

# COMMERCIAL PROPERTY FOR SALE

*Owner-User or Investment: 2 Retail Stores*



**±3,000 SF Building on ±5,070 SF of Land**

**799-803 S Long Beach Blvd, Compton, CA 90221**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
OFFERING MEMORANDUM

**799-803 S LONG BEACH BLVD  
COMPTON, CA 90221**

## Property Details

Building Area:	±3,000 SF
Retail Unit 1 Area:	±1,000 SF
Retail Unit 2 Area:	±2,000 SF
Stories:	1
Year Built:	1950
Construction:	Masonry
Land Area (Per Plat):	±5,070 SF
Restrooms:	One Per Unit
Parking:	4 Shared Spaces at Rear
Zone:	COCL
APN:	6179-029-042
Traffic Count:	23,255 Vehicles Per Day (2025)

**Asking Price: \$975,000 (\$325 Per SF)**

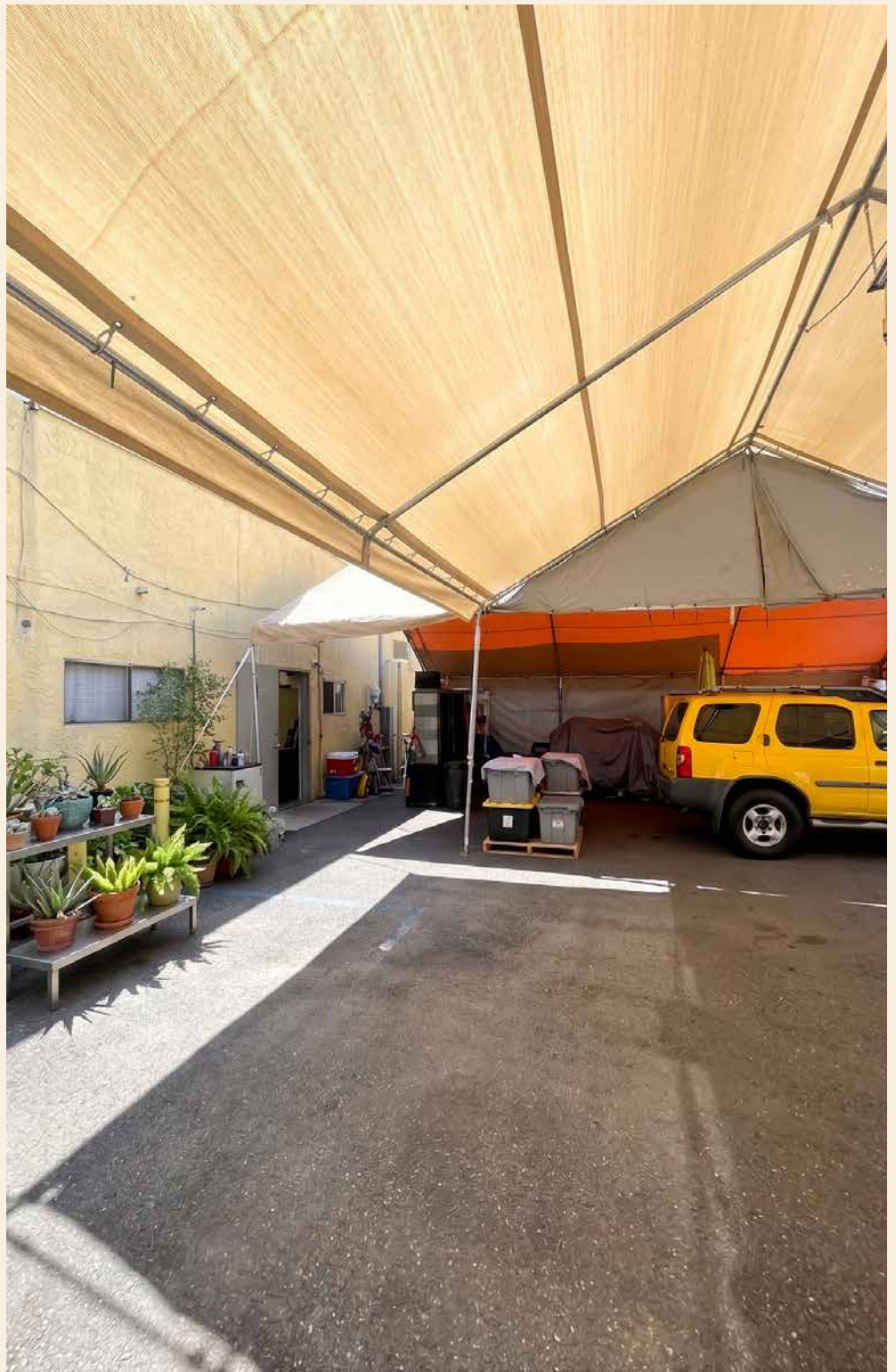
## Property Highlights

- Owner-user or investment opportunity
- Flexible configuration for retail, service or creative uses
- Two retail units
- Unit 1 leased to flower shop for 5 years with current \$20,676 year one base rent annual income (NNN)
- Unit 2 is vacant (formerly rented to a thrift shop at \$3,400 per month)
- Shared rear parking lot off of Crane Avenue
- Unit 1 includes a kitchenette
- New roof (±2 years old)
- Strong value-add potential!
- Functional retail layouts: Separate units allow flexible leasing or owner use
- Proven rental history supports strong market rents
- Heavy traffic location just north of Alondra Blvd

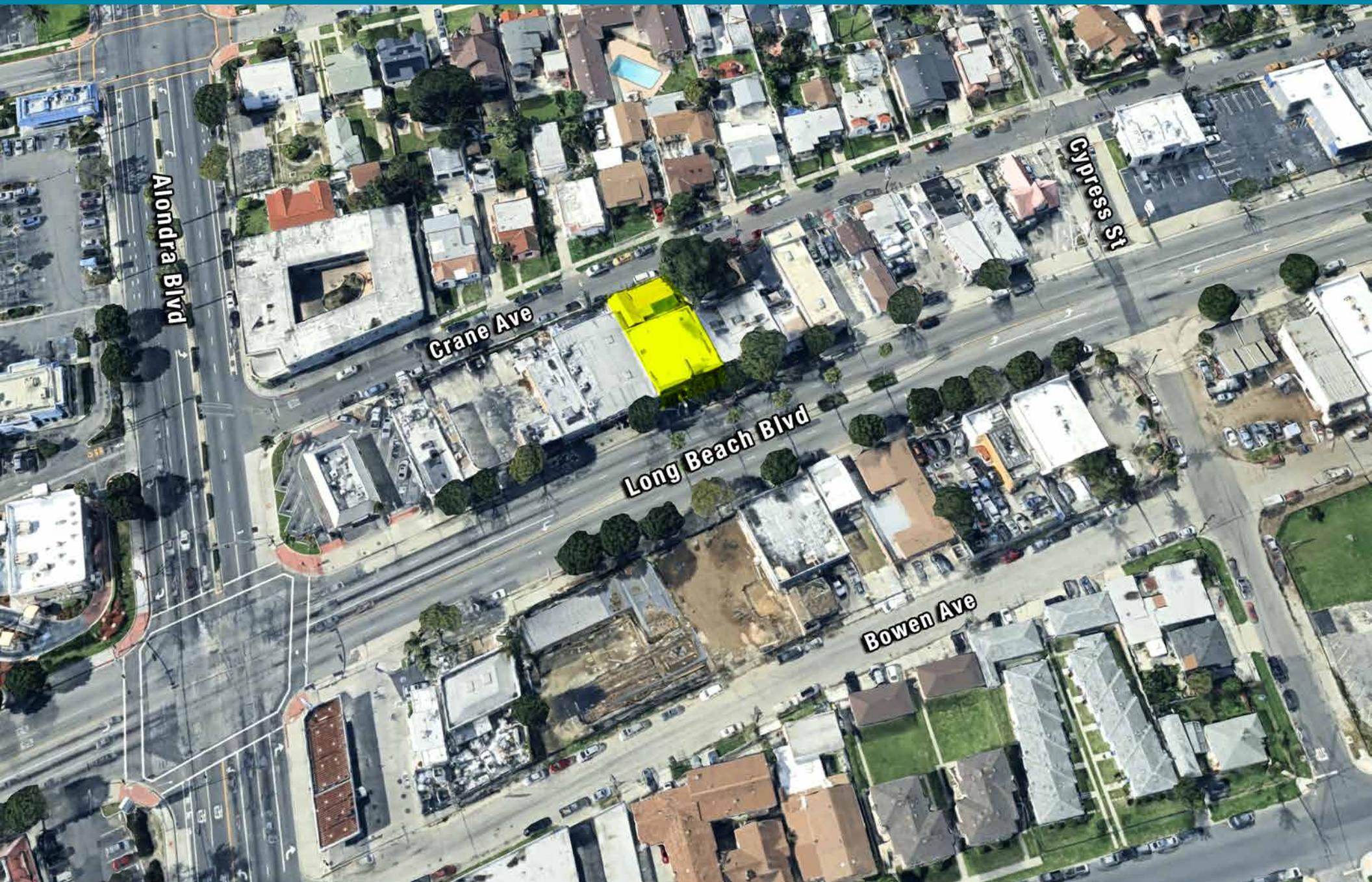
## Unit 1 Rent Adjustments

Jan. 1, 2026—Dec. 30, 2026	\$1,723 Base Rent + \$377 CAM
Jan. 1, 2027—Dec. 30, 2027	\$1,792 Base Rent + CAM
Jan. 1, 2028—Dec. 30, 2028	\$1,864 Base Rent + CAM
Jan. 1, 2029—Dec. 30, 2029	\$1,939 Base Rent + CAM
Jan. 1, 2030—Dec. 30, 2030	\$2,017 Base Rent + CAM

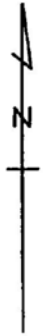




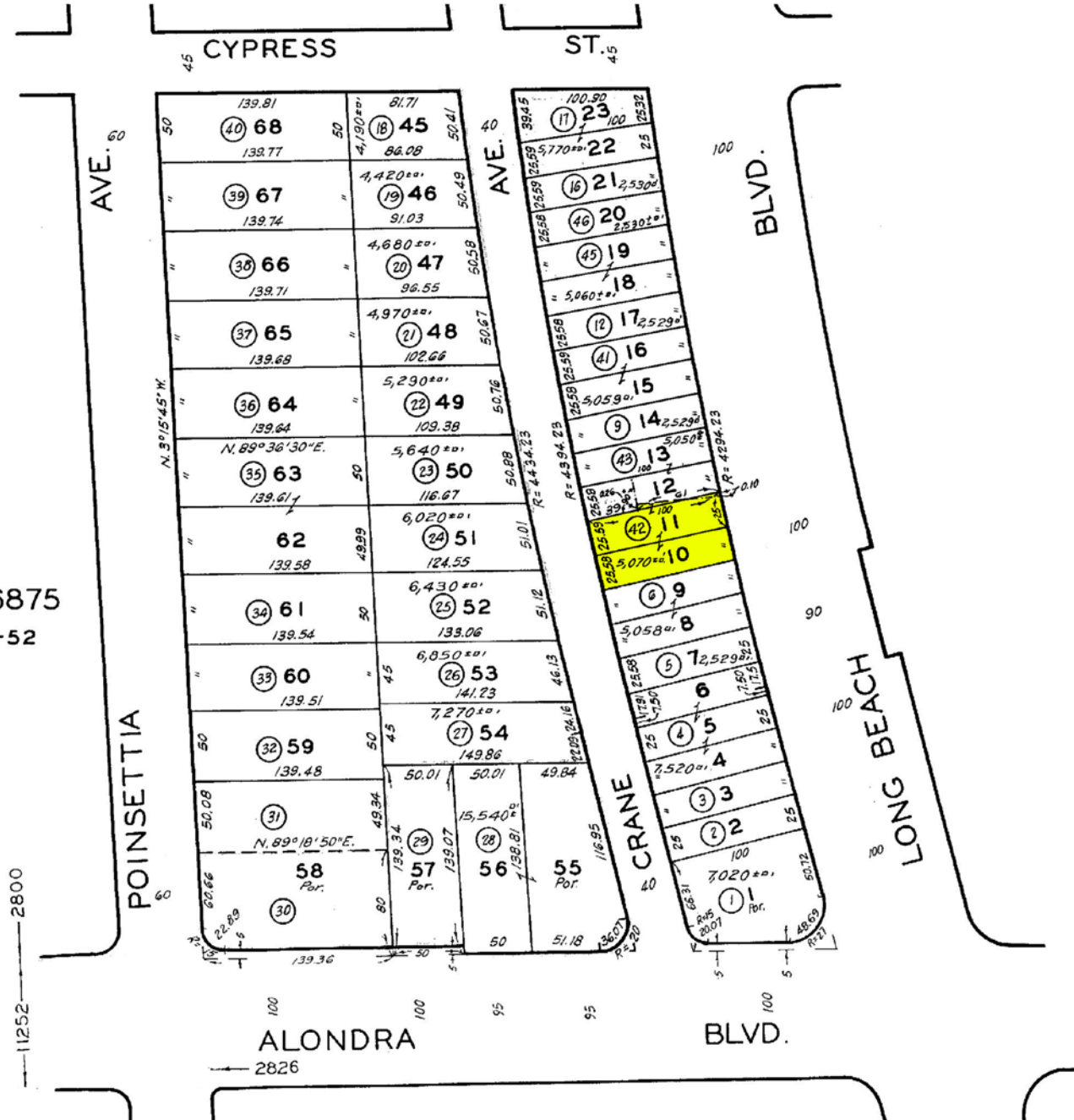
# AERIAL PHOTO



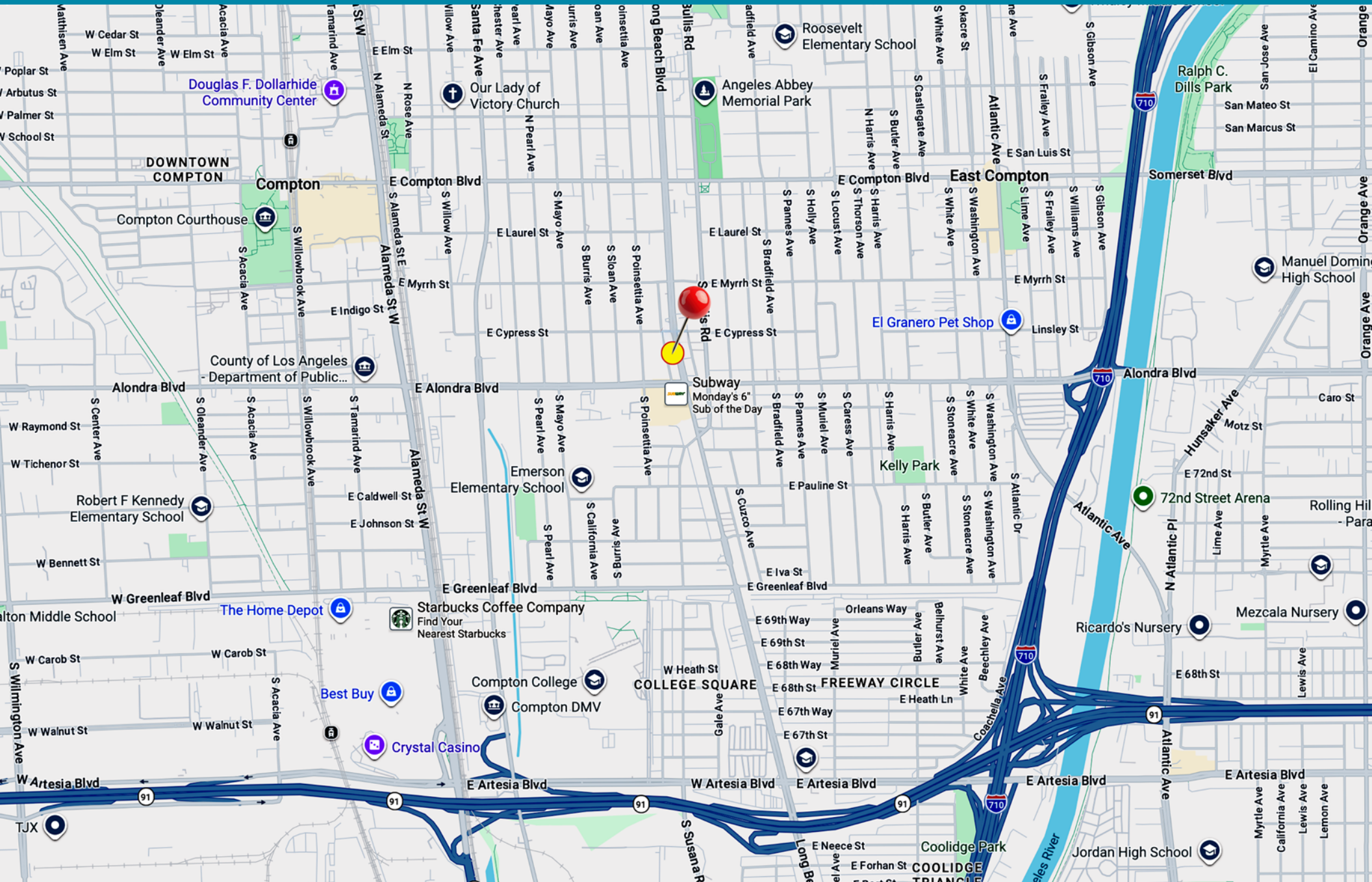
# PLAT MAP



TRACT NO. 6875  
M.B. 89-51-52

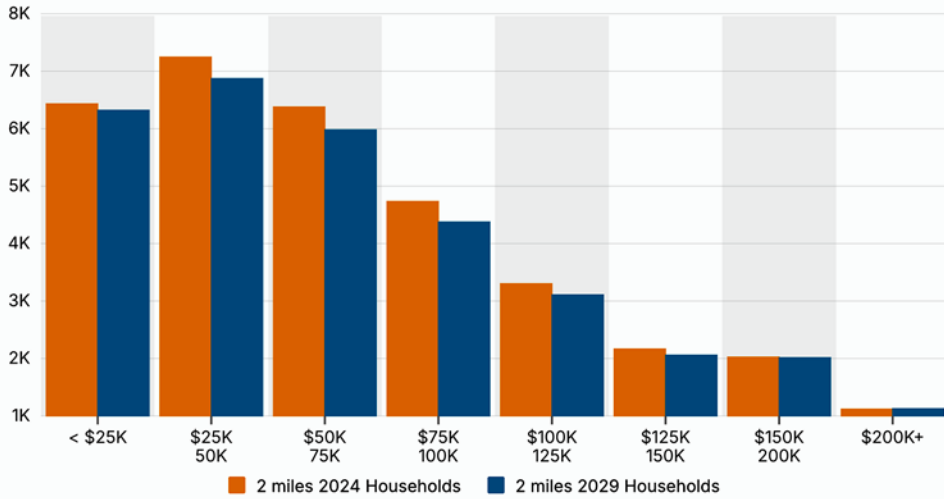


# AREA MAP

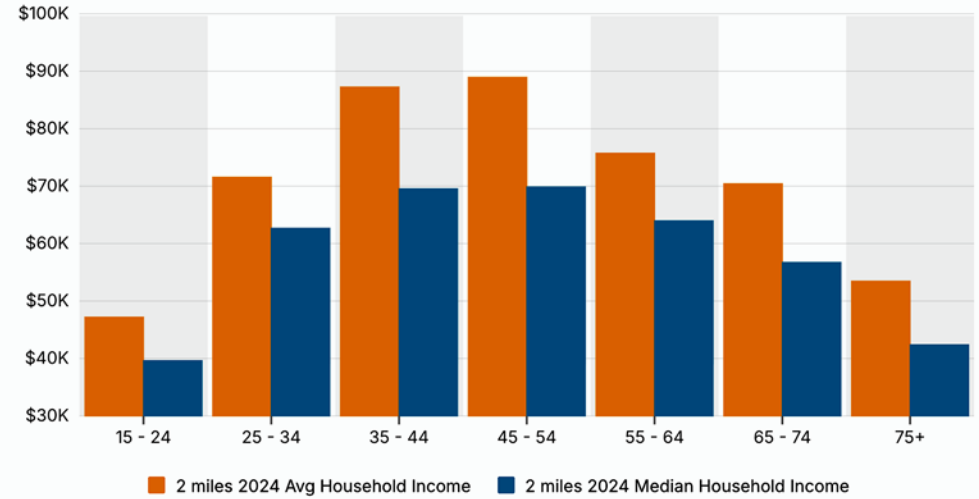


# NEIGHBORHOOD DEMOGRAPHICS

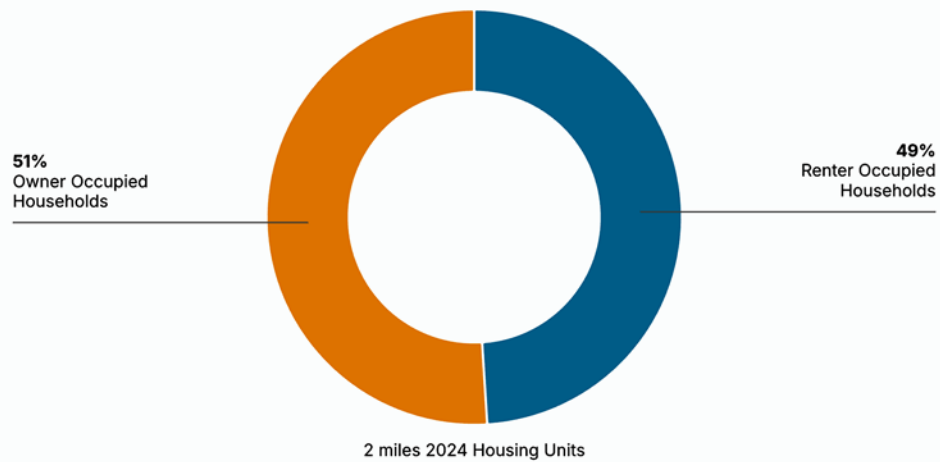
Household Income



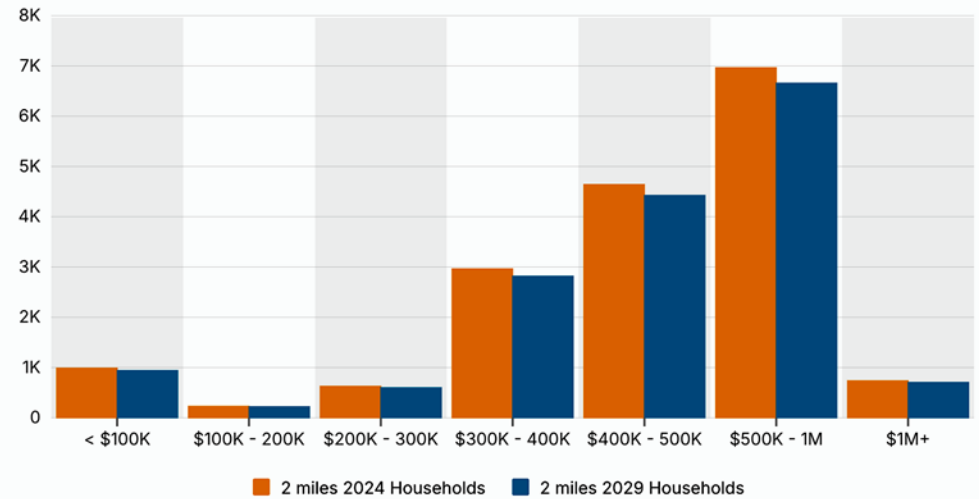
Household Income By Age



Housing Occupancy



Home Values



# PROPOSED SBA LOAN STRUCTURE

BUILDING ACQUISITION	\$975,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$15,000
<b>TOTAL PROJECT COST</b>	<b>\$990,000</b>



SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$487,500	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$3,216	\$38,591
SBA 504 LOAN	40%	\$405,000	5.94% Apr '26	25 Years Full Amort.	2nd Deed	\$2,595	\$31,135
BORROWER	10%	\$97,500					
<b>TOTAL</b>	<b>100%</b>	<b>\$990,000</b>				<b>\$5,810</b>	<b>\$69,726</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.65%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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# FOR SALE

799-803 S LONG BEACH BLVD, COMPTON, CA 90221

## COMPTON COMMERCIAL PROPERTY

### *2 Adjacent Retail Units (1 Occupied)*

### ±3,000 SF Building on ±5,070 SF of Land

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