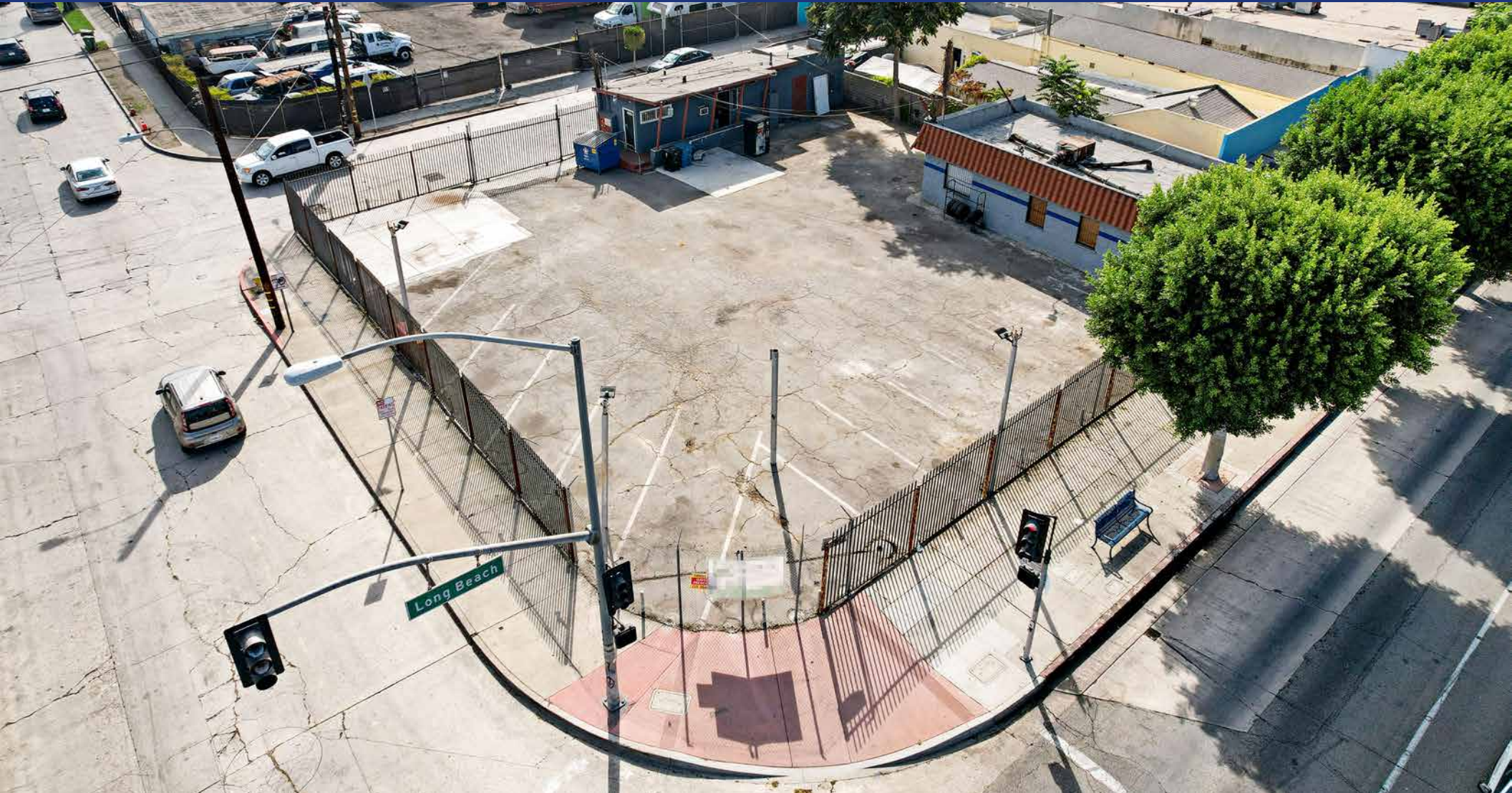


COMPTON COMMERCIAL LAND FOR SALE

Frontage on 3 Streets



±9,795 SF of Land (Includes ±1,640 SF of Buildings)
310-312 N LONG BEACH BLVD, COMPTON, CA 90221

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

310-312 N LONG BEACH BLVD COMPTON, CA 90221

Property Details

Land Size:	±9,795 SF
Total Building Size:	±1,640 SF
Gray Building: ±570 SF (46' × 12'5")	
Blue Building: ±1,070 SF (46'4" × 23'1")	
Zone:	COCL (Limited Commercial)
APN:	6183-002-018,019,020,021
Frontage on 3 Streets:	100' on Long Beach Blvd 100' on Palmer St 100' on Bowen Ave
Traffic Count:	23,936 Vehicles Per Day (2025)

Investment Positioning

The COCL zoning provides:

- Flexibility for stable retail and office tenancy
- Corridor visibility suitable for service-oriented users
- Entitlement upside for light automotive users
- Long-term commercial corridor positioning
- The property presents an opportunity for an investor or owner-user seeking a well-located commercial site with multiple viable use pathways, including potential automotive repositioning subject to entitlement approval.

Sale Price: \$830,000 (\$84.74 Per SF Land)

ZONING DESIGNATION

The property is zoned COCL, which consists of:

- C-L (Limited Commercial) – A neighborhood and corridor-serving commercial designation.
- Commercial Overlay (CO) – Supplemental development standards intended to ensure compatibility, operational controls, and corridor aesthetics.

This zoning classification supports a wide range of retail, office, and service-oriented commercial uses consistent with Long Beach Boulevard's commercial corridor.

PERMITTED USES (BY RIGHT)

The following uses are generally permitted without discretionary approval, subject to standard development compliance:

- Professional and administrative offices
- Retail and neighborhood-serving commercial uses
- Medical and dental offices
- Personal service businesses
- Restaurants (non drive-through)
- Financial institutions
- Ancillary parking

These uses align with the City's intent to promote stable, community-serving commercial activity along primary corridors.

AUTOMOTIVE USES – VALUE-ADD POTENTIAL

While automotive uses are not permitted by right, select uses may be approved through a Conditional Use Permit (CUP).

- Light automobile repair and service
- Tire, smog, and mechanical services
- Auto detailing
- Car wash operations
- Used automobile sales (site-specific review required)

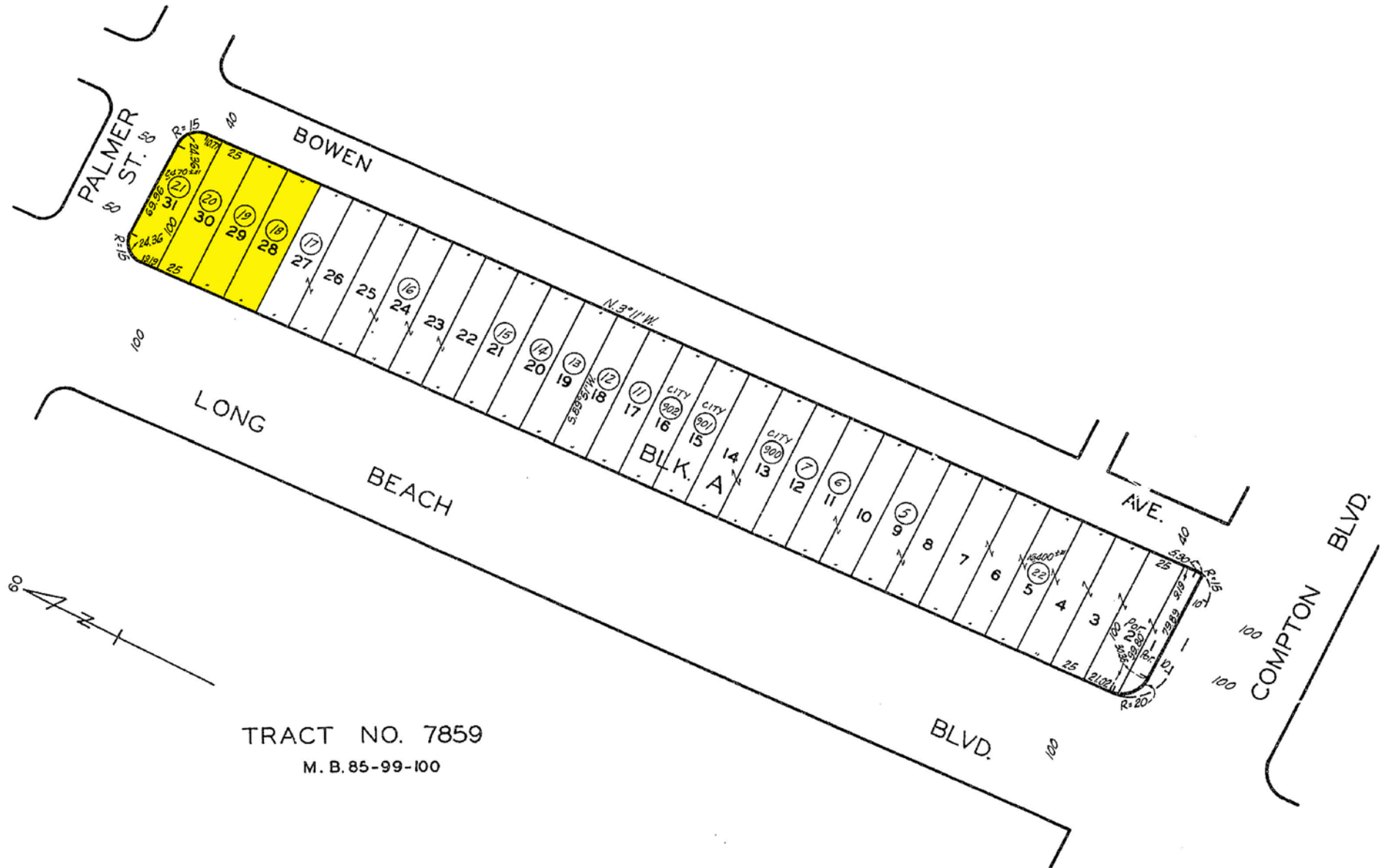




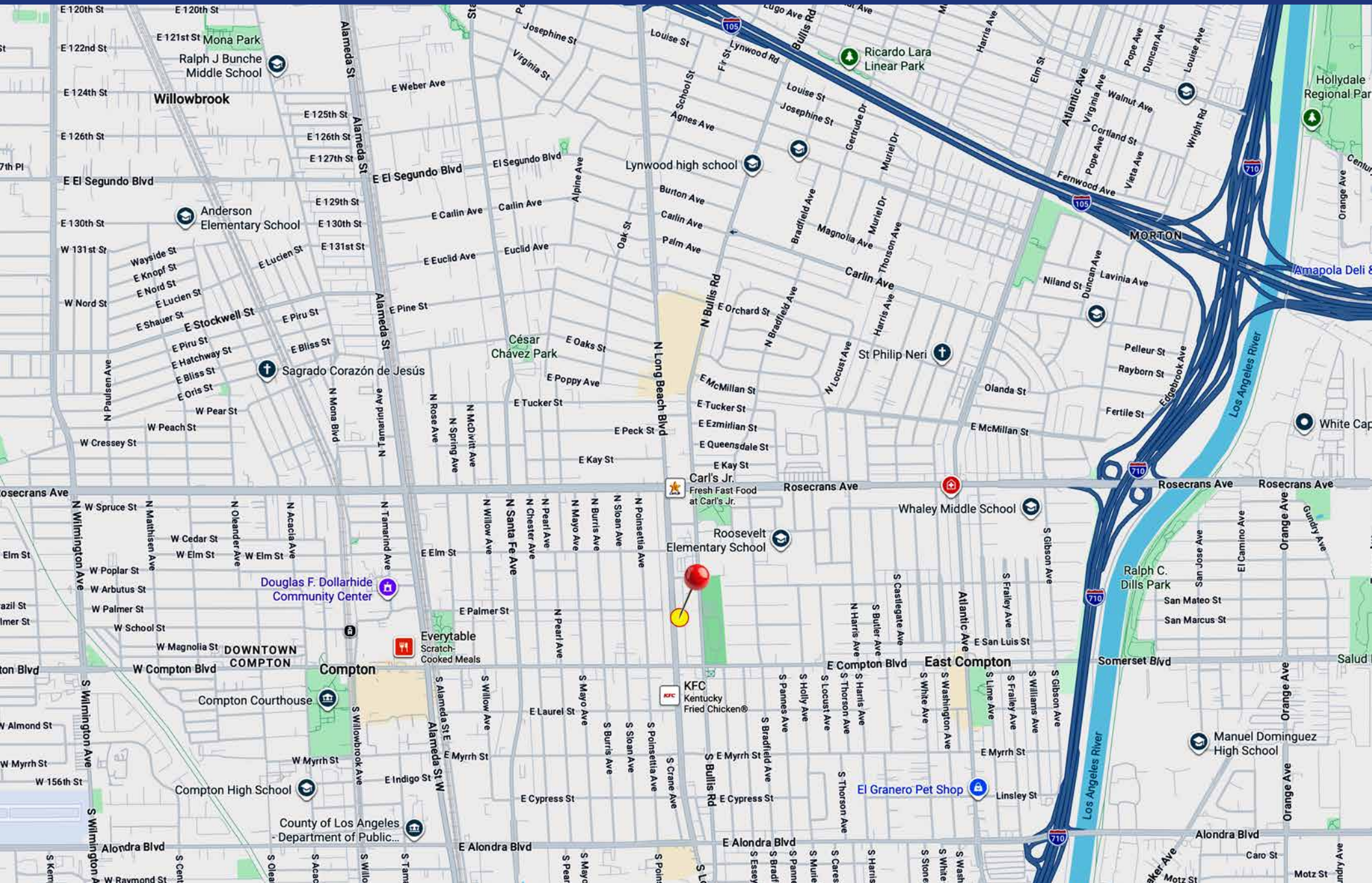
AERIAL PHOTO



PLAT MAP

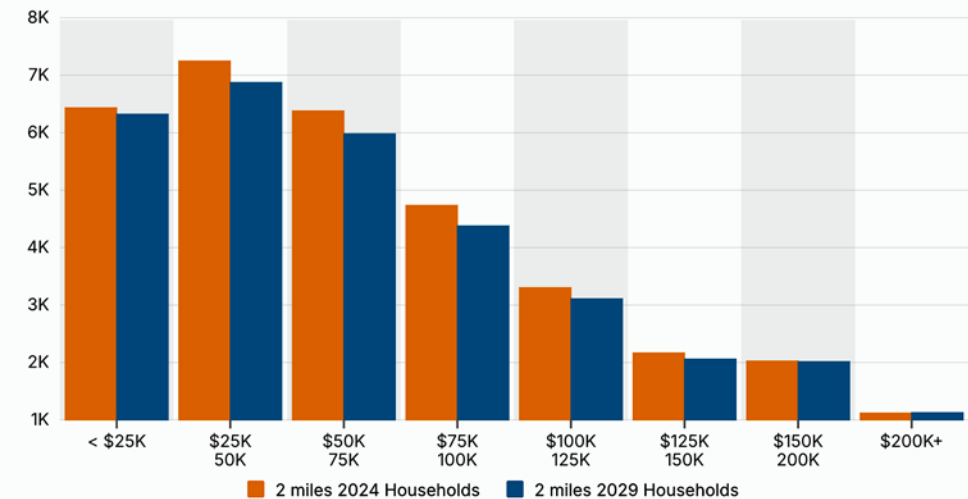


AREA MAP

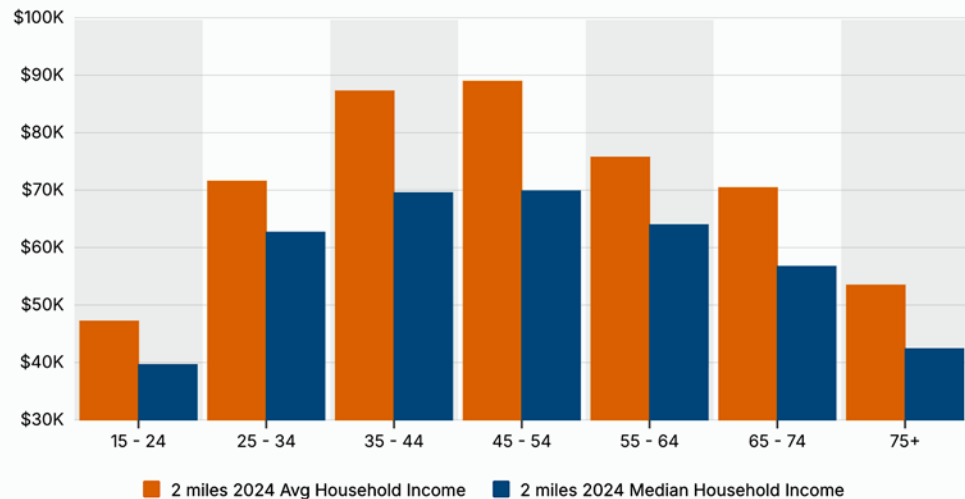


NEIGHBORHOOD DEMOGRAPHICS

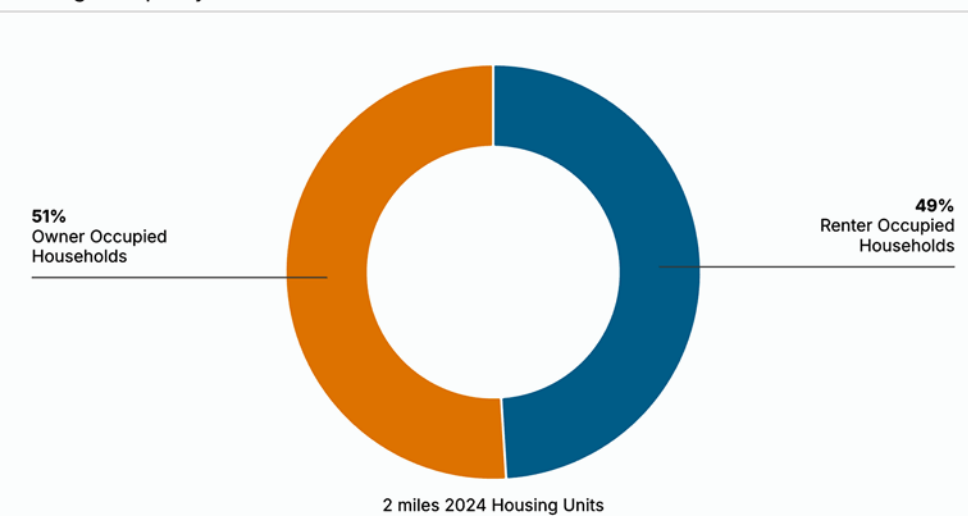
Household Income



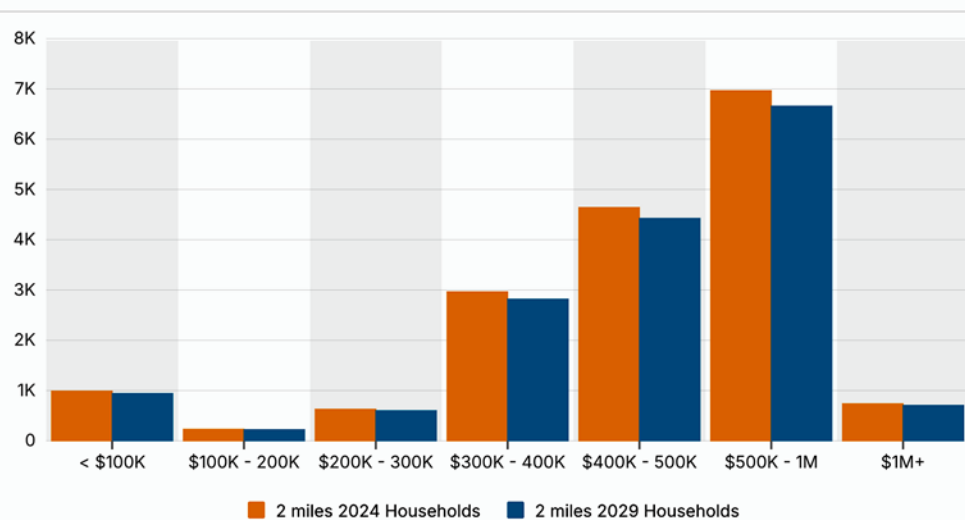
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

310-312 N LONG BEACH BLVD, COMPTON, CA 90221

±9,795 SF OF COMMERCIAL LAND FOR SALE

Frontage on 3 Streets

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.

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