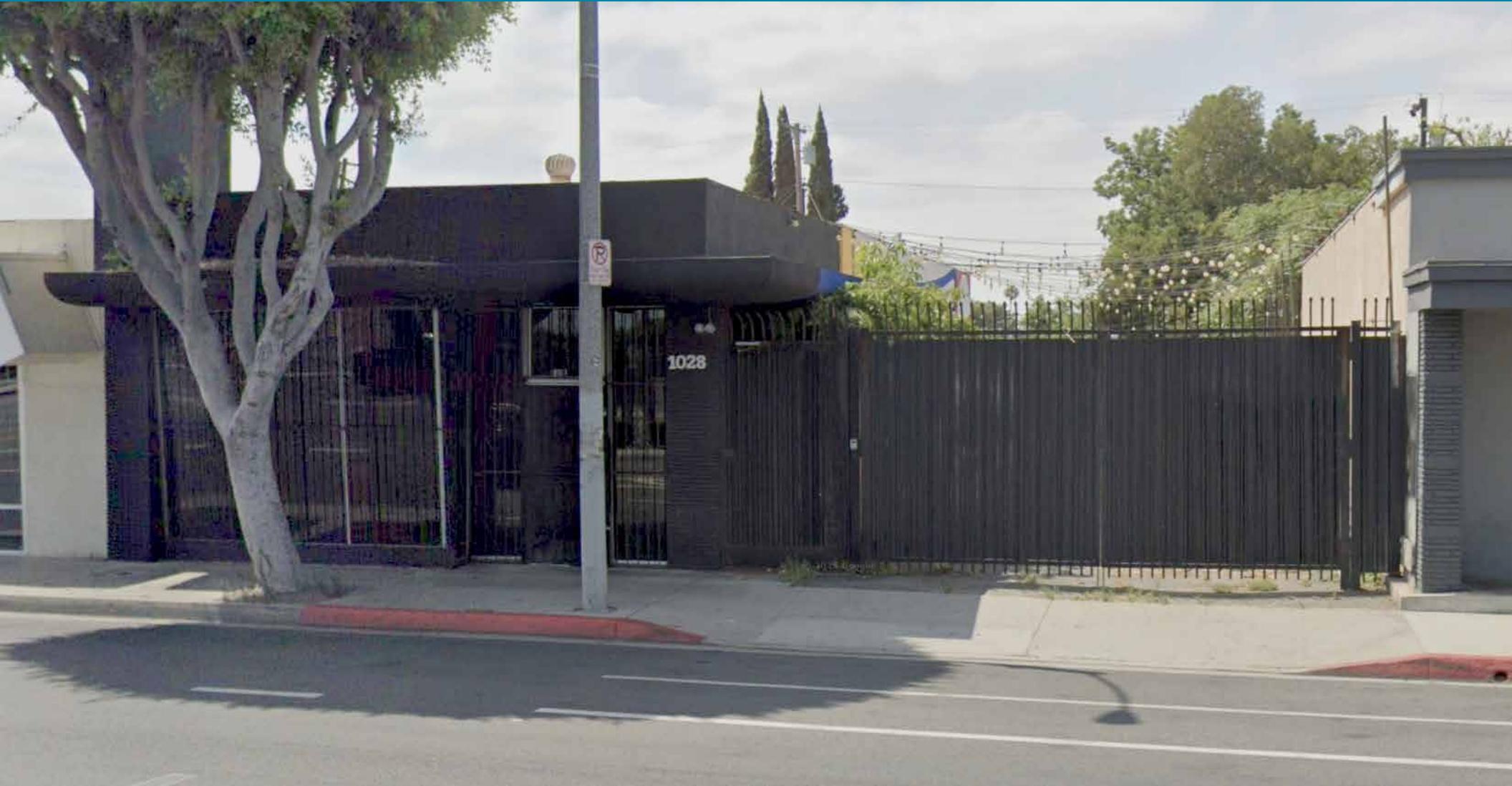


CREATIVE/FLEX/RETAIL PROPERTY FOR SALE

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)
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: recording or music studio, podcasting & media production, content creation/influencer studio, barbershop or 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

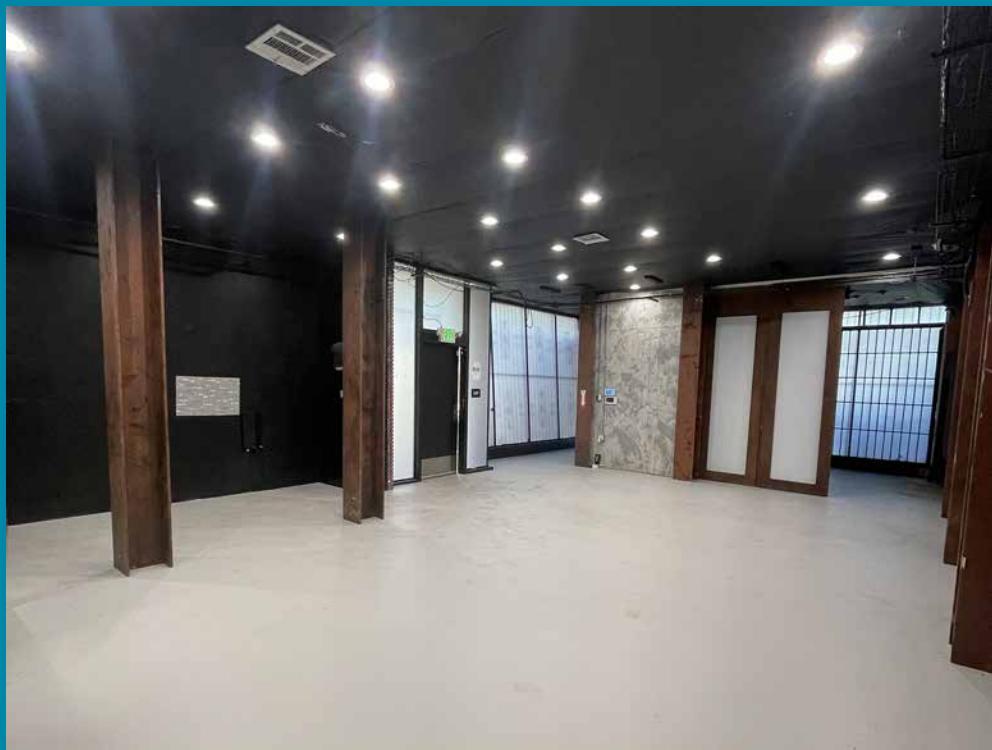
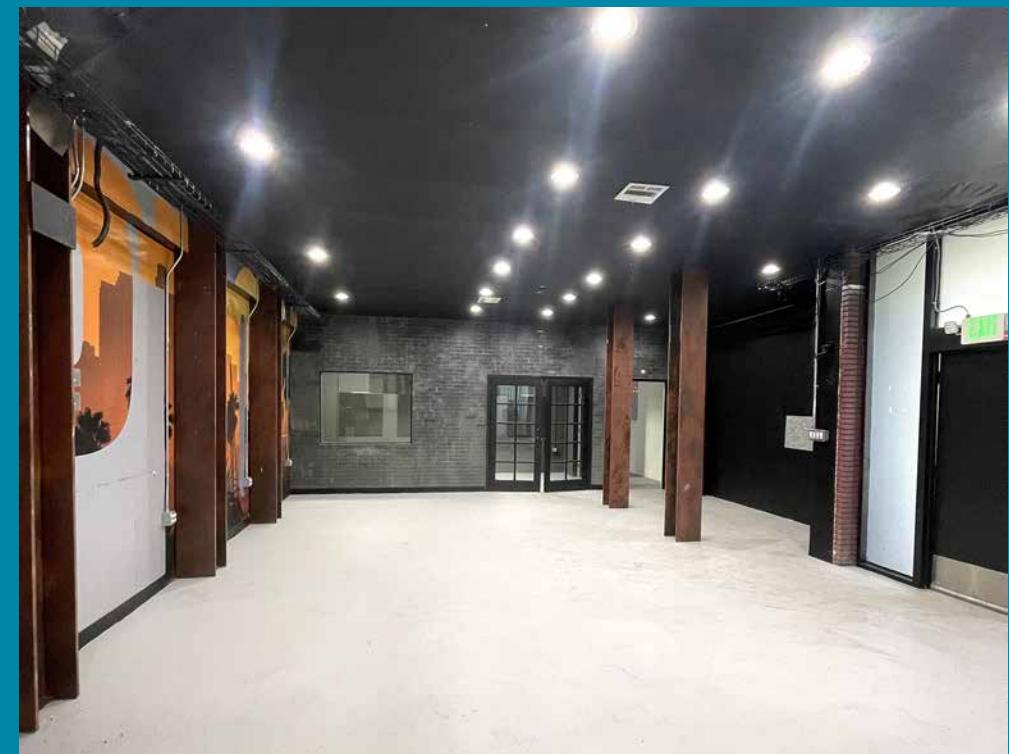
- Upgraded sewer line
- Upgraded roofing system
- Upgraded flooring throughout
- All major upgrades carry a 10-year warranty

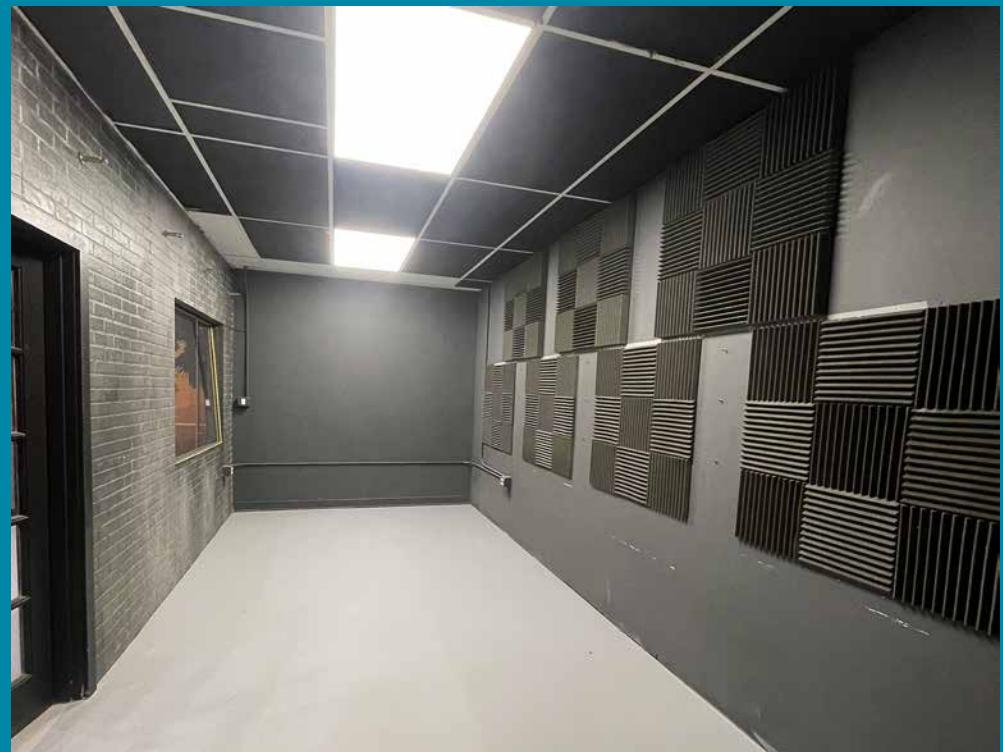
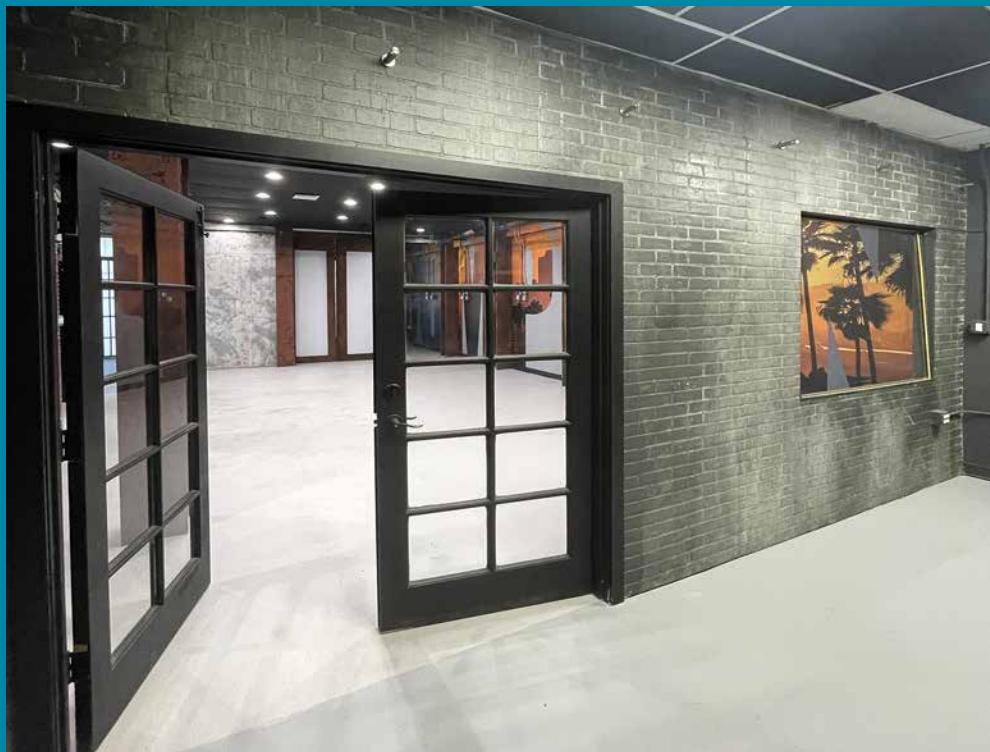
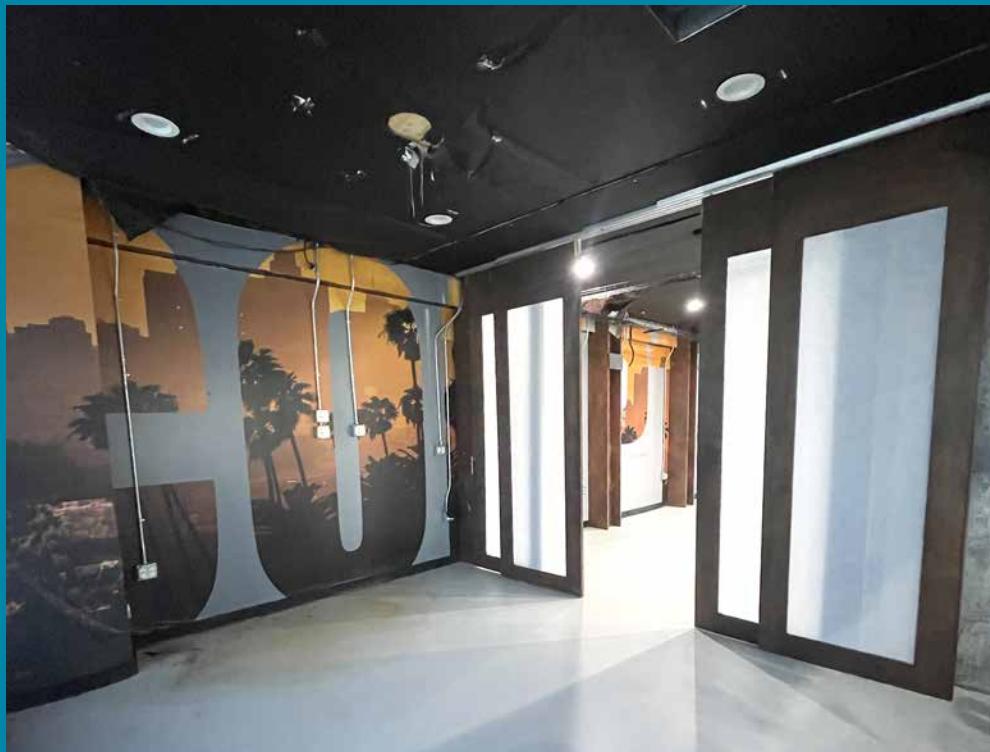
Note: Was the first black-owned tattoo parlor in Los Angeles and where the TV show *Black Ink Crew* was shot

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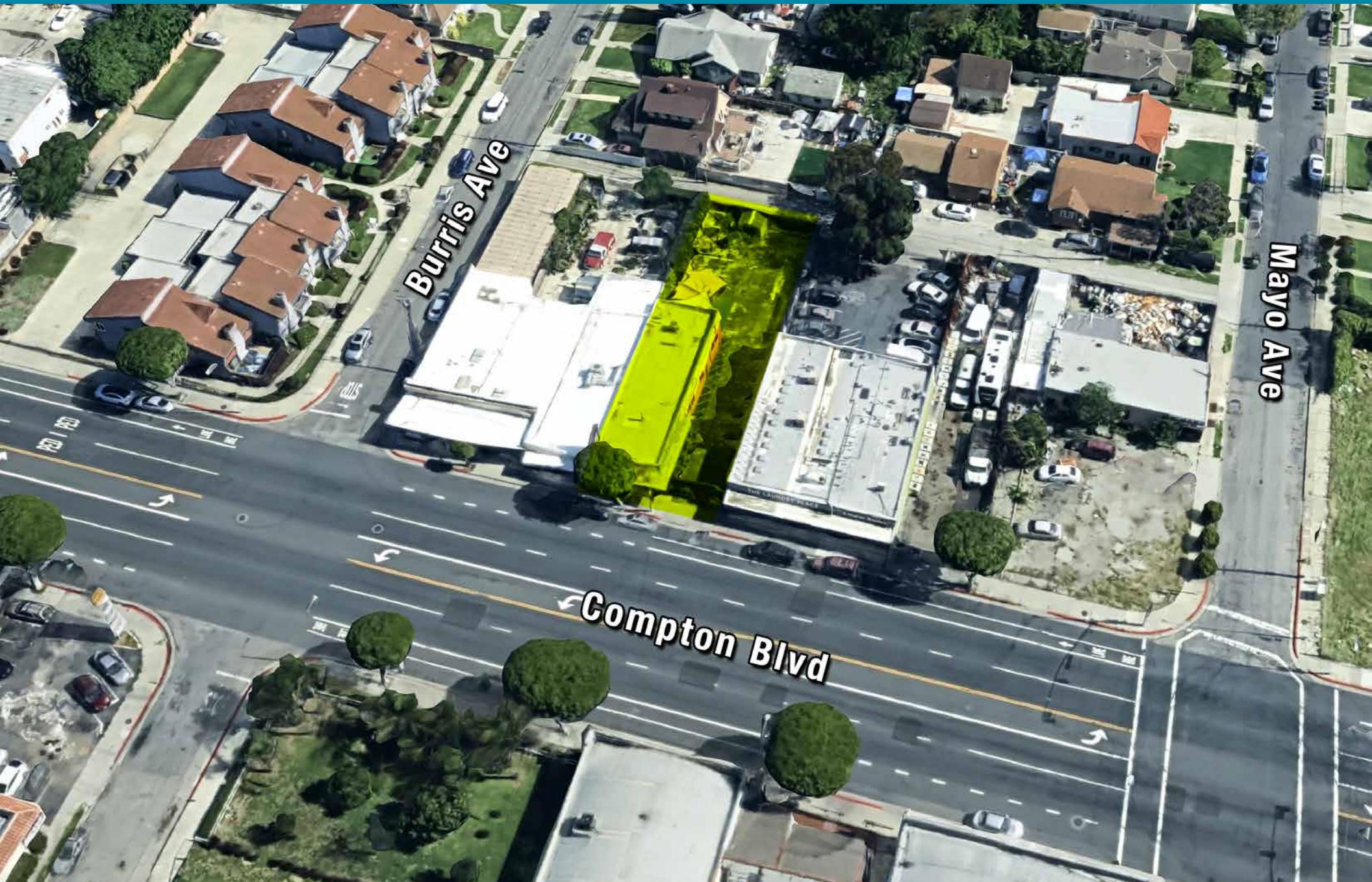
MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential







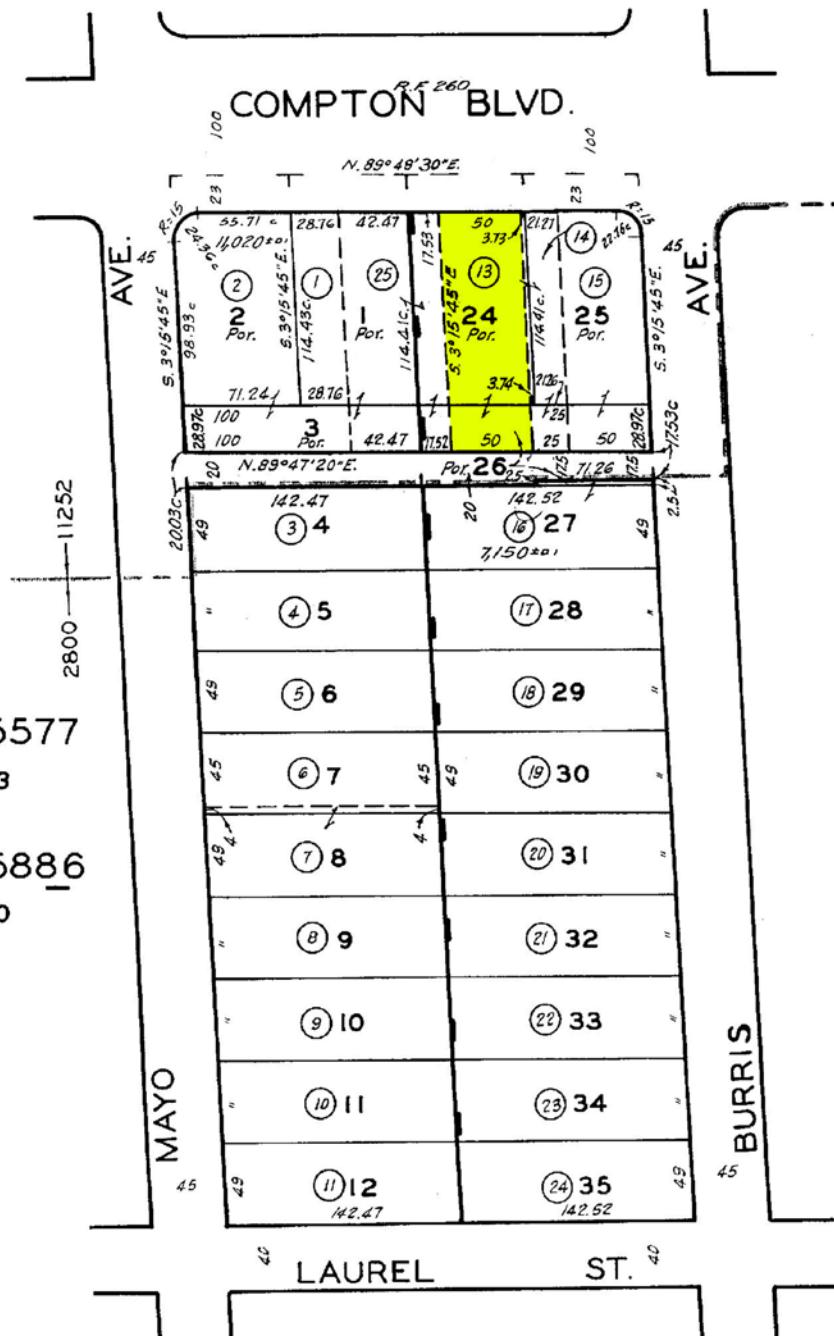
AERIAL PHOTO



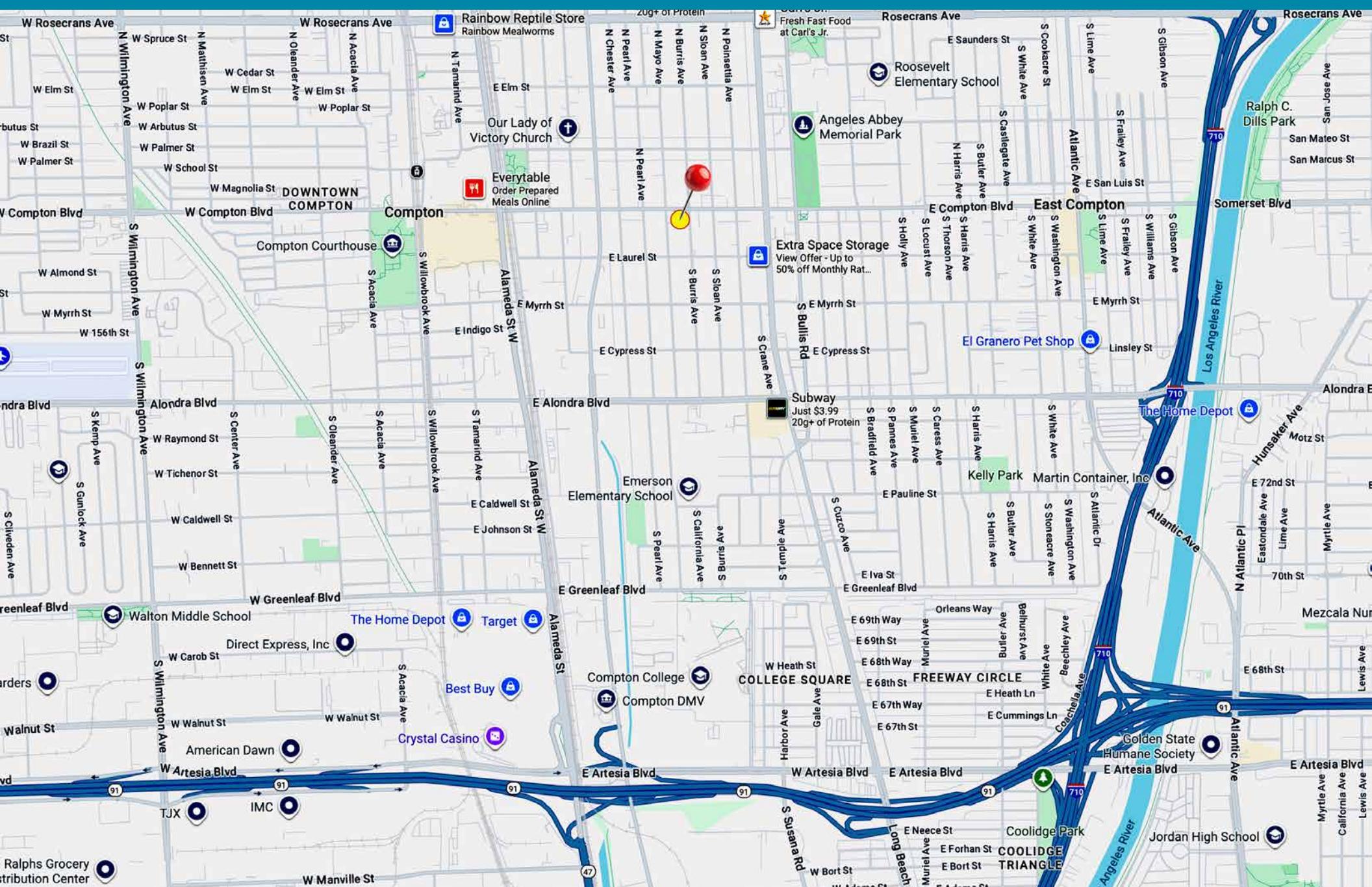
PLAT MAP

TRACT NO. 5577
M. B. 59 - 33

TRACT NO. 5886
M. B. 62 - 60



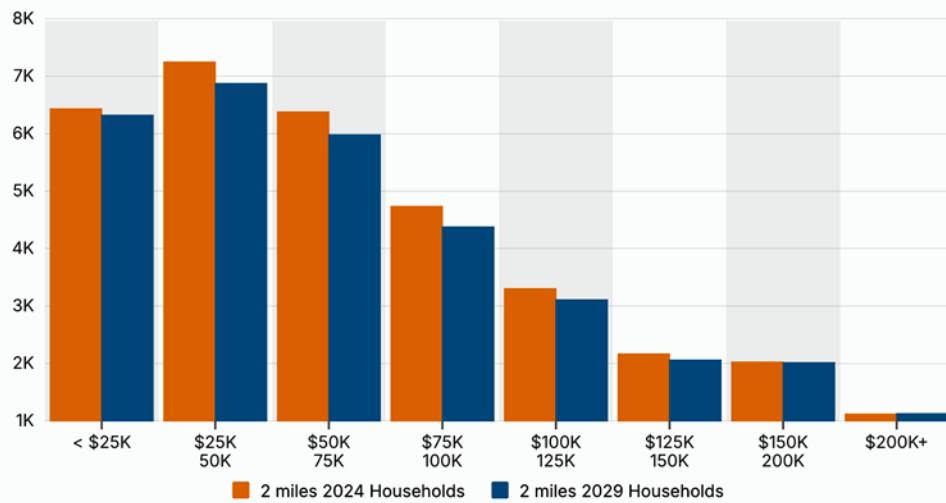
AREA MAP



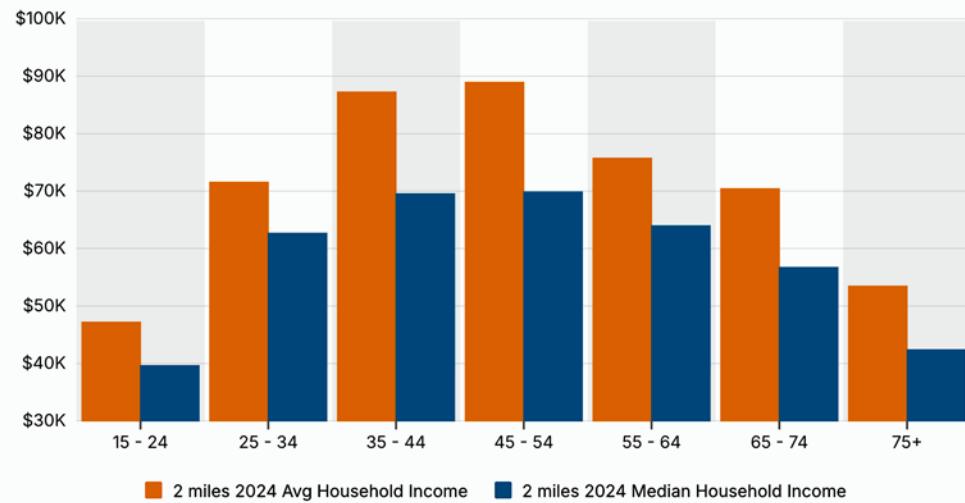
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NEIGHBORHOOD DEMOGRAPHICS

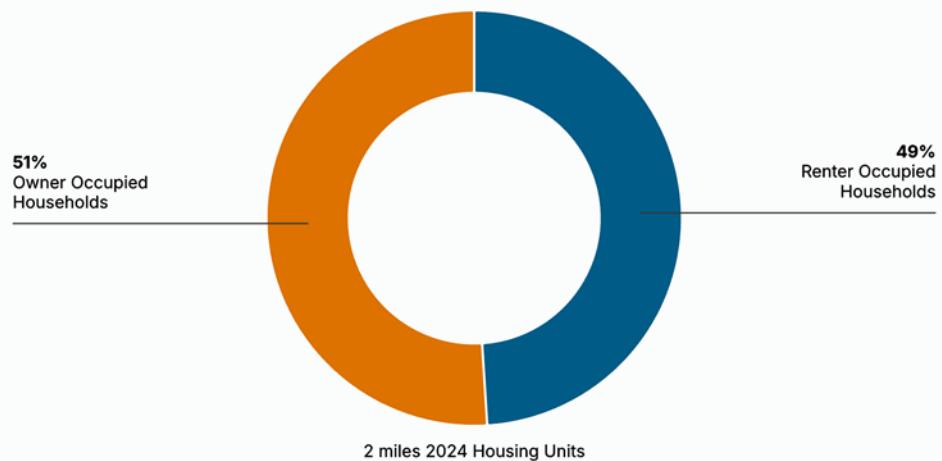
Household Income



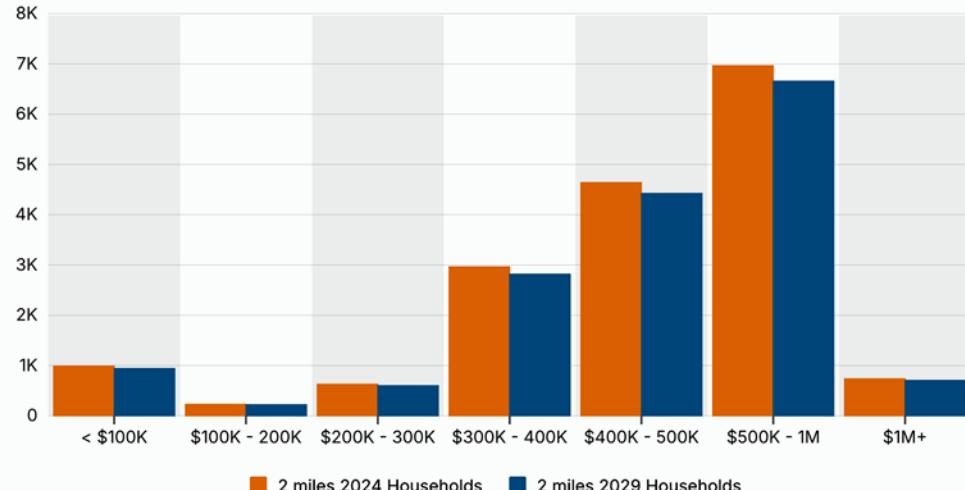
Household Income By Age



Housing Occupancy



Home Values



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