

Vacant Medical Office Opportunity

Two Medical Buildings | Delivered Vacant | South Los Angeles

9901-9909 Compton Ave., Los Angeles, CA 90002



Property Highlights

- Two Medical Buildings Totaling Approximately $\pm 5,967$ SF.
- $\pm 11,352$ SF Corner Site Across Two Parcels.
- Buildings Delivered 100% Vacant at Close of Escrow.
- Approximately 125 Feet of Frontage Along Compton Avenue & 68 Feet Along 99th Street.
- Two Secure On-Site Parking Lots Plus Ample Street Parking.
- Less than a 1/2 half mile from the 103rd St / Watts Towers Metro Station
- Conveniently Located Just North of Century Boulevard
- Over 50,000 Residents Within a 1-Mile Radius & Over 400,000 Residents Within a 3-Mile Radius.

Price: \$1,950,000

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PROPERTY DESCRIPTION

Vacant Medical Office Opportunity
9901-9909 Compton Avenue | Los Angeles, CA 90002



Property Description

9901-9909 Compton Avenue presents a compelling owner-user or investment opportunity consisting of two medical office buildings totaling approximately $\pm 5,967$ SF situated on a $\pm 11,352$ SF corner site across two parcels in South Los Angeles. The property will be delivered vacant at the close of escrow, providing an incoming owner with immediate occupancy flexibility and the opportunity to reposition the asset for medical, healthcare, professional office, or other qualified uses.

The property benefits from approximately 125 feet of frontage along Compton Avenue and 68 feet along 99th Street, providing excellent visibility and accessibility. The site also features two dedicated parking lots in addition to street parking, a valuable amenity for medical and office users.

The property is positioned in a highly dense infill trade area, with more than 50,000 residents within a 1-mile radius and more than 400,000 residents within a 3-mile radius. Its location just north of Century Boulevard provides convenient access to surrounding neighborhoods, businesses, and major transportation routes.

The property is located less than 2 miles from the I-105 and I-110 Freeways, offering connectivity throughout South Los Angeles, Downtown Los Angeles, and the broader Los Angeles metropolitan area.

With existing medical office improvements, a prominent corner location, dedicated parking, substantial frontage, exceptional surrounding demographics, and vacant delivery, 9901-9909 Compton Avenue represents an attractive opportunity for a medical owner-user, healthcare operator, investor, or other qualified commercial user seeking a well-located South Los Angeles property.

Property Highlights

Price:	\$1,950,000
Year Built:	1947 / 1954
Building SF:	5,967
Lot Size:	11,352 SF
Parking:	On-Site & Street
Zoning:	LA-R2
APN:	6048-009-001; 003

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PROPERTY PHOTOS

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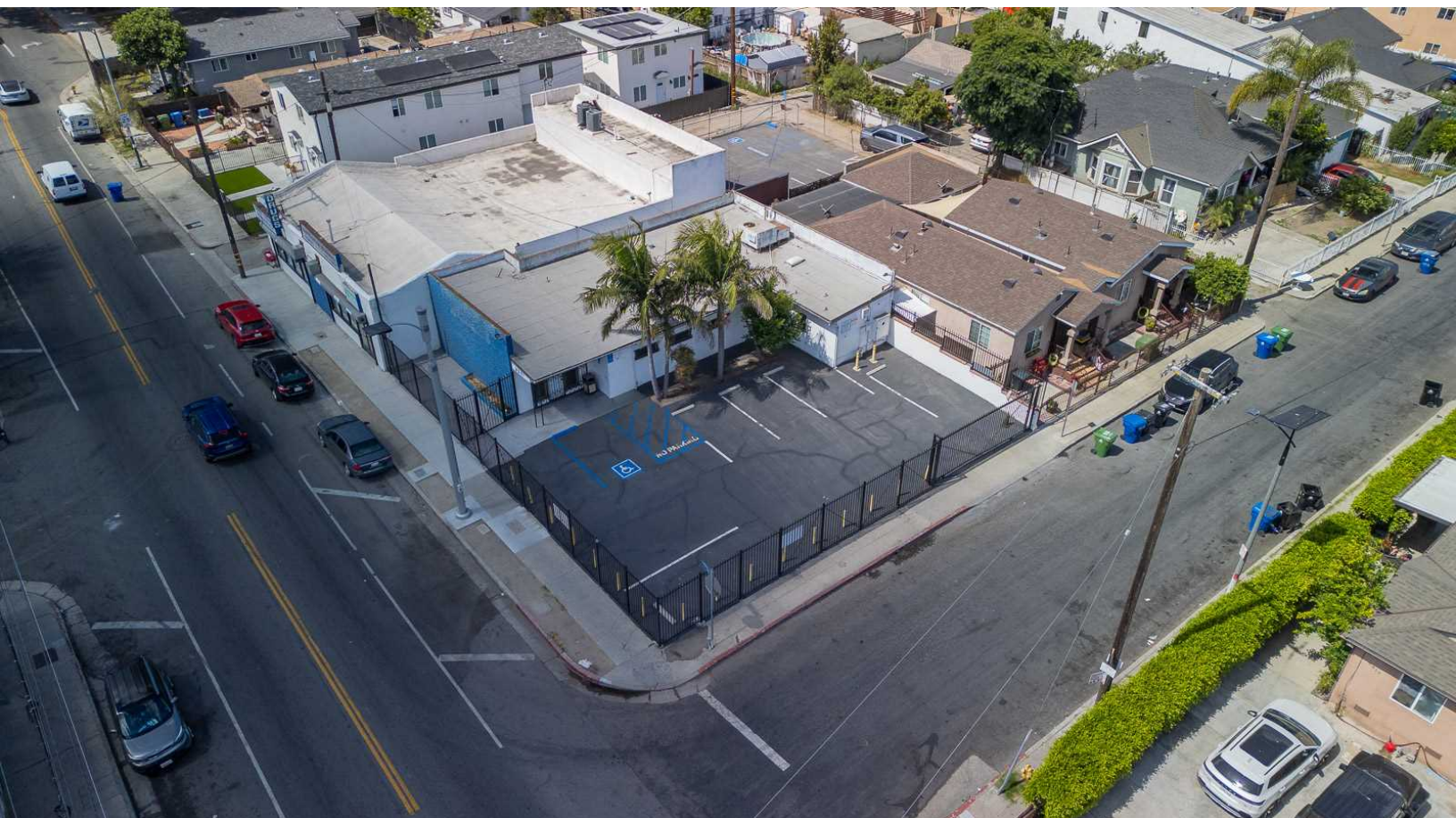
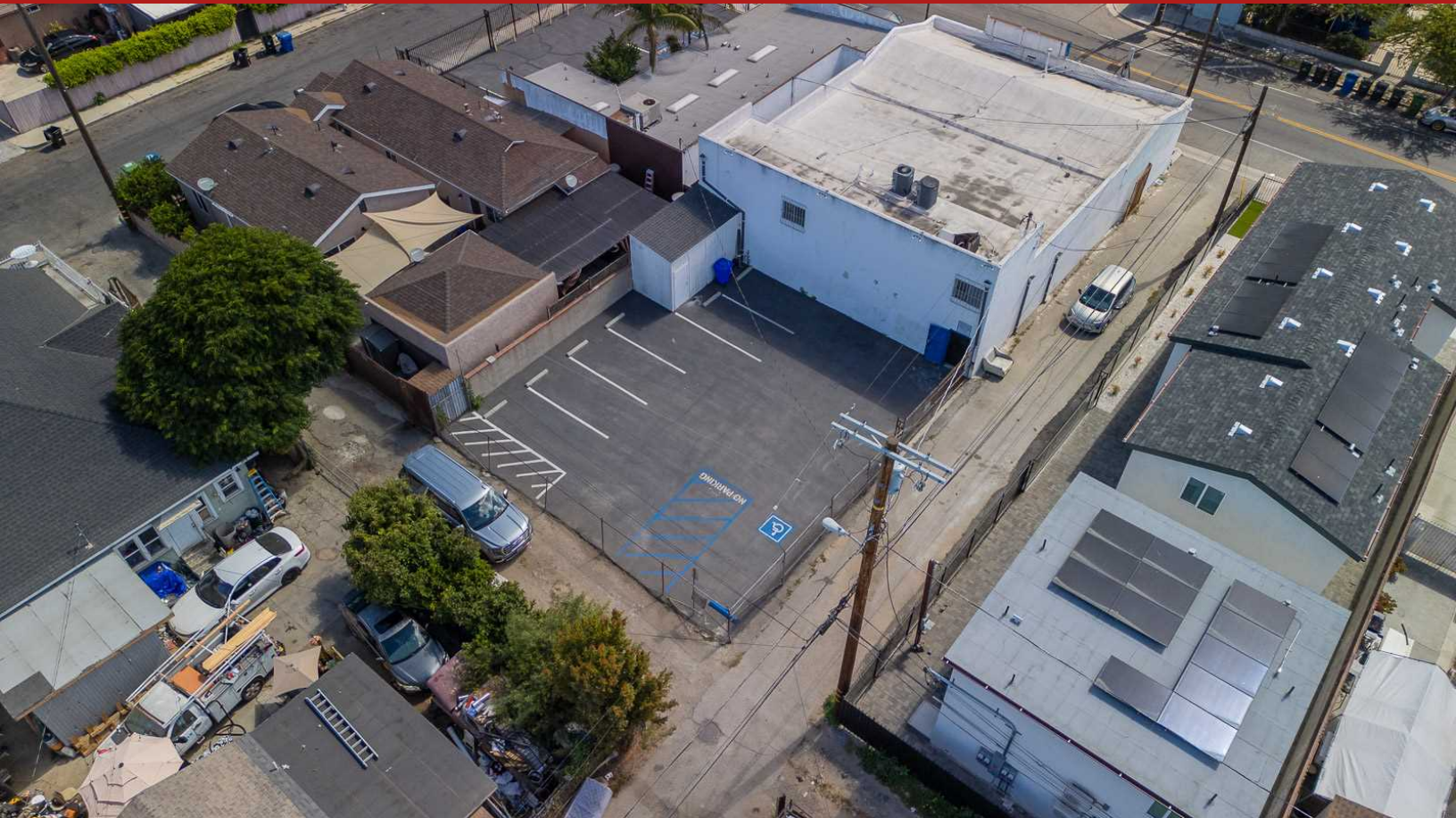
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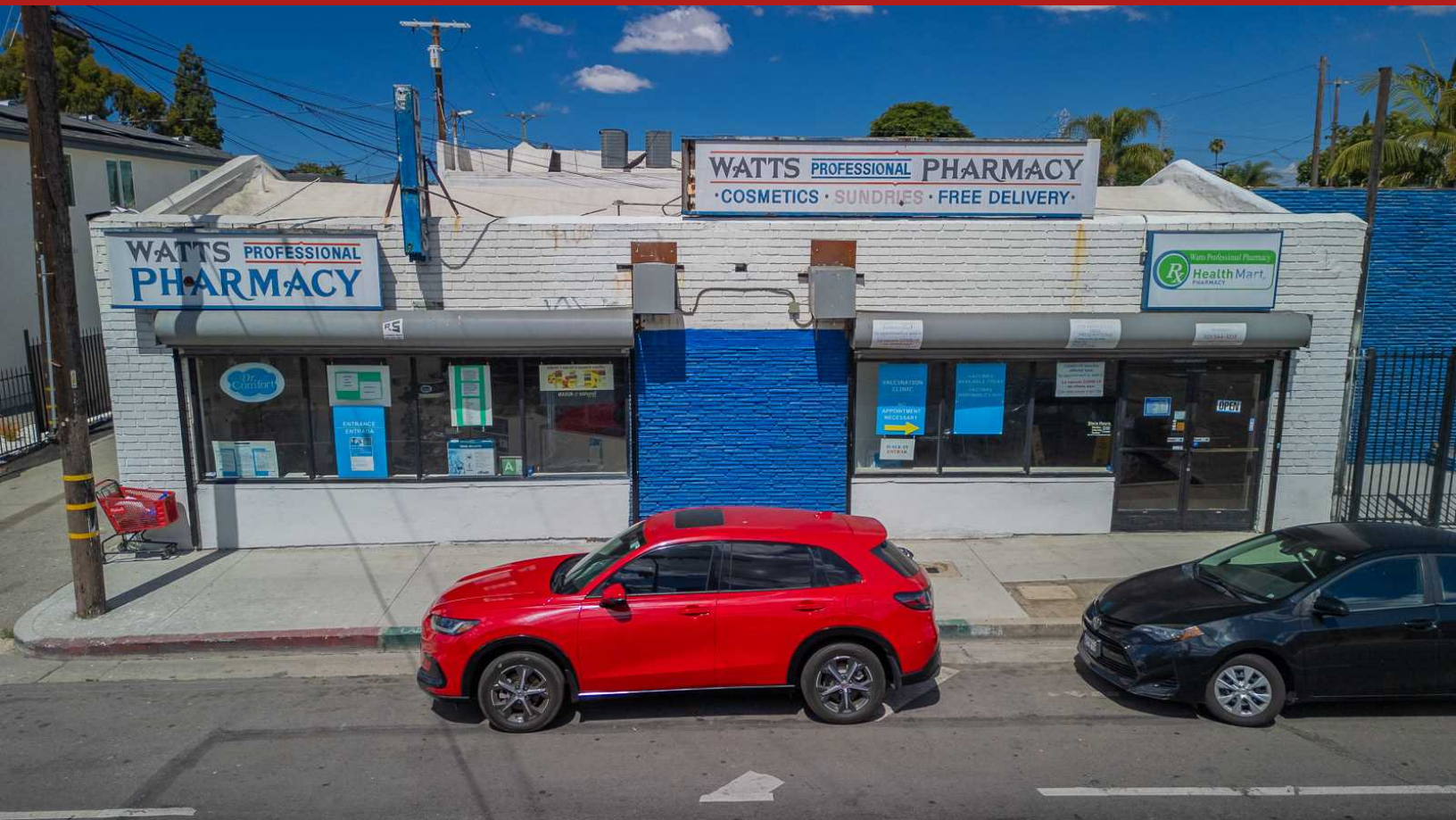
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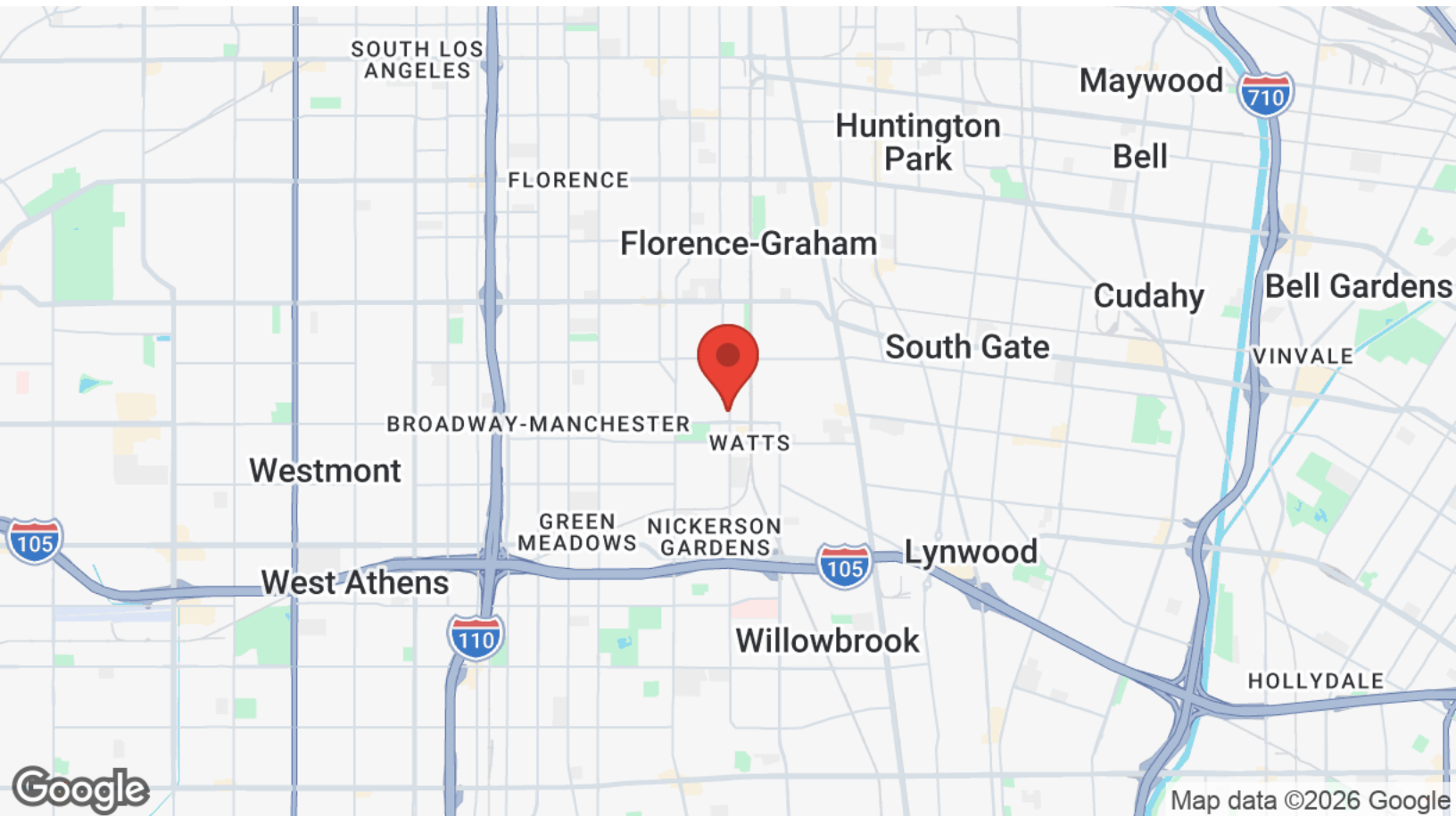
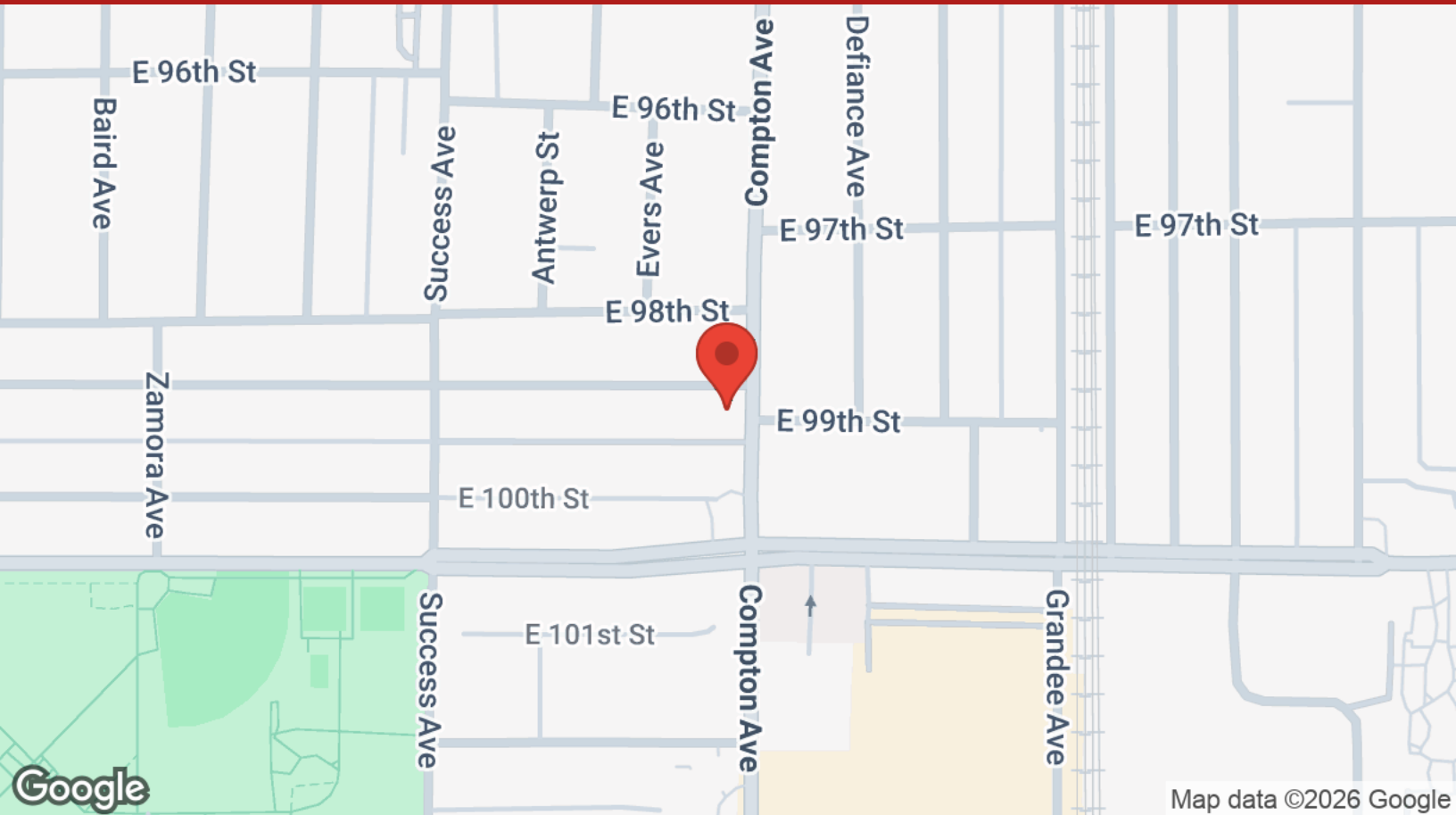
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LOCATION MAPS

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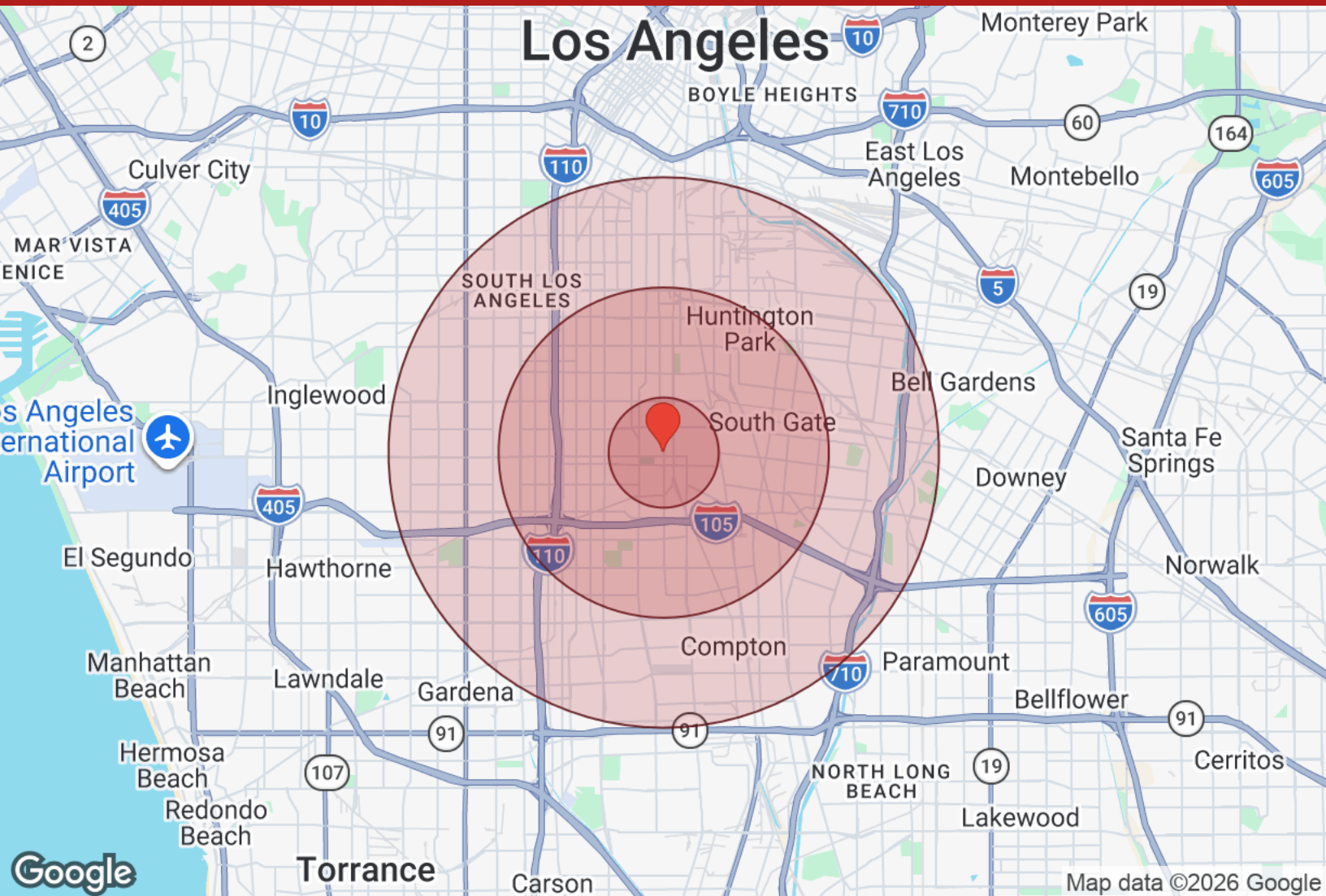
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	26,911	228,691	510,882
Female	27,782	234,741	526,824
Total Population	54,693	463,432	1,037,706

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,882	25,813	61,536
Black	10,474	69,978	181,287
Am In/AK Nat	38	417	1,141
Hawaiian	33	371	1,245
Hispanic	39,773	353,877	754,308
Asian	749	6,627	22,726
Multiracial	684	5,468	13,283
Other	60	881	2,283

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,321	130,158	302,960
Occupied	13,345	121,464	282,890
Owner Occupied	5,247	44,262	112,763
Renter Occupied	8,098	77,202	170,127
Vacant	976	8,693	20,071

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	12,467	96,521	207,441
Ages 15 - 24	9,373	75,458	162,954
Ages 25 - 54	22,857	199,489	446,142
Ages 55 - 64	5,525	48,351	112,971
Ages 65+	4,471	43,612	108,199

Income	1 Mile	3 Miles	5 Miles
Median	\$64,129	\$69,612	\$72,841
Under \$15k	1,642	13,698	30,247
\$15k - \$25k	1,084	8,273	17,832
\$25k - \$35k	1,229	9,115	21,053
\$35k - \$50k	1,443	13,631	30,125
\$50k - \$75k	2,132	20,469	46,221
\$75k - \$100k	1,806	15,291	36,151
\$100k - \$150k	2,107	20,417	48,083
\$150k - \$200k	996	9,895	24,961
Over \$200k	906	10,674	28,217

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