

EXCLUSIVELY LISTED BY: McKENSIE LOWSTETTER



15325 S. White Ave. Compton, CA 90221

SIMPLE REAL ESTATE GROUP
EST 2015

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OFFERING SUMMARY

Rare Multifamily Development Opportunity in Compton

An exciting opportunity for investors, builders, and developers! Located at 15325 White Avenue, this vacant parcel offers LCR3 zoning on a large lot, presenting potential for multifamily residential development. Whether you're looking to build an income-producing property, expand your investment portfolio, or explore the possibilities of new residential construction, this property offers an opportunity worth exploring. Ideally situated in an established Compton neighborhood with convenient access to major freeways, shopping, dining, and local amenities. Bring your vision and unlock the potential of this development opportunity!

PROPERTY FEATURES

- LCR3 Zoning for Multifamily
- Lot size: +/- .65 AC (+/- 28,197 SF)
- Near shopping, freeways, and local amenities
- APN: 6180-011-016

LCR3
Zoning for multifamily

0.65 AC
Lot size, +/- 28,197 SF

Compton
East Los Angeles County

15325 S. White Ave. · Compton, CA 90221

DEMOGRAPHIC OVERVIEW

Compton, CA

POPULATION 90,500 residents	**HOUSEHOLDS** 24,011	**MEDIAN HOUSEHOLD INCOME** $78,465
AVERAGE HOUSEHOLD SIZE 3.84 persons	**POPULATION DENSITY** 9,546 per sq. mile	**POPULATION UNDER 18** 27.3%
POPULATION 65 AND OLDER 10.7%	**OWNER-OCCUPIED HOUSING** 56.4%	**MEDIAN HOME VALUE** $580,200
MEDIAN MONTHLY RENT $1,664	**AVERAGE COMMUTE TIME** 30.5 minutes	**ANNUAL RETAIL SALES** $1.013 billion

TRANSPORTATION & WAREHOUSING INDUSTRY

Approximately $1.4 billion in annual receipts/revenue

LOCATION & MARKET HIGHLIGHTS

- Established residential community within Los Angeles County.
- Dense population providing a substantial surrounding consumer base.
- Access to major Southern California transportation and employment corridors.
- Established retail, service, transportation, and logistics industries.
- Convenient access to the greater Los Angeles metropolitan market.

NEARBY AMENITIES
Convenient East Compton Location

EDUCATION & SCHOOLS

- Kelly Elementary School
- William Jefferson Clinton School
- Dominguez High School
- Roosevelt Middle School
- Lifeline Education Charter School

GROCERY STORES & MARKETS

- Northgate González Market
- Ron's Market
- Soto's Market
- La Chulada Market

RESTAURANTS & DINING

- Mr. Menudo Oficial – nearby Mexican dining
- La Cruda Mariscos – seafood and Mexican cuisine
- Los Dogos – casual dining
- Taquería El Poblano – tacos and Mexican food
- Alma's Place – Southern-style comfort food and breakfast

SHOPPING & RETAIL

- Dominguez Plaza
- Alondra Shopping Center
- King Square Shopping Center
- Gateway Towne Center – nearby regional shopping destination
- Compton Towne Center – grocery, retail, and everyday services

PARKS & OUTDOOR RECREATION

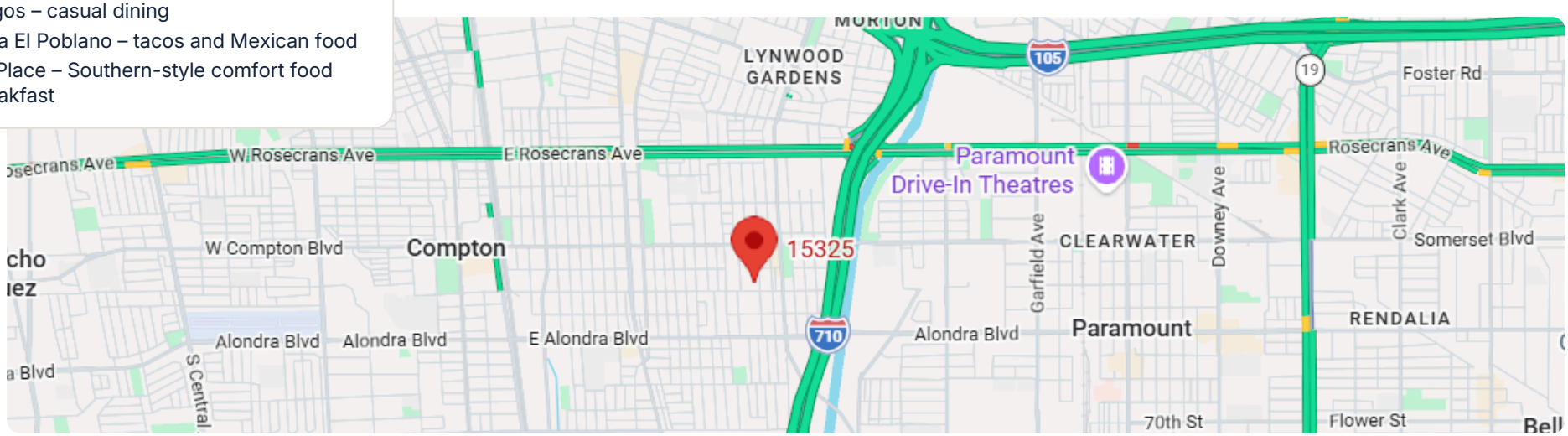
- East Rancho Dominguez Park – approximately 0.2 miles
- Ralph C. Dills Park – approximately 0.9 miles
- Spane Park – approximately 1.3 miles
- Salud Park – approximately 1.4 miles
- Wilson Park – approximately 1.4 miles
- Lueders Park – approximately 0.9 miles

FITNESS & RECREATION

- Planet Fitness – Compton
- 24 Hour Fitness – Gateway Towne Center
- LP Fitness – Compton
- Beltran Brothers Karate School – martial arts
- William Love Swimming Pool – swimming and recreation

ADDITIONAL COMMUNITY AMENITIES

- East Rancho Dominguez Library – nearby community resource
- Compton community recreation facilities
- Nearby medical clinics and healthcare services
- Public transportation access throughout the surrounding area



Property Photos





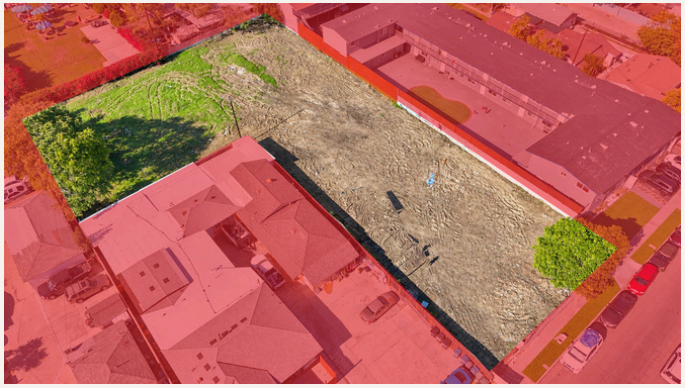




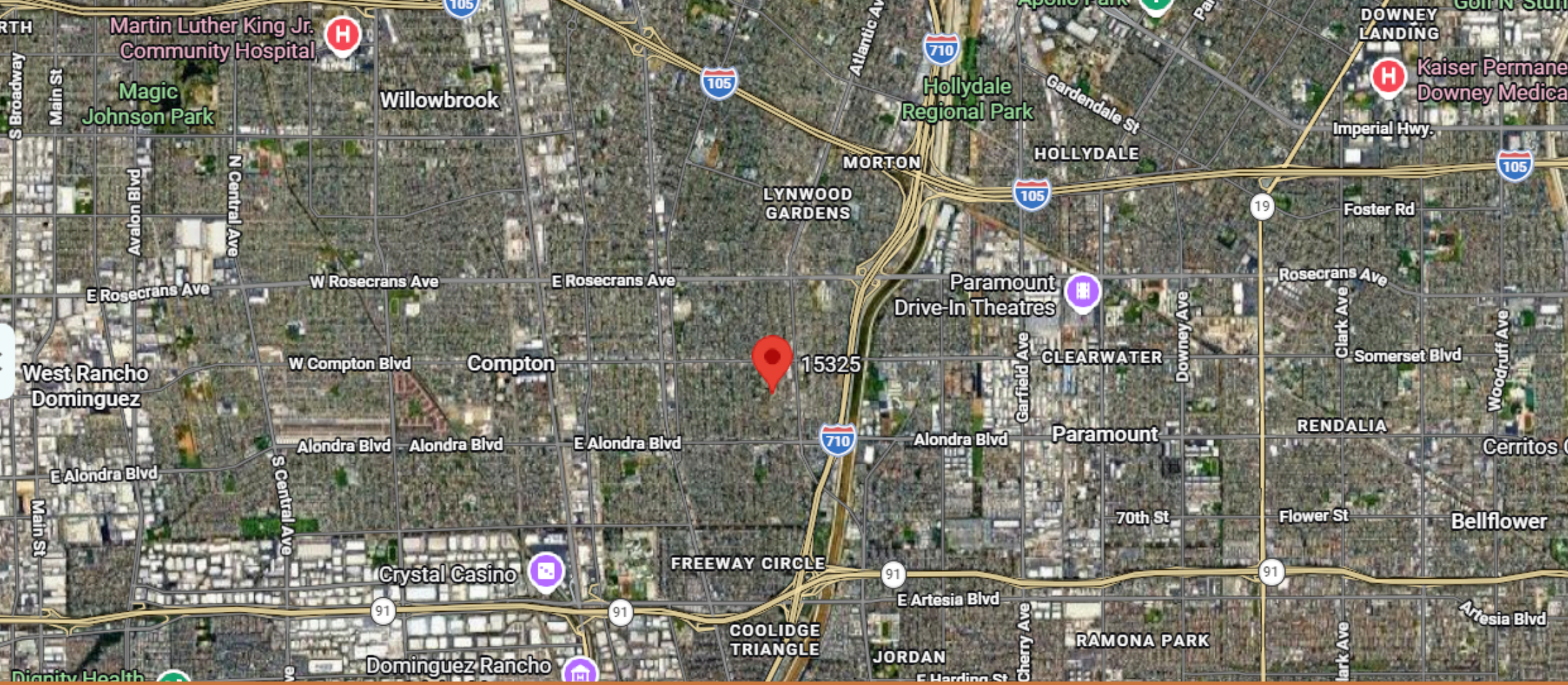












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