population within a 5-mile radius is approximately 215,000 residents, with a density of nearly 1,900 persons per square mile, projected to increase modestly over the next five years. Household growth trends follow a similar pattern with 67,000 households today expanding to nearly 70,000 households in five years. Median household incomes range from \$48,000 to \$54,000 across the 1- to 5-mile radii, supporting demand for industrial jobs and services. Current median rents are positioned at \$1,200 per month within a 5-mile radius, with moderate rent growth projected over the next five years, reflecting stable economic fundamentals.

The property enjoys strategic access to key transportation corridors including I-710, CA-91, and I-105, providing seamless connectivity to major logistics hubs and regional distribution centers across Southern California. This accessibility attracts a diverse industrial tenant base, from logistics and distribution firms to manufacturing and supply chain operators. The submarket benefits from strong labor availability, supported by the dense residential neighborhoods surrounding Compton and adjacent cities. Regional demand drivers include proximity to the Ports of Los Angeles and Long Beach, regional airports such as Compton/Woodley, and emerging last-mile delivery networks that rely on infill industrial properties like the subject asset.

Nearby amenities contributing to the market's attractiveness include established institutions like Lincoln Memorial Park, Caldwell and Longfellow Elementary Schools, and commercial nodes such as CVS Pharmacy. The surrounding industrial park is home to prominent tenants such as Migrant Glass, STG Logistics, and United Fabricare Supply, creating a vibrant business ecosystem that supports operational synergies. This highlights the property's central positioning within a dynamic industrial cluster, with close access to major employment centers, key transportation routes, and essential community amenities.

MARKET KEY POINTS



Strategic Industrial Location in Compton Submarket

Situated in one of Southern California's most active industrial corridors, with proximity to I-710, CA-91, and I-105 freeways, enabling efficient logistics and distribution across the region.



Robust Demand from Logistics and Manufacturing Tenants

Attractive to last-mile delivery, manufacturing, and distribution firms, anchored by nearby ports and airports such as Compton/Woodley, and tenants including STG Logistics and Migrant Glass.



Strong Labor Pool and Population Growth

Supported by a labor force of over 215,000 residents within 5 miles, with projected population growth of ~3% in 5 years and household incomes averaging \$50,000–\$54,000, ensuring sustained demand for industrial jobs.



Limited Industrial Land Availability and Low Vacancy

Tight industrial supply in Compton and neighboring markets maintains low vacancy rates (~3–5%) and steady rental growth, enhancing asset value and investment stability.

MAJOR EMPLOYERS



Compton's industrial submarket is a critical logistics and distribution hub in Southern California, serving as a vital link between the region's major seaports, airports, and inland markets. Warehouses in this area benefit from unparalleled access to key transportation corridors such as I-710, CA-91, and I-105, enabling rapid last-mile delivery and efficient supply chain operations. This makes Compton an essential location for businesses looking to optimize distribution speed and reduce transportation costs in one of the nation's busiest freight corridors.

Moreover, the proximity to a large labor pool, supportive industrial zoning, and limited land availability make warehouses here highly desirable and strategically important. As e-commerce growth and demand for just-in-time logistics continue to rise, owning or leasing warehouse space in Compton positions tenants and investors to capitalize on robust market fundamentals and long-term operational efficiencies.

Company	Industry	No. of Employees	
STG Logistics	Logistics & Distribution	150+	0.3 miles
Mygrant Glass	Manufacturing	100+	0.5 miles
United Fabricare Supply	Industrial Supply	75+	0.6 miles
Metro PCS Distribution	Telecommunications	200+	1.2 miles
UPS Ground Facility	Logistics & Delivery	300+	1.5 miles
Amazon Distribution	E-commerce & Logistics	500+	3.0 miles
LA County Public Works	Government Services	250+	2.8 miles
Compton Unified School District	Education	400+	1.8 miles

DEMOGRAPHICS

Population & Growth	1 Mile	3 Miles	5 Miles
Current Total Population	~15,200	~88,000	~215,000
Current Population Density (per sq. mile)	~3,100	~2,300	~1,900
Projected (5 years) Total Population	~15,800	~90,500	~221,000
Projected (5 years) Population Density (per sq mi)	~3,220	~2,370	~1,950
Households			
Current Households	~4,200	~28,000	~67,000
Projected (5 years) Households	~4,350	~29,200	~69,500
Income			
Current Median Household Income	~\$54,000	~\$50,000	~\$48,000
Current Average Household Income	~\$65,000	~\$60,000	~\$58,000
Projected (5 years) Median Household Income	~\$56,000	~\$52,000	~\$50,000
Projected (5 years) Average Household Income	~\$67,000	~\$62,000	~\$60,000
Median Rent			
2020 Median Rent	~\$1,200	~\$1,150	~\$1,100
Current Median Rent	~\$1,300	~\$1,250	~\$1,200
Projected (5 years) Median Rent	~\$1,350	~\$1,300	~\$1,250





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