

400 S. Santa Fe Avenue

Full Religious Facility and School Located in Compton, CA

COMPTON, CA 90221

400 S SANTA FE AVENUE, COMPTON, CA 90221

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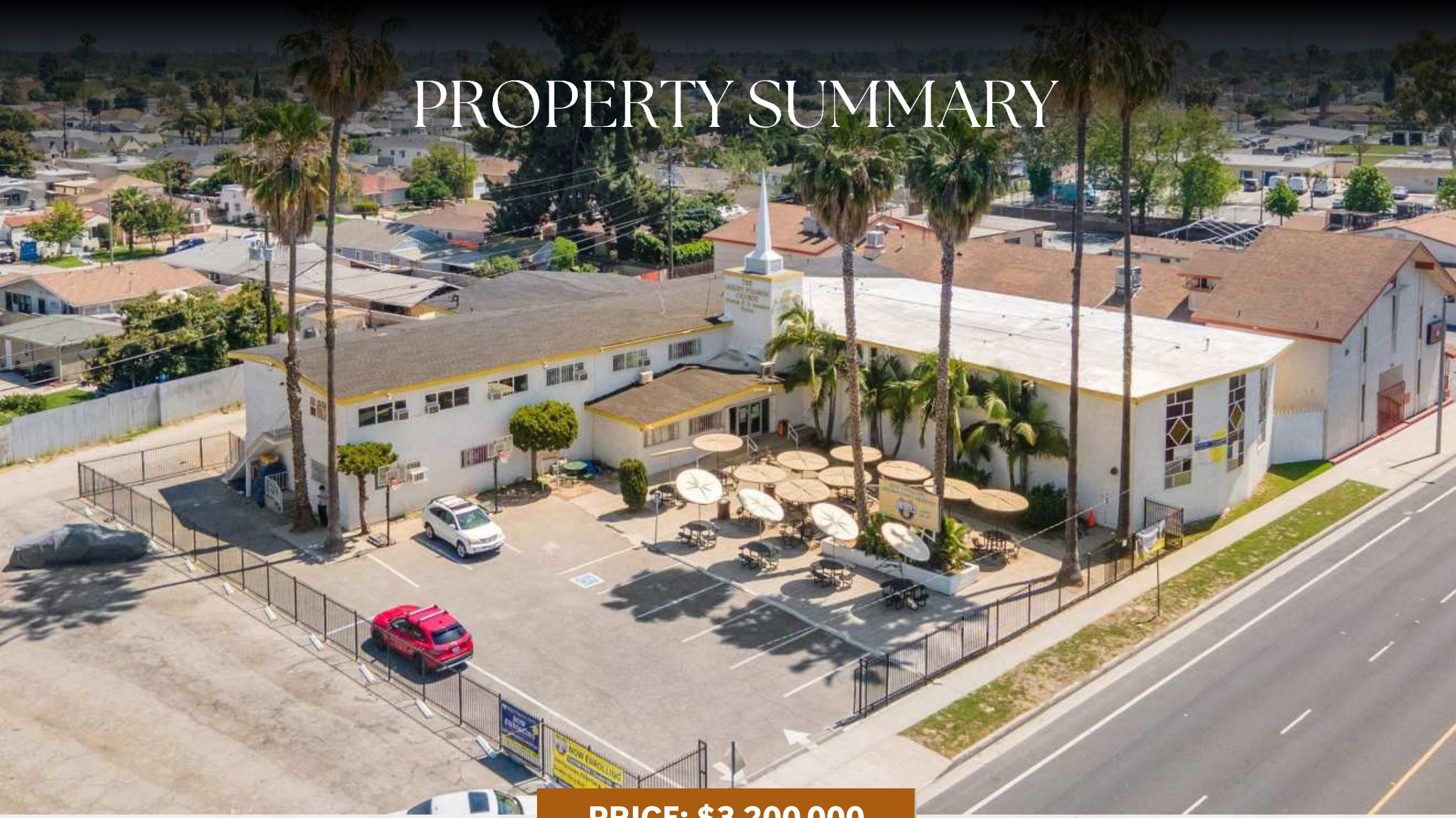
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01
Executive Summary

PROPERTY SUMMARY



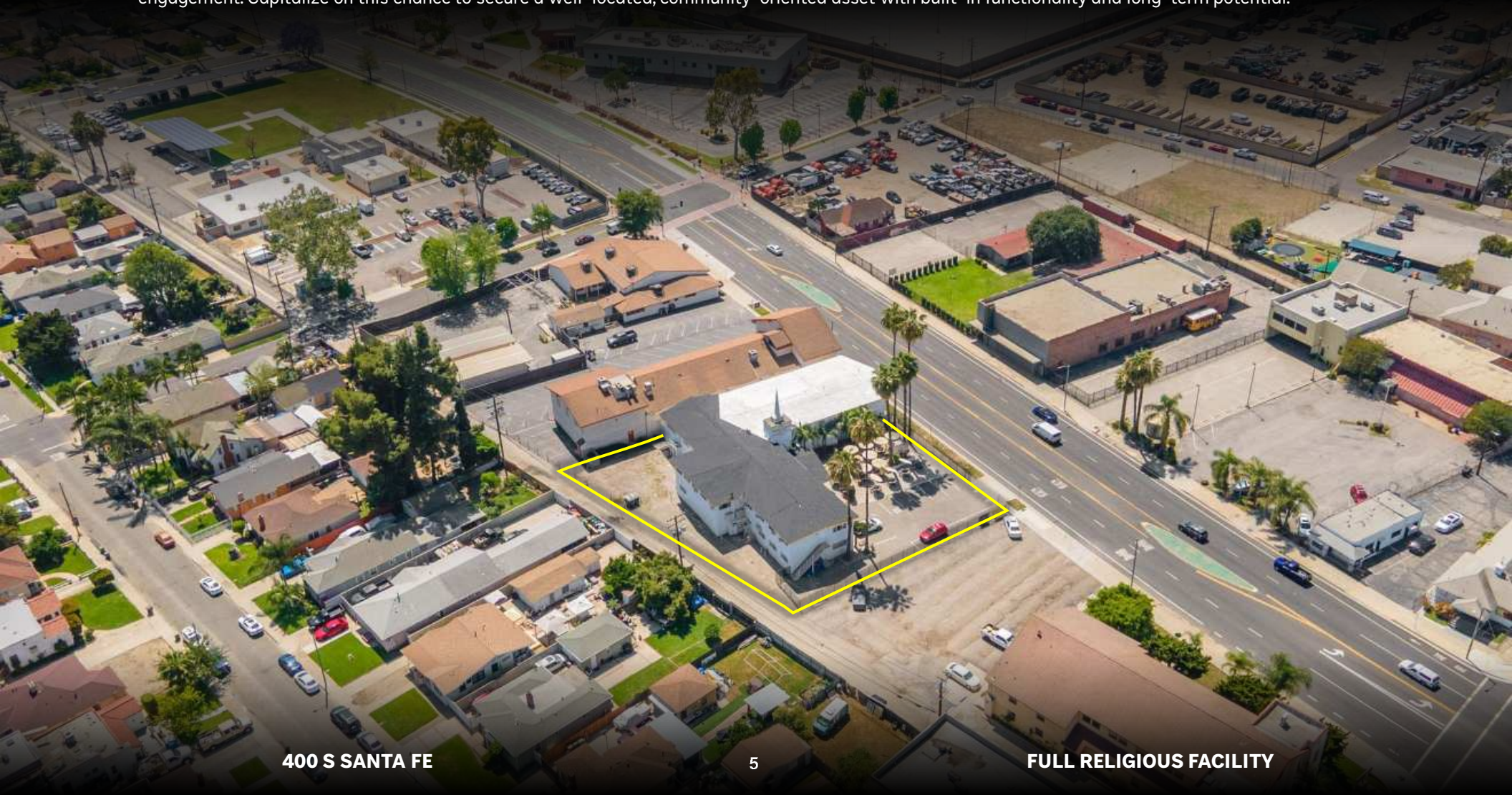
PRICE: $3,200,000

15,561	23,140	1959	COCL	10
BUILDING SF	LOT SF	YEAR BUILT	ZONING	# PARKING

PROPERTY OVERVIEW

Rare Religious Facility Investment Opportunity

This religious facility is well-suited for continued educational and worship use. The property features a functional layout designed to accommodate both assembly and classroom-style environments, making it ideal for churches, private schools, or community organizations. Its central location provides convenient access to major thoroughfares and is surrounded by established residential neighborhoods, supporting consistent attendance and engagement. Capitalize on this chance to secure a well-located, community-oriented asset with built-in functionality and long-term potential.



400 S SANTA FE


























GATEWAY TOWNE CENTER
Target
THE HOME DEPOT
BEST BUY
Marshalls
ROSS DRESS FOR LESS
five BELOW
Ono Hawaiian BBQ
Cane's
COMPTON TOWNE CENTER
Smart&Final
dd's DISCOUNTS
BIG 5 SPORTING GOODS
DOLLAR TREE
ROSS DRESS FOR LESS
CVS pharmacy
BURGER KING
YOSHINOYA
PAPA JOHN'S
O'Reilly AUTO PARTS
Compton/Woodley Airport
Compton Courthouse
MLK Jr Memorial
USPS
Compton Unified
SUPERIOR GROCERS
IHOP
planet fitness
SANTA FE AVE
COMPTON BLVD



02

The Location



COMPTON CA

Compton's easy accessibility to and from five freeways and the affordability of its housing has drawn additional residents and sparked the interest of developers. In the first few years of the century, developers constructed over 100 new homes and built a new Rite Aide, Wells Fargo Bank, two Starbucks, and a number of retail/commercial centers. The burgeoning student population required the Compton Unified School District to construct William F. Jefferson Elementary School, the first new school in the district in 35 years.

95,804
POPULATION

$58,703
AVG HH INCOME

$383,500
PROPERTY VALUE

Encompassed by a densely populated region, boasting a 3-mile population of over 344,000 and a 5-mile population surpassing 882,000, your business will be strategically embedded within a vibrant community eager for quality services and offerings.

AREA ACCESSIBILITY

400 S SANTA FE AVENUE



LOCATION SNAPSHOT

1,210,765
Population within a 5-mile radius

3.5%
Home Value Rise within the past year

$74,011
Avg HH Income within a 5-mile radius

4.5%
Projected submarket rent growth

97.9%
Submarket occupancy over past year

586,019
Employee base within a 5-mile radius

Compton California is surrounded by jobs centers within the South Bay area. The cities of Hawthorne and Torrance, to the west, are home to a large concentration of aerospace and technology firms. While Long Beach and San Pedro offer a variety of employment options from various industries such as healthcare, international trade, technology, and hospitality / tourism

LOS ANGELES TOP EMPLOYERS	# OF EMPLOYEES
KAISER PERMANENTE	6,184
SONY	4,600
CBS	3,500
California Hospital Medical Center A Dignity Health Member	3,000
HBO	1,650
CENTINELA HOSPITAL MEDICAL CENTER	1,500
TBWA Chiat Day	1,300
Ralphs	1,206
CEDARS-SINAI	1,201
JH Design Group	1,000



501-601 E. Compton Blvd



Artesia Station



14773-803 S. Stanford Ave

AREA DEVELOPMENTS

501-601 E. Compton Blvd

A series of empty buildings located just east of Compton's Wilson Park could make way for a mixed-use development containing multifamily housing and street-fronting commercial space. The project, which is the first West Coast development for Pittsburgh-based real estate firm KBK Enterprises, would rise from two sites located at 501 and 601 E. Compton Boulevard. Plans call for the construction of a seven-story buildings containing up to 300 residential units and 7,734 square feet of ground-floor commercial uses. Other components of the plan include a new pedestrian plaza, parking for 407 vehicles, and a 44,000-square-foot co-working and artist production space.

Compton Artesia Station

The station, located just north of the Artesia Freeway, is currently surrounded by warehouses and auto-oriented retail uses. The draft specific plan envisions subdividing the large commercial tracts surrounding the transit hub, creating a collection of smaller blocks and sub-neighborhoods. A full buildout of the specific plan could result in roughly one million square feet of new development, including: 4,803 housing units; 219,187 square feet of retail; 129,000 square feet of cultural facilities; and 217,073 square feet of office space.

14773-14803 S. Stanford Avenue

The three-story building, located on a 2.7-acre site at 14773-14803 S. Stanford Avenue, will feature 85 one-, two-, and three-bedroom apartments reserved for low-income families and formerly homeless persons. Non-profit developer Hollywood Community Housing Corporation is putting the finishing touches on the Stanford Avenue Apartments.





$129M IMPROVEMENT

L.A. METRO COMPLETES WILLOWBROOK/ROSA PARKS STATION IMPROVEMENT PROJECT

The Los Angeles County Metropolitan Transportation Authority (L.A. Metro) completed the renovation of the Willowbrook/Rosa Parks Station. The station has been transformed into a state-of-the-art transit hub that offers a variety of improvements for riders and surrounding neighborhoods.

The $129-million renovation and modernization includes:

- An extended A Line platform.
- A new at-grade pedestrian crossing.
- An expanded transfer mezzanine between the A and C Line.
- Electronic signs with real-time arrival times and wayfinding and signage upgrades.
- Custom LED lighting throughout the station and upgraded stairs and elevators.
- A new public plaza containing the Rosa Parks Customer Center.
- New offices for Transit Security and Transit Court.
- A full service Mobility Hub with safe bike parking.
- A pick-up and drop-off zone and nine regional and local bus bays.
- A modernized park-and-ride lot with new electrical charging stations.
- A pedestrian promenade connecting Wilmington Avenue to the station.

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For additional information or to schedule a tour, contact:

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