

COMMERCIAL PROPERTY FOR SALE

Owner-User or Investment: 2 Retail Stores



**\$140,000
Price
Reduction!**

±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)

Sale Price: ~~\$975,000~~ **\$835,000 (\$278.33 Per SF)**

Property Highlights

- Own and use this property for \$1,626 per month!
- 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

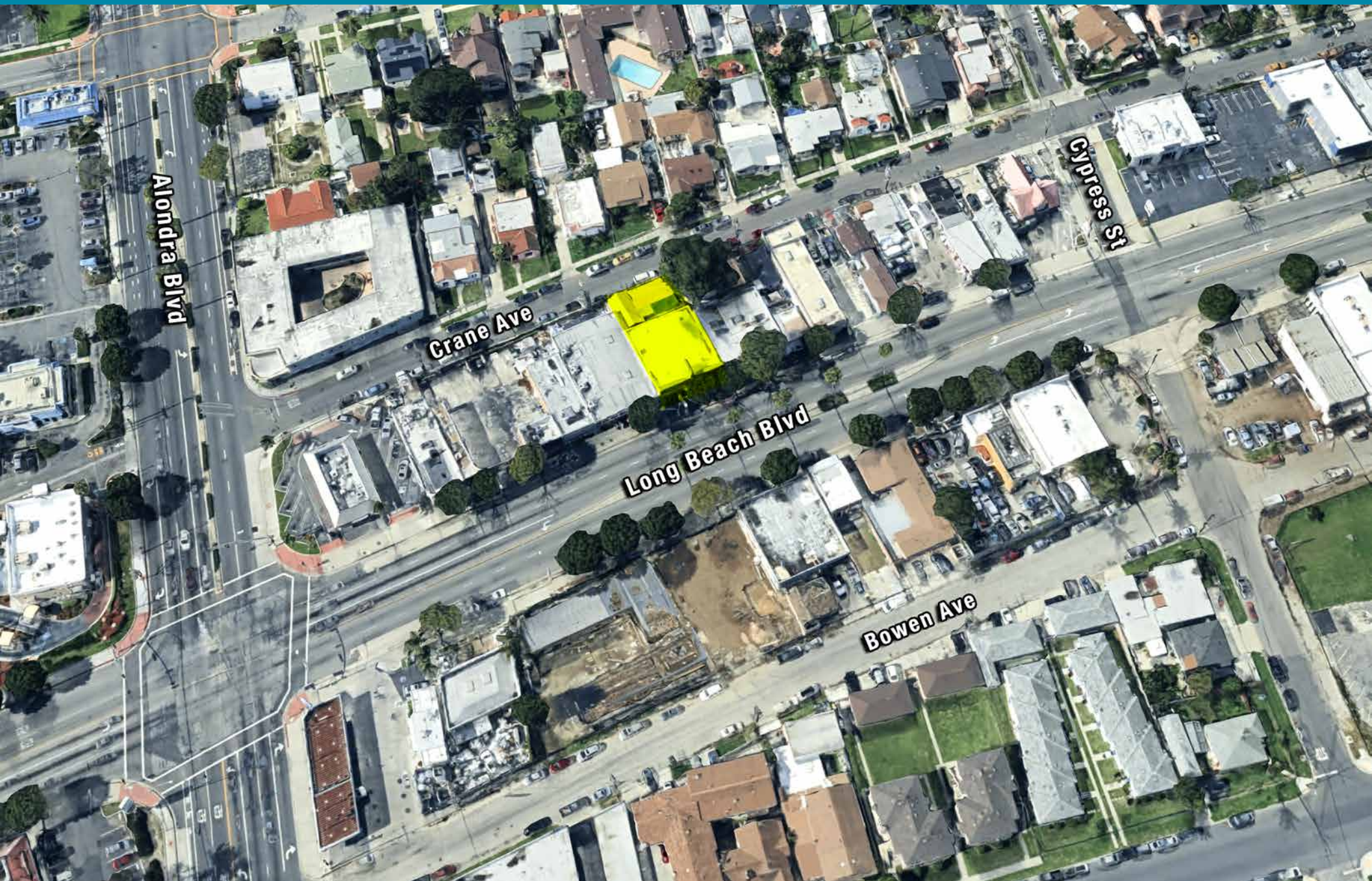
Unit 1 Rent Adjustments

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



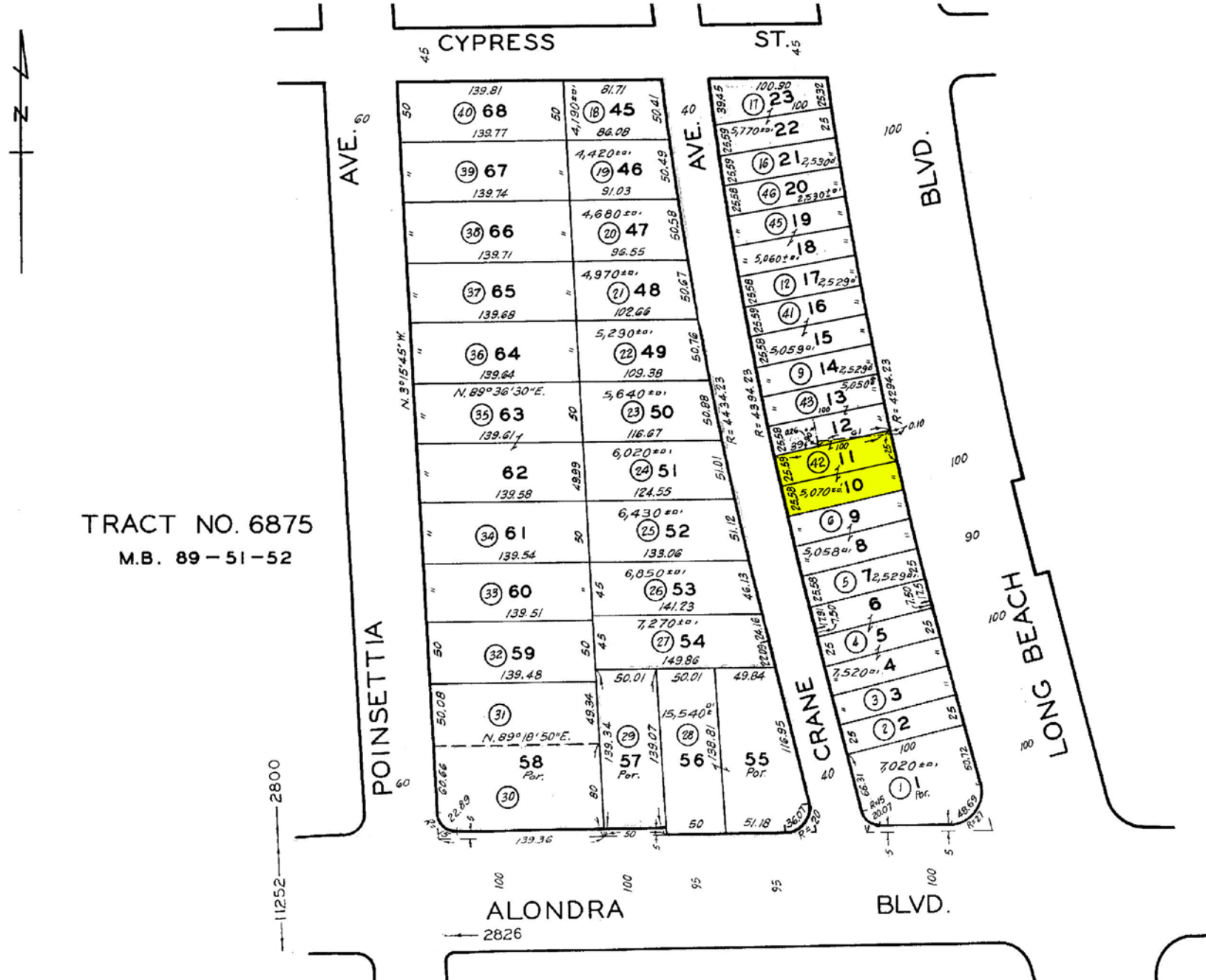


AERIAL PHOTO

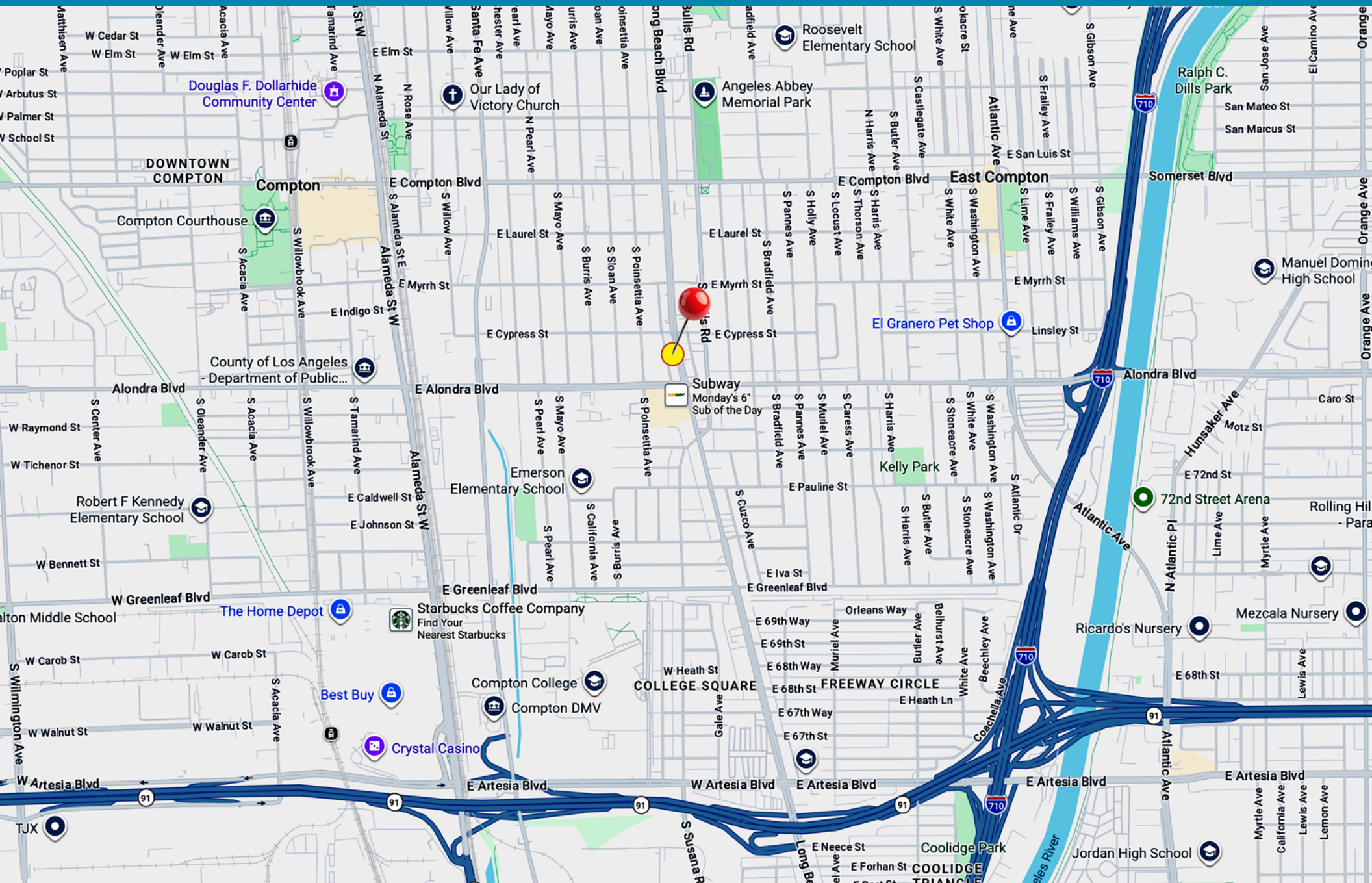


Ryan Kirschner & Anthony S Behar | Major Properties

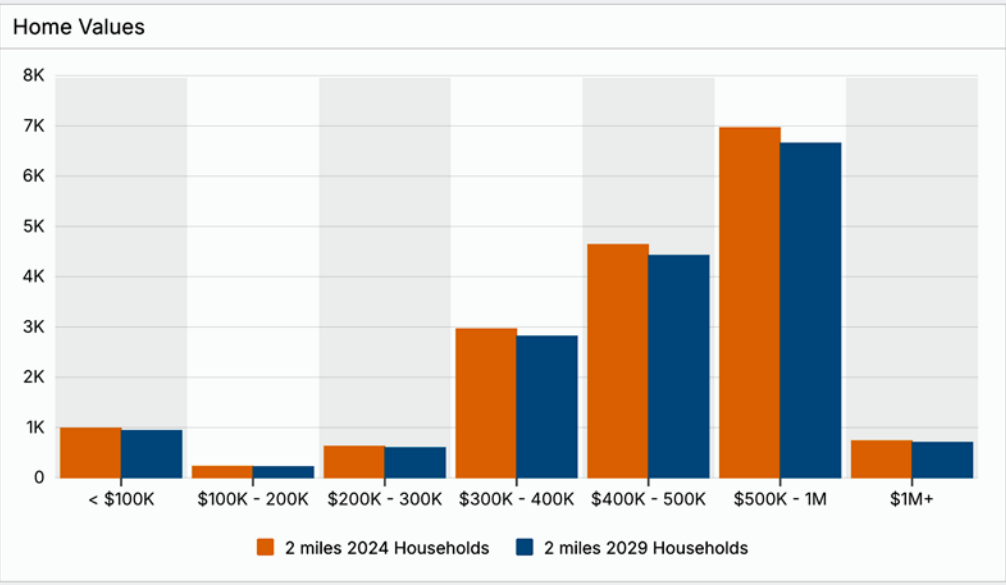
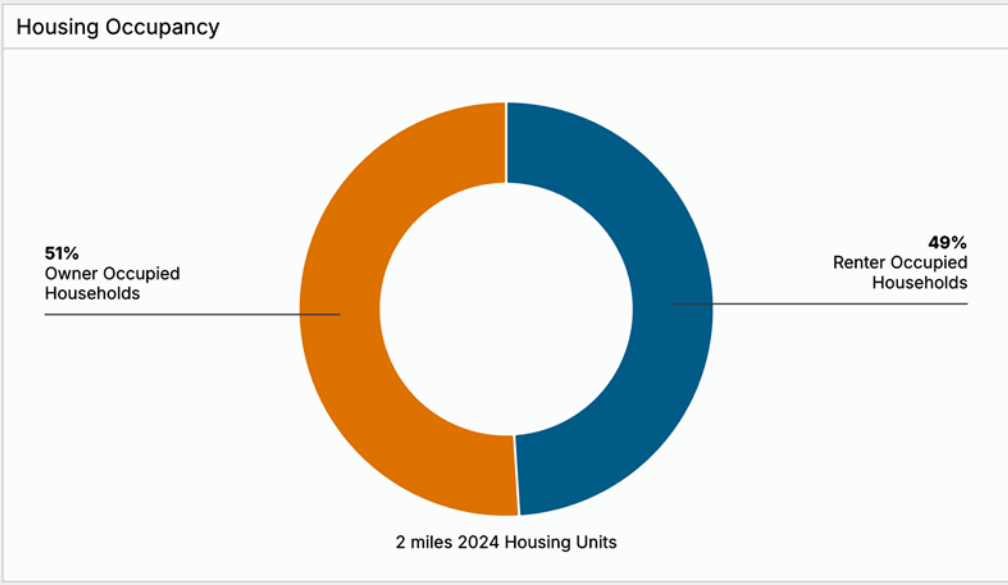
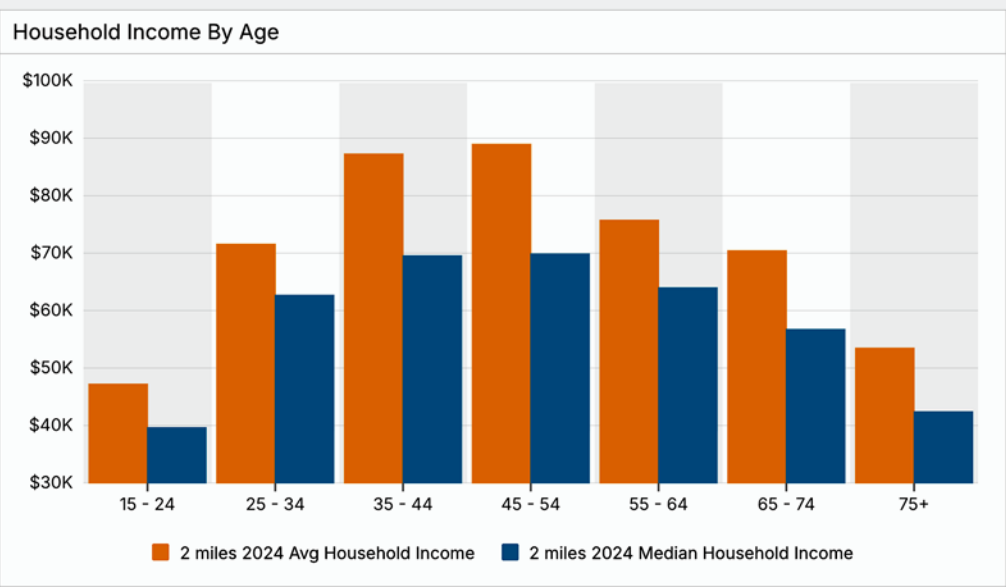
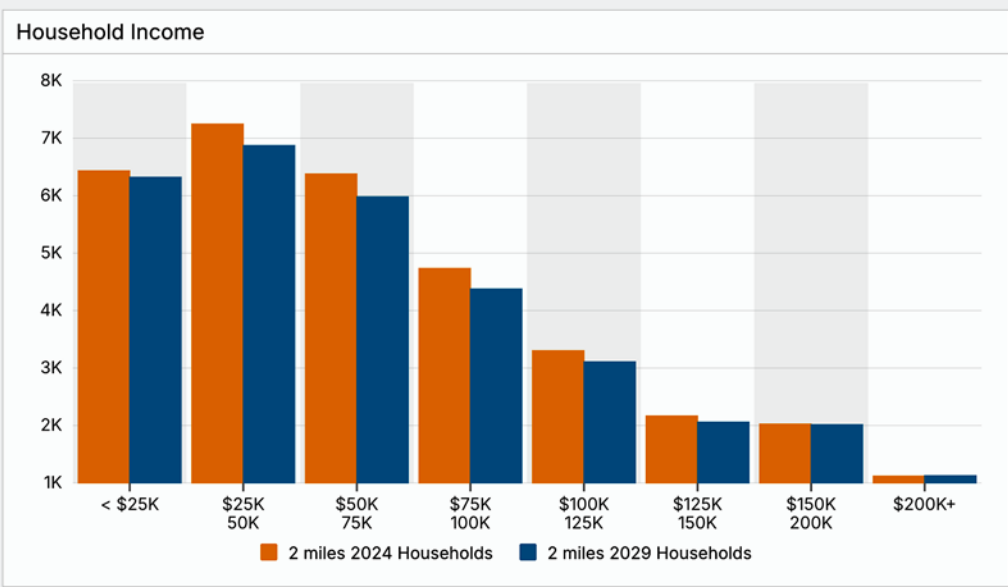
PLAT MAP



AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



PROPOSED SBA LOAN STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE

BUILDING ACQUISITION	\$835,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$13,000
TOTAL PROJECT COST	\$848,000



SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$417,500	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$2,754	\$33,049
SBA 504 LOAN	40%	\$347,000	6.17% Jul '26	25 Years Full Amort.	2nd Deed	\$2,272	\$27,268
BORROWER	10%	\$83,500					
TOTAL	100%	\$848,000				\$5,026	\$60,318

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

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Price Reduced!

COMPTON COMMERCIAL PROPERTY 2 Adjacent Retail Units (1 Occupied) ±3,000 SF Building on ±5,070 SF of Land

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