

# SALE

## OWNER-USER OR VALUE ADD OPPORTUNITY

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

2109  
N LONG  
BEACH

≈ 6,385 SF  
RETAIL  
STOREFRONT





# EXECUTIVE SUMMARY

An aerial photograph showing a large, single-story commercial building with a flat roof and a parking lot in the foreground. The building is surrounded by a dense residential neighborhood with many houses and palm trees. The sky is clear and blue.

## PINE PLAZA

2109 N Long Beach Blvd., Compton, CA 90221  
For Sale |  $\pm 6,385$  SF Building on  $\pm 17,396$  SF Lot

Pine Plaza is a high-visibility retail strip center situated on a signalized corner at the heart of East Compton's primary commercial corridor. The  $\pm 6,385$  square foot building sits on a generous  $\pm 17,396$  square foot lot, offering a strategic investment opportunity in a densely populated, high-traffic area.

Now offered at \$1,850,000 ( $\pm \$290$ /SF), Pine Plaza presents significant value for investors and owner-users seeking long-term potential in a growth market. The property includes multiple storefronts, with available spaces suitable for a variety of retail, office, or service-based uses.

Positioned directly across from a  $\pm 133,000$  SF Walmart Supercenter and the Compton Fashion Square, the site benefits from strong consumer traffic, excellent visibility, and ample on-site and street parking.

---

**\$1,850,000**  
PRICE

---

**$\pm \$290$**   
PER SF



Signalized Corner Location at N Long Beach Blvd & E Pine Street – Prime exposure on a major East Compton arterial

---

Directly Across from a ±133,000 SF Walmart Supercenter and Compton Fashion Square

---

Surrounded by National and Regional Retailers:

- “R” Ranch Supermarket, Shiekh Shoes, Lee’s Tools, Ace Hardware, Watts Healthcare, Mothers Nutritional Center

---

Zoning allows for a variety of uses including retail, office, medical, and service-based tenants

---

±21 On-site Parking Stalls with additional street parking available

---

Located in a high-density trade area with over 338,000 residents within a 3-mile radius





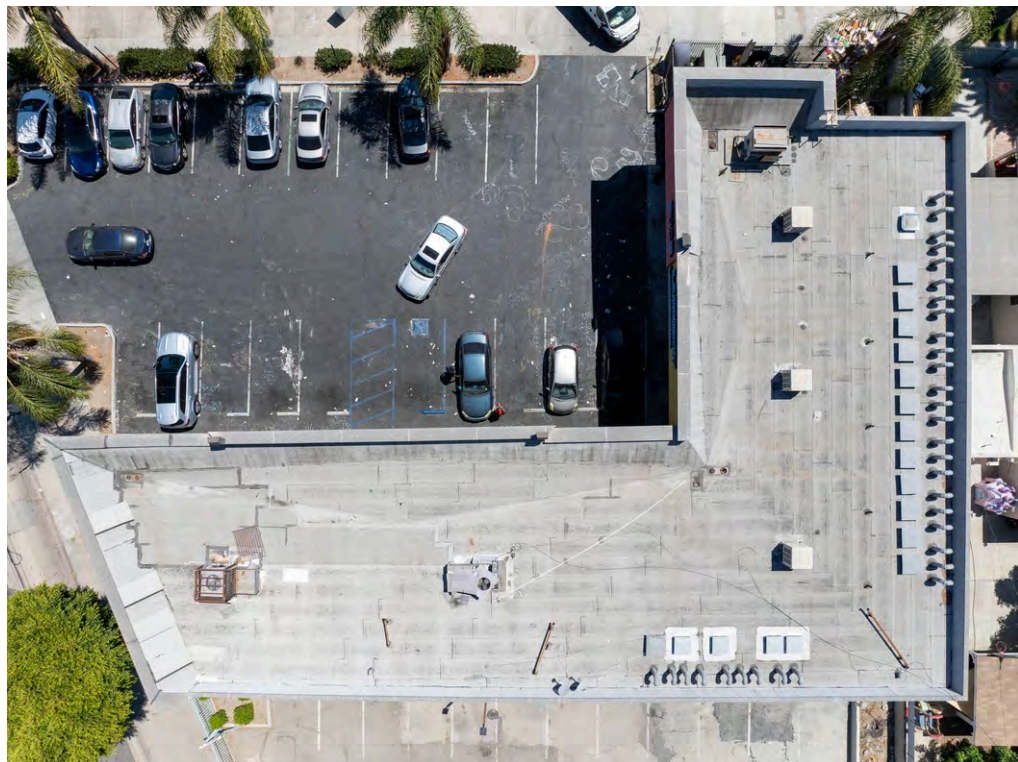


# PROPERTY DETAILS

**ASKING PRICE:**  
**\$1,850,000 (\$290 PER  
SF)**

Total Bldg. Size	±6,385 SF
Lot Size	±17,396 SF
Frontage	E Pine St
Tenancy	Multiple
Parking	21 Surface
Stories	1
Construction	Wood Frame
Year Built	2003
Zoning	COCL*
APN	6176-015-028









# FINANCIAL SUMMARY

## PRO FORMA INCOME & EXPENSE INFORMATION

GROSS ANNUAL INCOME	\$176,304.00
LESS: EXPENSES	*\$0.00
<b>Net Operating Income</b>	<b>\$176,304.00</b>

## ESTIMATED ANNUAL OPERATING EXPENSES

PROPERTY TAXES**	\$ 20,350.00
INSURANCE	\$ 4,000.00
REPAIRS & MAINTENANCE	\$ 1,560.00
UTILITIES	\$ 5,400.00
<b>ANNUAL EXPENSES</b>	<b>\$ 31,310.00</b>

**Pro Forma Cap Rate (Based on \$1,850,000 Asking Price): 9.53%**

*\*Operating expenses reimbursed by tenants under NNN lease.*

*\*\*Property Tax Based on \$1,850,000 asking price*

*\*\*\*Buyer to verify square footage of each unit*

## PRO FORMA RENT ROLL

Unit	Tenant	Rent/Mo. (\$2.25/SF/Mo - NNN)	Expires	*SF
Suite A	Vacant	\$ 2,313	-	1,028
Suite B	Smoke Shop	\$ 2,200	month-to-month	823
Suite c	Vacant	\$10,179	-	4,524
<b>MONTHLY GROSS INCOME</b>		<b>\$14,692</b>		
<b>ANNUAL SCHEDULED INCOME</b>		<b>\$176,304</b>		

*\*Rentable SF includes ±175 SF of common area allocated proportionately.*

*\*\*Actual usable SF: ±6,200 | Rentable SF (NLA): ±6,375*

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.



COMPTON FASHION SQUARE CENTER



OFL  
CHARTER  
SCHOOL

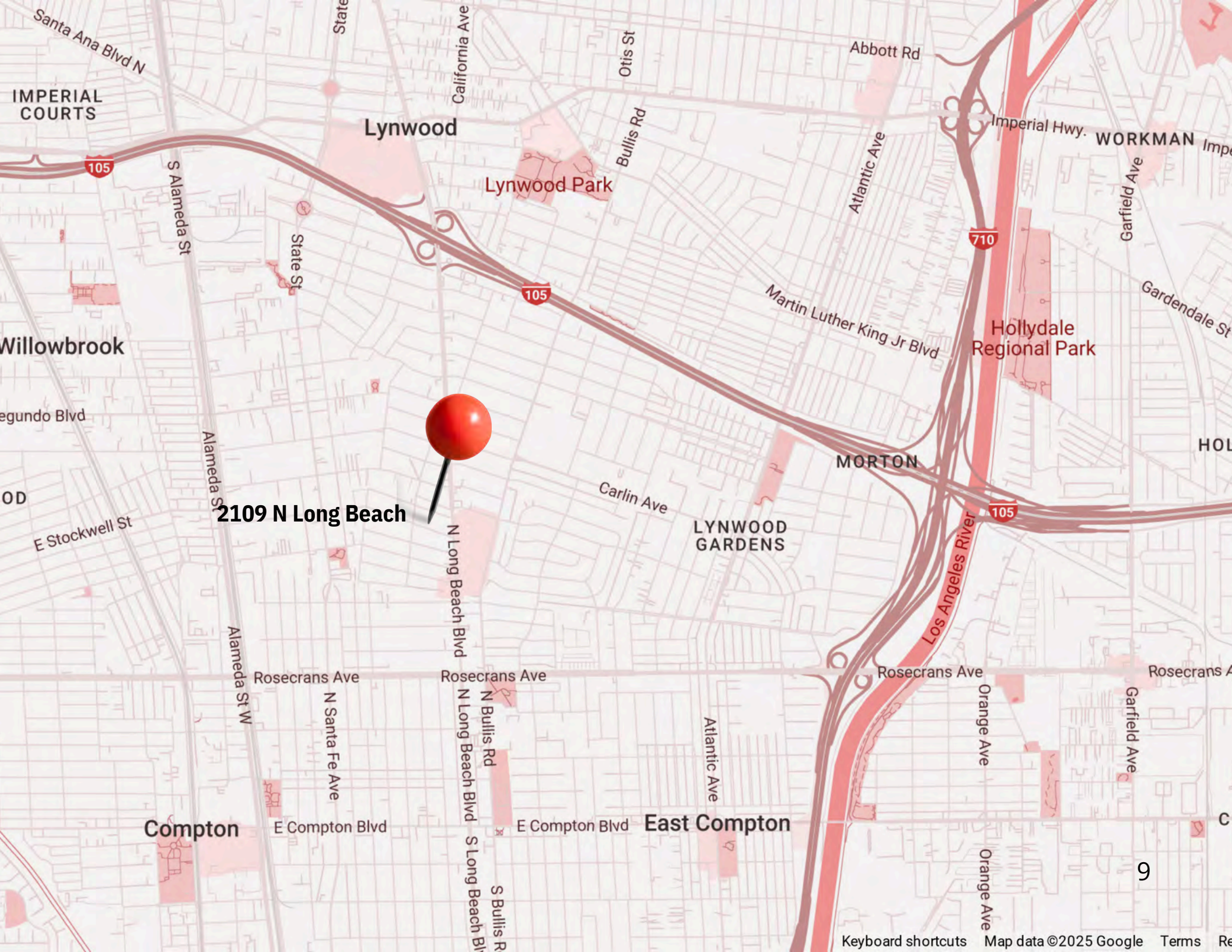
N LONG BEACH BL

E. PINE ST



PINE PLAZA





**2109 N Long Beach**



**FOR MORE INFORMATION REGARDING THIS  
OPPORTUNITY, PLEASE CONTACT:**



**JESSE MCKENZIE**

Senior Vice President

714.883.6875

[jesse@majorproperties.com](mailto:jesse@majorproperties.com)

License: CA # 01939062



**JEFFREY JANKAEW**

Sales Associate

213.222.1202

[jjankaew@majorproperties.com](mailto:jjankaew@majorproperties.com)

License: CA # 02253639

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

[MajorProperties.com](http://MajorProperties.com)

**MAJOR PROPERTIES**

1200 W Olympic Blvd

Los Angeles, CA 90015

