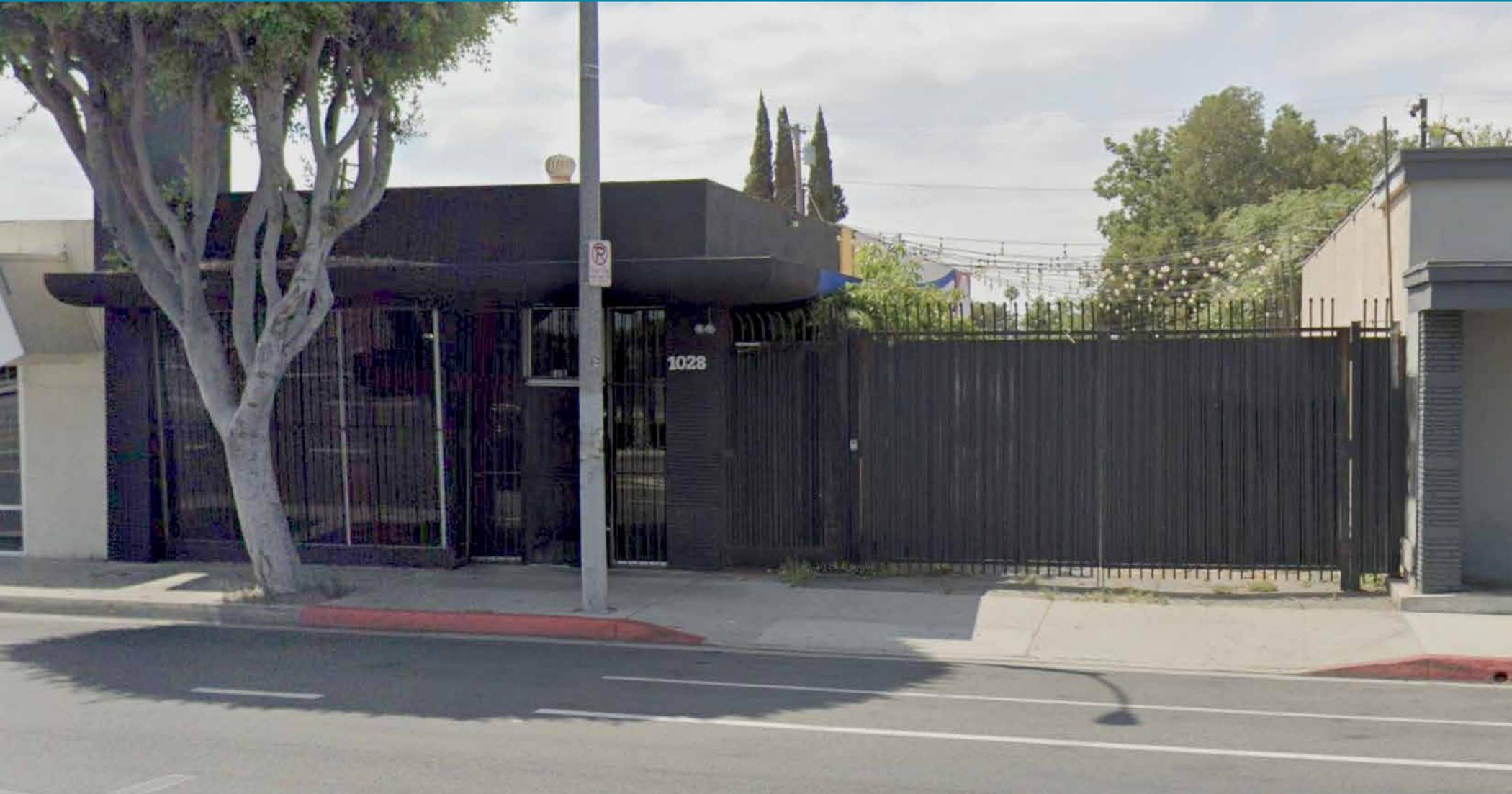


CREATIVE/FLEX/RETAIL PROPERTY FOR SALE

Prime Compton Blvd Location with Gated Parking



±1,950 SF Building on ±7,184 SF of Land
1028 E COMPTON BLVD, COMPTON, CA 90211

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

**1028 E COMPTON BLVD
COMPTON, CA 90221**

Property Details

Building Size:	±1,950 SF
Land Size:	±7,184 SF
Stories:	1
Year Built:	1952
Slab-to-Slab Height:	11'
Parking:	9-10 Surface Spaces
Restrooms:	2
Property Type:	Retail/Creative Flex
Property Subtype:	Storefront
Tenancy:	Single Tenant
Building Class:	C
Zone:	COCL (Limited Commercial)
APN:	6179-018-013
Frontage:	50' on Compton Blvd

Sale Price: \$745,000

(\$382.05 Per SF Building | \$103.70 Per SF Land)

Property Highlights

- Permitted uses include retail, office, medical, and a wide range of creative applications
- Ideal uses include: tattoo parlor, recording/music studio, podcasting and media production, content creation or influencer studio, barbershop, boutique retail, creative office, showroom, experiential concepts, etc.

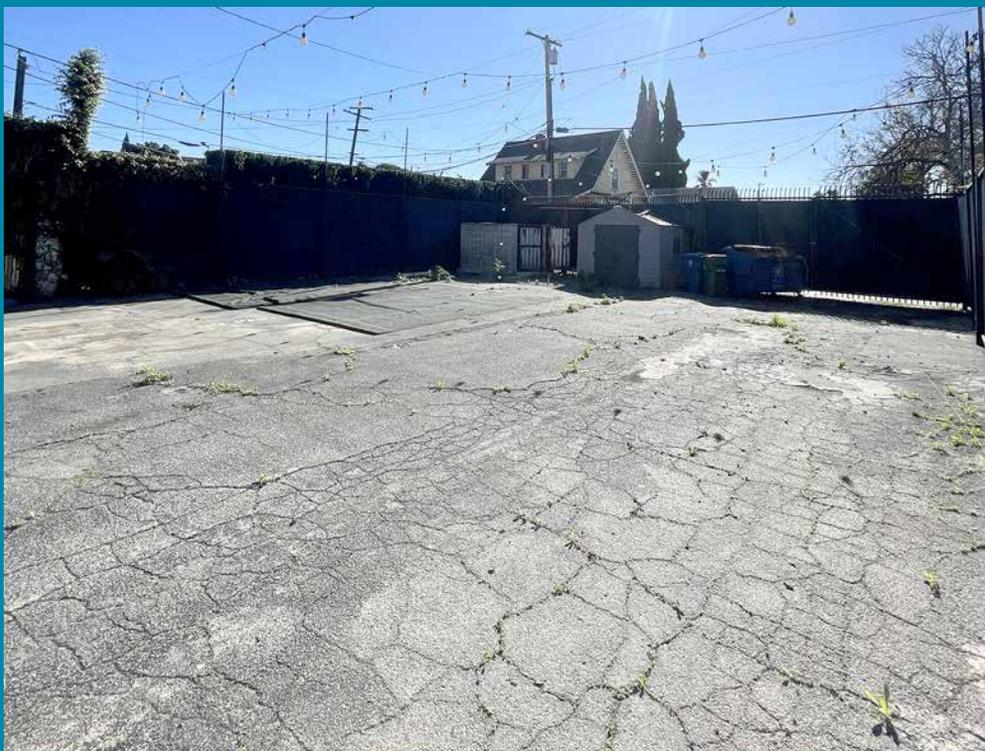
FEATURES

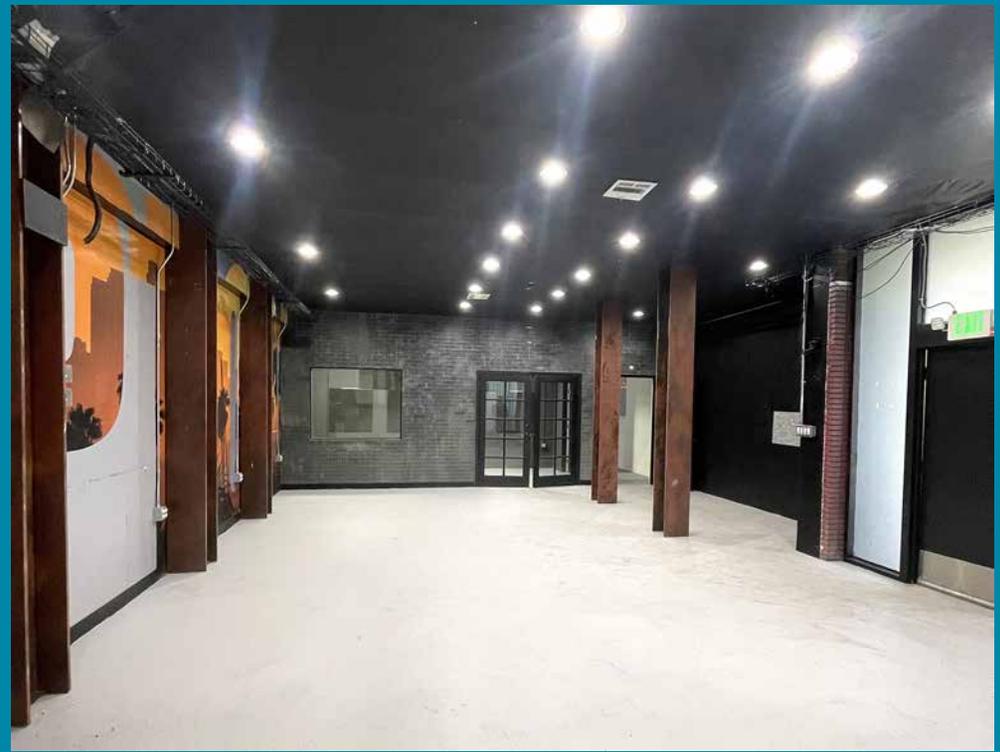
- Recently renovated building
- 24-hour access
- HVAC throughout
- Open layout ideal for creative and experiential uses
- Previously configured for tattoo parlor, recording studio, and media production
- Secured fenced parking lot with rear alley access
- Heavy traffic location: 19,567 vehicles per day (2025)
- Excellent signage and exposure
- Bus line nearby
- Located in an active local development corridor

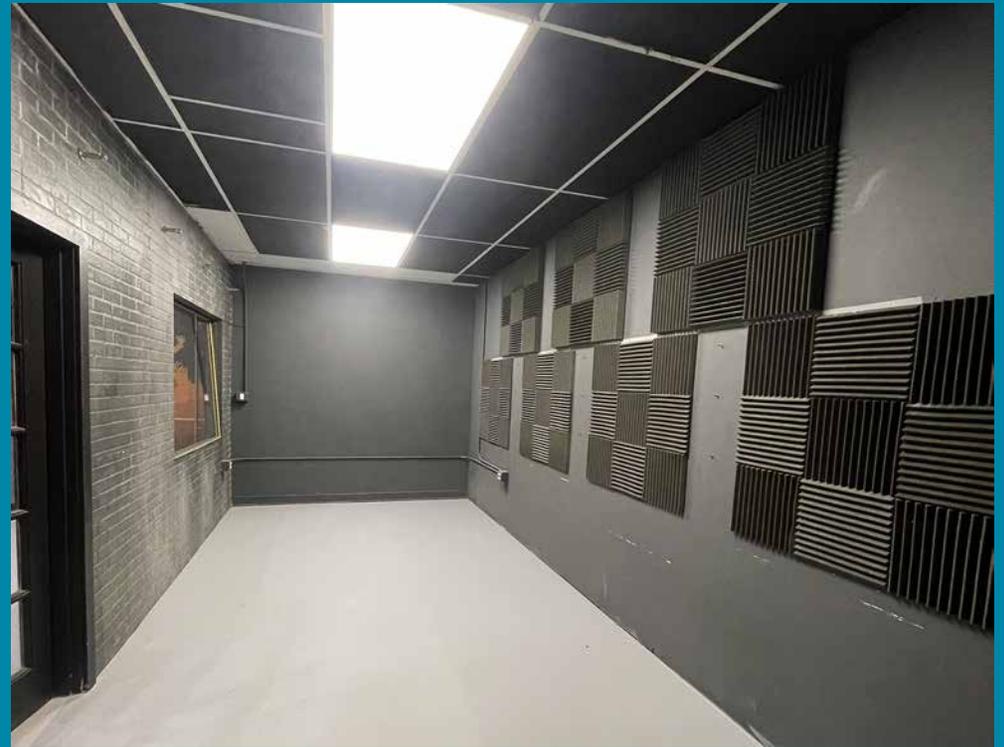
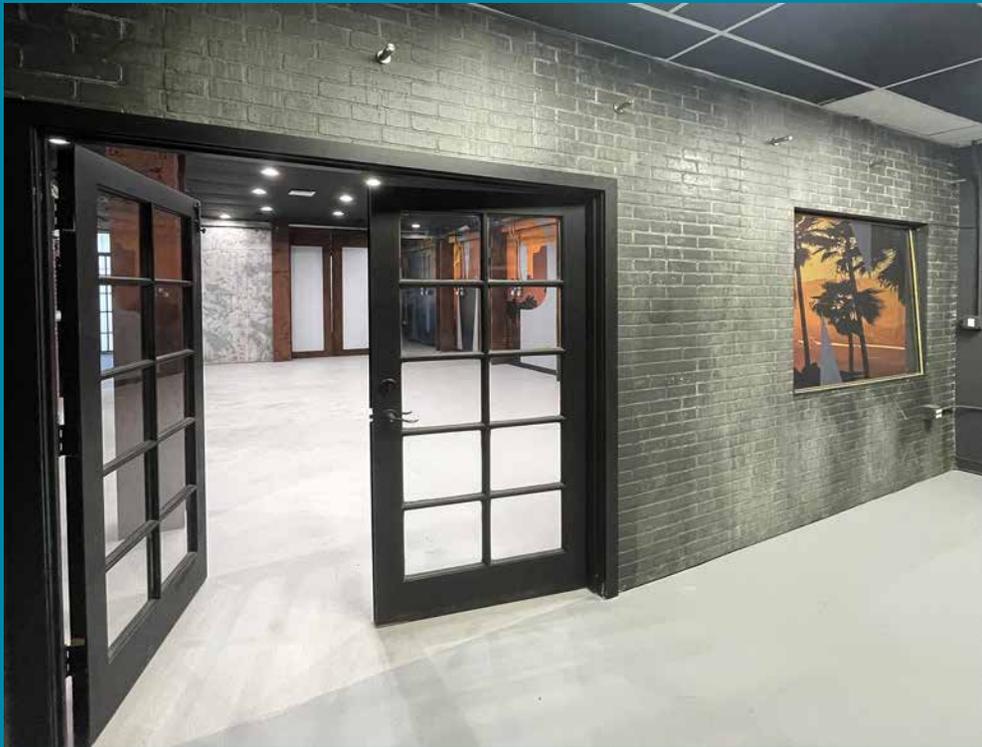
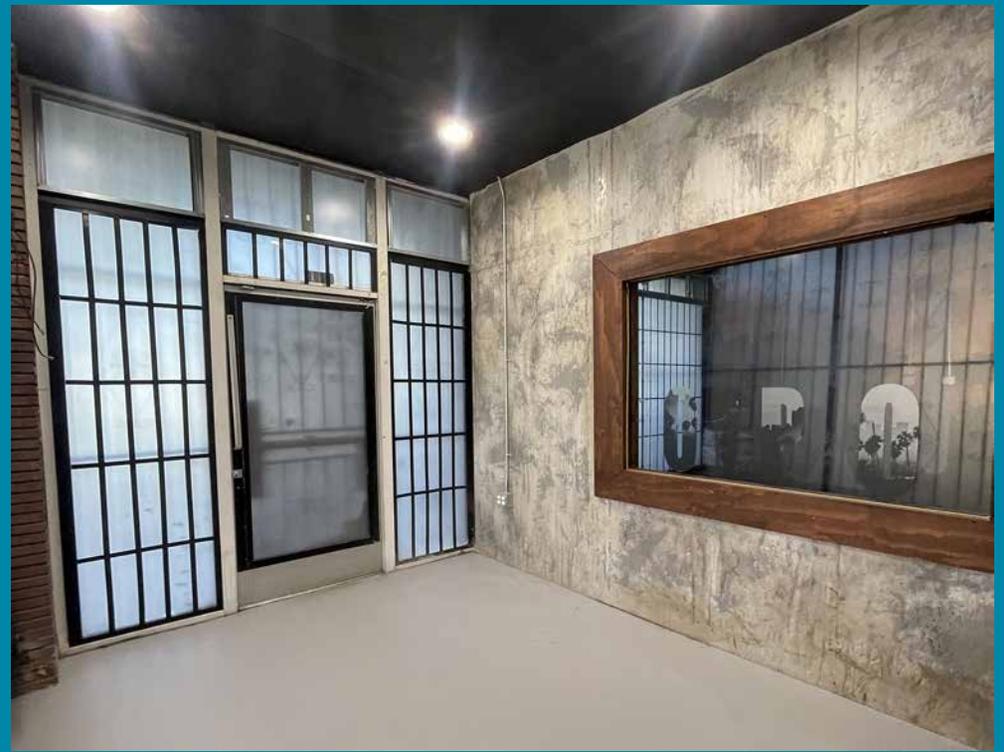
RECENT CAPITAL IMPROVEMENTS

- Upgraded sewer line
- Upgraded roofing system
- Upgraded flooring throughout
- All major upgrades carry a 10-year warranty

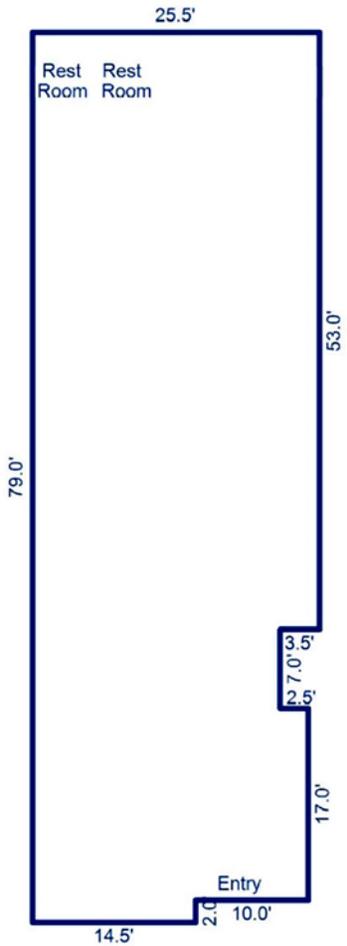
Note: Was the first black-owned tattoo parlor in Los Angeles and where the TV show *Black Ink Crew* was shot







SITE PLAN

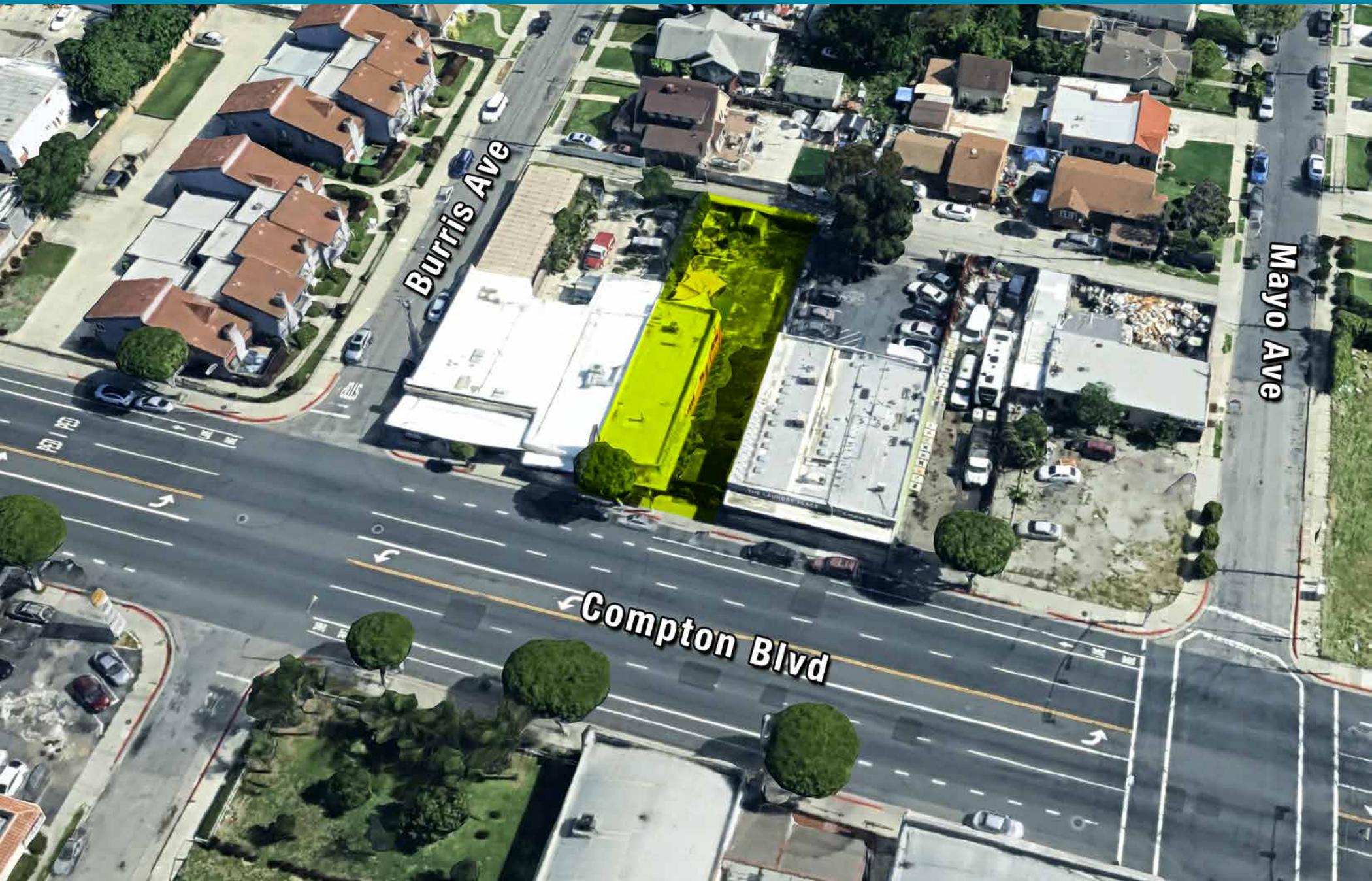


Sketch by ApexSketch

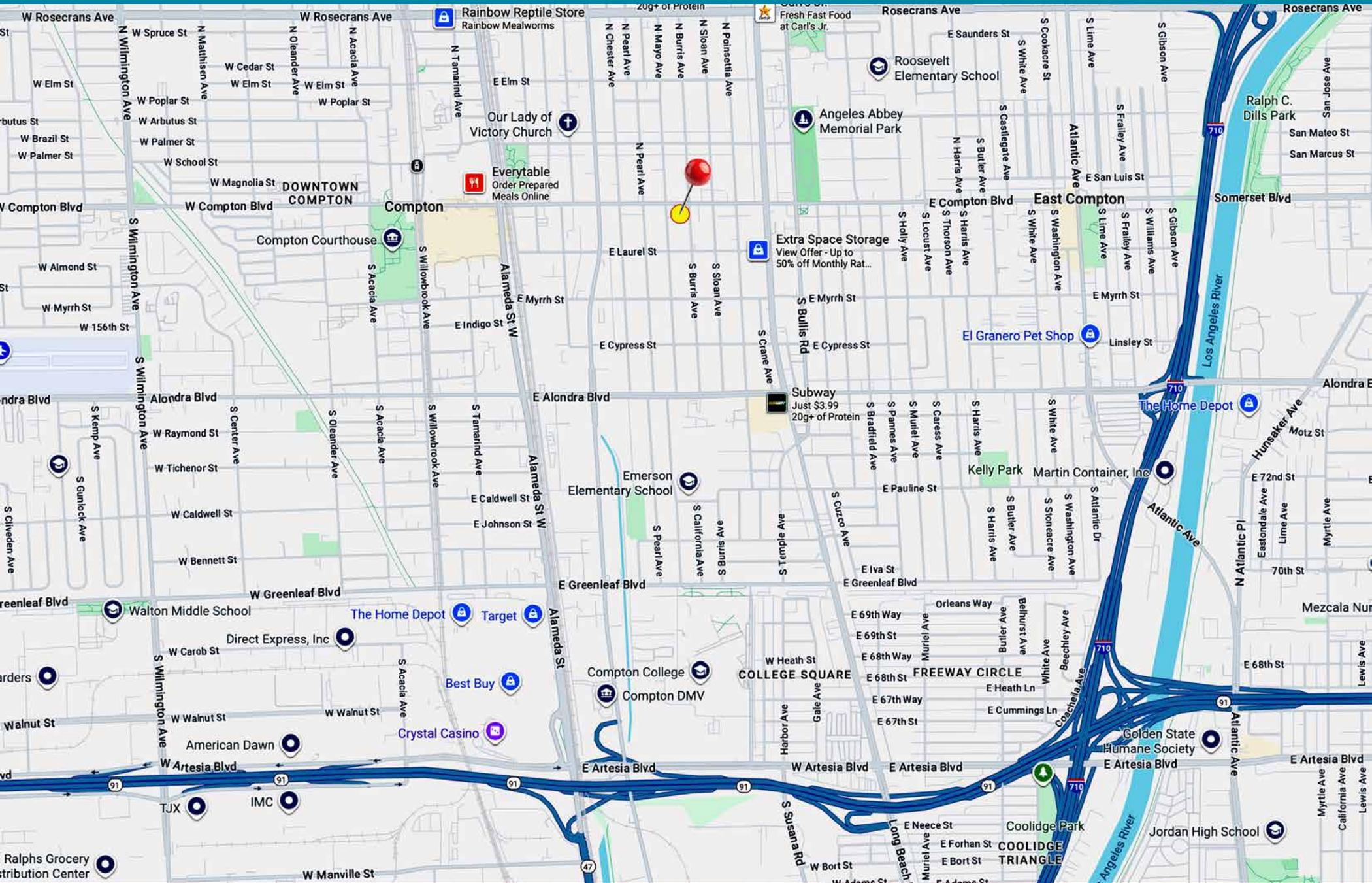
AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	1951.0	214.0	1951.0	First Floor	24.5 x	17.0 x	=	416.5
							60.0 x	22.0 x	=	1320.0
							14.5 x	2.0 x	=	29.0
							53.0 x	3.5 x	=	185.5
	Net BUILDING	cnt	1 (rounded)		1,951	4 total items			(rounded)	1,951

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AERIAL PHOTO

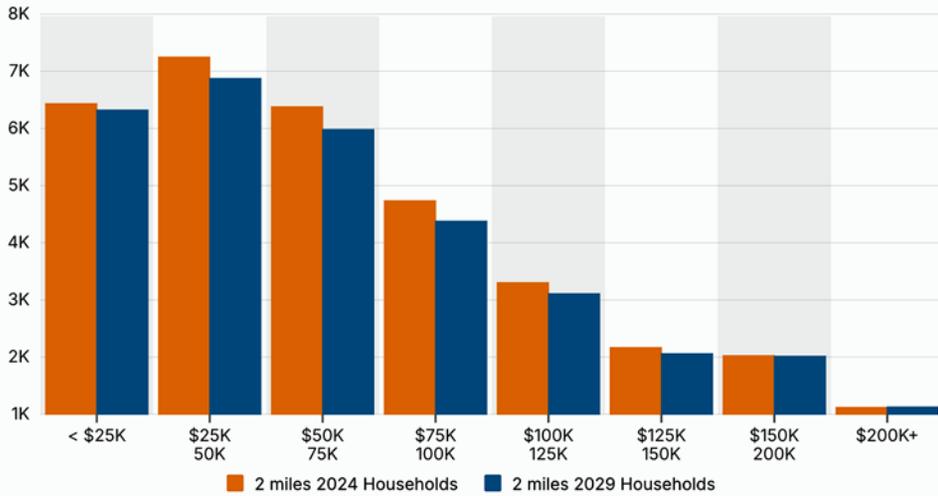


AREA MAP

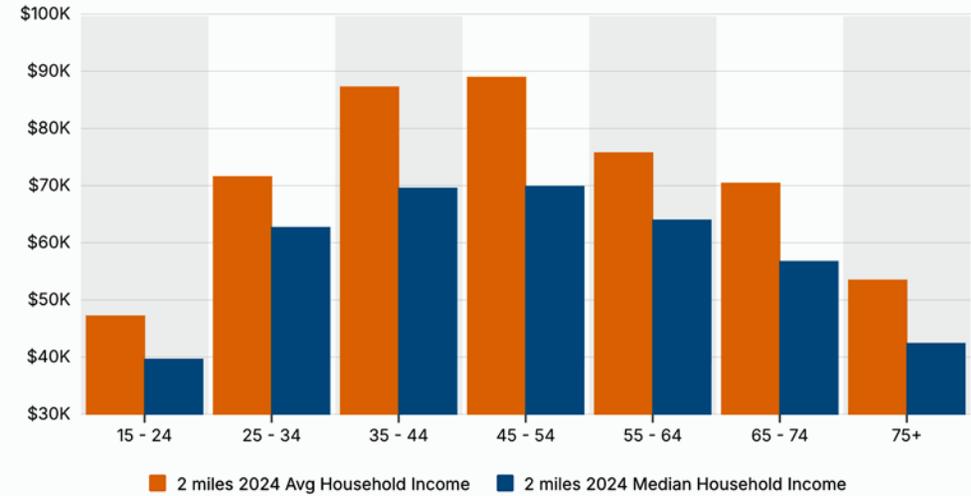


NEIGHBORHOOD DEMOGRAPHICS

Household Income



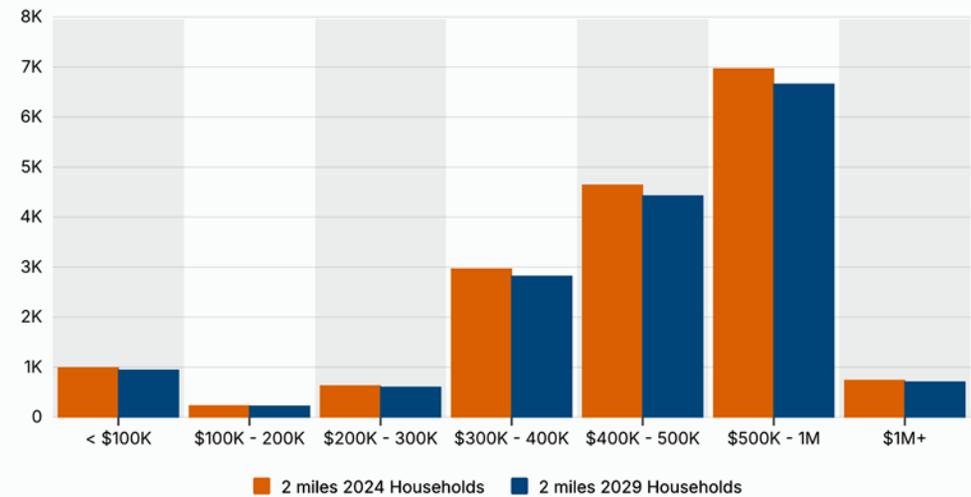
Household Income By Age



Housing Occupancy



Home Values



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