



LAR REALTY

INVESTMENTS & CONSULTING

COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

379 W Compton Boulevard

COMPTON, CALIFORNIA 90220

\$2,300,000

8,370 SF | BUILT 2017

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Michael Chang | SVN

CO-LISTED FOR SALE | OCTOBER 2026



EXECUTIVE SUMMARY

The offering

A freestanding retail property on West Compton Boulevard

LAR Realty and SVN | Rich Investment Real Estate Partners present 379 W Compton Boulevard, an 8,370-square-foot retail building constructed in 2017. The property is offered for sale at \$2,300,000 and occupies an approximately 0.46-acre site with six surface parking spaces and 177 feet of boulevard frontage.

\$2.30M

ASKING PRICE

8,370 SF

BUILDING AREA

\$274.79

PRICE PER BUILDING SF

An established urban retail setting

The location serves a dense residential trade area: 41,036 residents live within one mile and 256,611 within three miles. Nearby West Compton Boulevard traffic totals 21,652 vehicles per day. The location offers regional access to I-710, I-105 and SR-91.

PROPERTY POSITIONING

Investment highlights



Modern freestanding building

Built in 2017, with a single-story configuration and an 8,370 SF retail footprint.

Boulevard visibility

177 feet of frontage and 21,652 vehicles per day on nearby West Compton Boulevard.

On-site surface parking

Six spaces.

Dense surrounding customer base

More than 256,000 residents and 63,602 households within a three-mile radius.



REAL ESTATE OVERVIEW

Property specifications

Property address	379 W Compton Blvd, Compton, CA 90220
Property type	Freestanding retail Single tenancy
Gross leasable area	8,370 SF
Year built / Stories	2017 / One story
Land area	20,212 SF Approximately 0.46 acre
Building FAR	0.41
Surface parking	6 spaces
frontage	177 feet on W Compton Boulevard
zoning	COCL
County / Submarket	Los Angeles / Mid-Cities

Parcel numbers

6157-017-087 | 6157-017-088

6157-017-099 | 6157-017-100



FINANCIAL OVERVIEW

Sale and lease offering

\$2,300,000

SALE ASKING PRICE

\$1.50

ASKING RENT / SF / MONTH

Advertised leasing terms

Available retail area **8,370 SF**

Advertised service type **Triple net (NNN)**

Monthly base rent at asking rate **\$12,555**

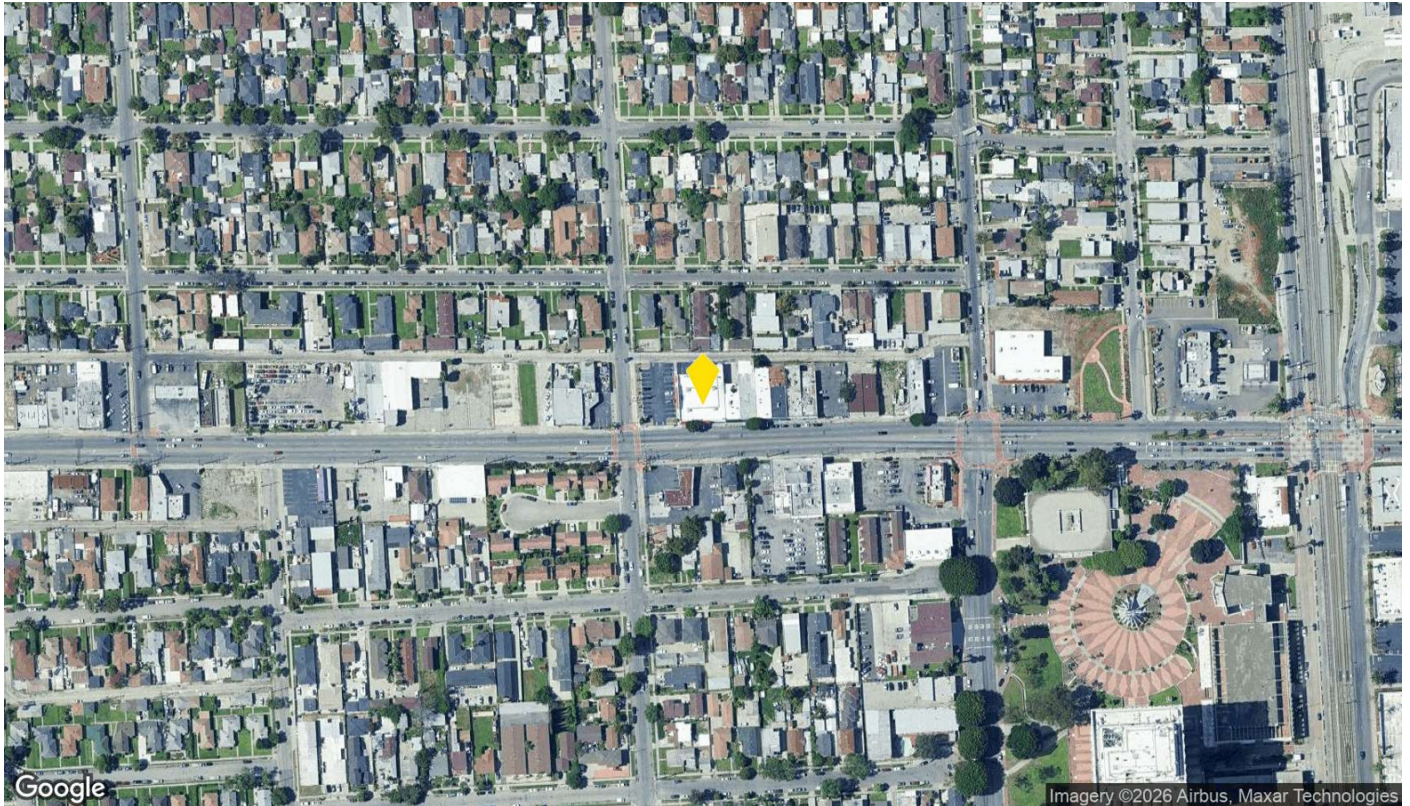
Annual base rent at asking rate **\$150,660**

Current verified NOI / Cap rate **Not established by supplied listing**

The monthly and annual amounts above are arithmetic illustrations of the advertised lease rate, assuming the entire 8,370 SF is leased at \$1.50/SF/month. They are not a statement of rent collected, net operating income or a stabilized projection.

LOCATION AND ACCESS

The immediate neighborhood



Compton Station

0.4 mile | 9-minute walk

Long Beach Airport

9.6 miles | 16-minute drive

Los Angeles International Airport

13.9 miles | 21-minute drive

AREA PHOTOGRAPHY

Retail trade area



EXTERIOR GALLERY

Property photography



01 Front entrance perspective



02 Front parking and storefront



03 Storefront and parking perspective

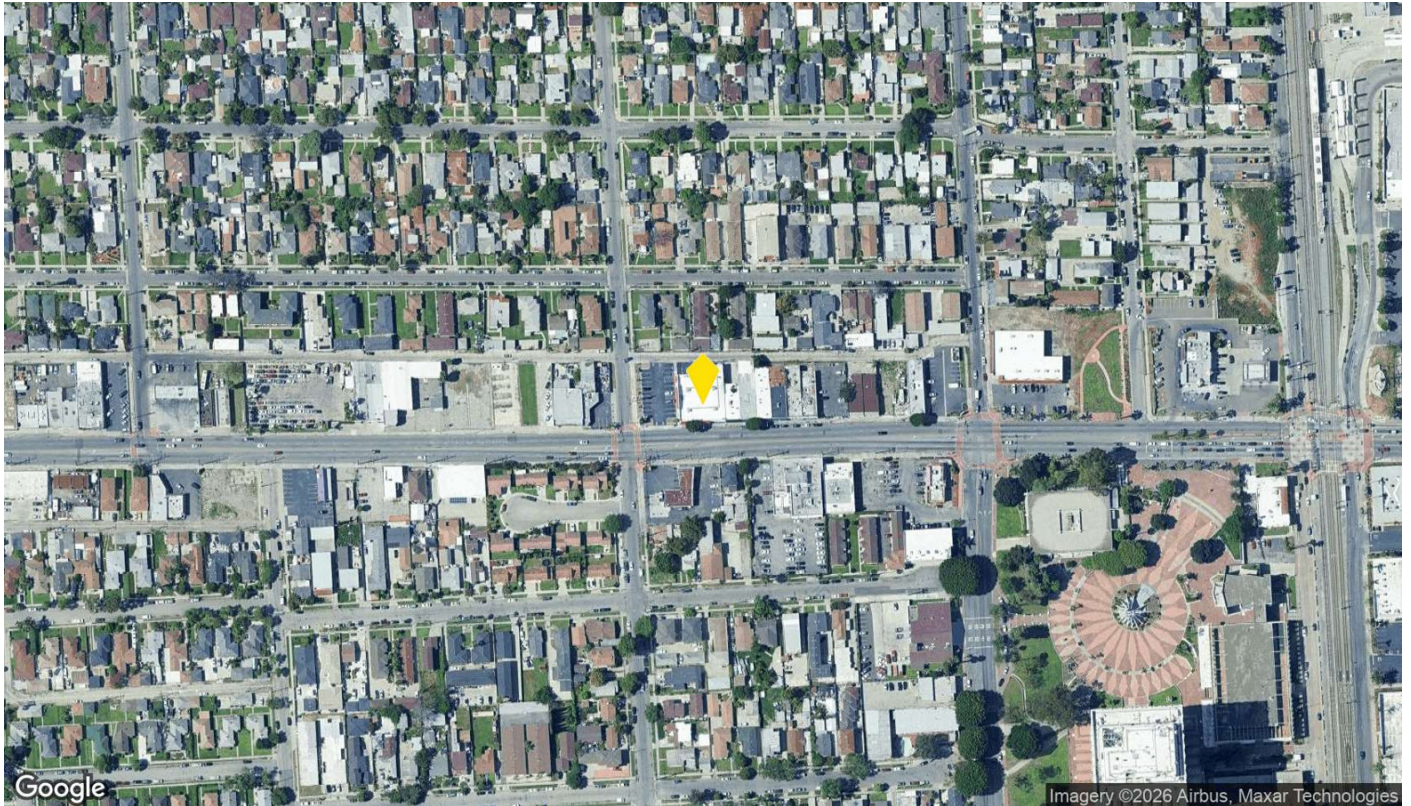


04 Boulevard perspective

Historical property photographs show the storefront, customer parking and approach from West Compton Boulevard. Capture dates are not provided.

EXTERIOR GALLERY

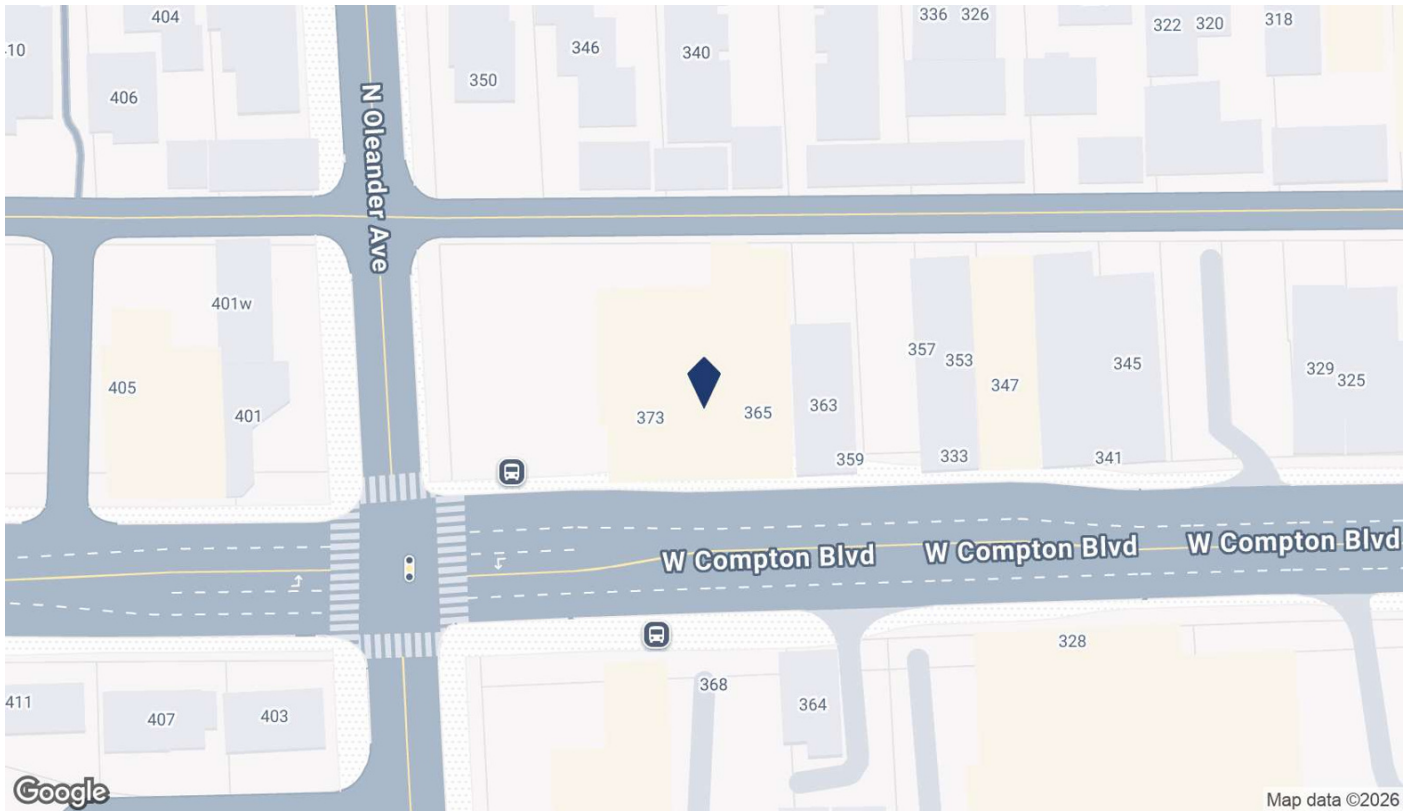
Aerial property perspective



Building, parking and street presence

MAPS AND LAND

Site and parcel context



Street map

Original plat map



The CoStar plat graphic is included for reference. The marked parcels and map pin are source annotations. This material is not a survey or a representation of verified property boundaries.



DEMOGRAPHICS

A dense residential trade area

41,036

RESIDENTS / 1 MILE

256,611

RESIDENTS / 3 MILES

753,164

RESIDENTS / 5 MILES

Measure	1 mile	3 miles	5 miles
Population	41,036	256,611	753,164
Households	10,209	63,602	202,122
Median household income	\$72,029	\$71,781	\$72,449
Average household income	\$87,849	\$90,898	\$93,067
Daytime employees	8,018	72,485	225,742
Median age	34	35	36
Median home value	\$625,156	\$645,915	\$671,001

Established household demand

The three-mile area contains more than 63,000 households, with average household income of \$90,898. These estimates describe the surrounding trade area and do not predict store sales.



MARKET OVERVIEW

Retail Market

Mid-Cities and Los Angeles

5.2%

SUBMARKET VACANCY

\$2.45

SUBMARKET ASKING RENT / SF

Los Angeles market vacancy

5.9%

Los Angeles asking rent / SF

\$3.08

Submarket leasing volume / 12 months

690,242 SF

Submarket sales volume / 12 months

\$391.1 million

market sale price / SF

\$334



REQUEST INFORMATION OR A TOUR

Your co-listing team

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