

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)

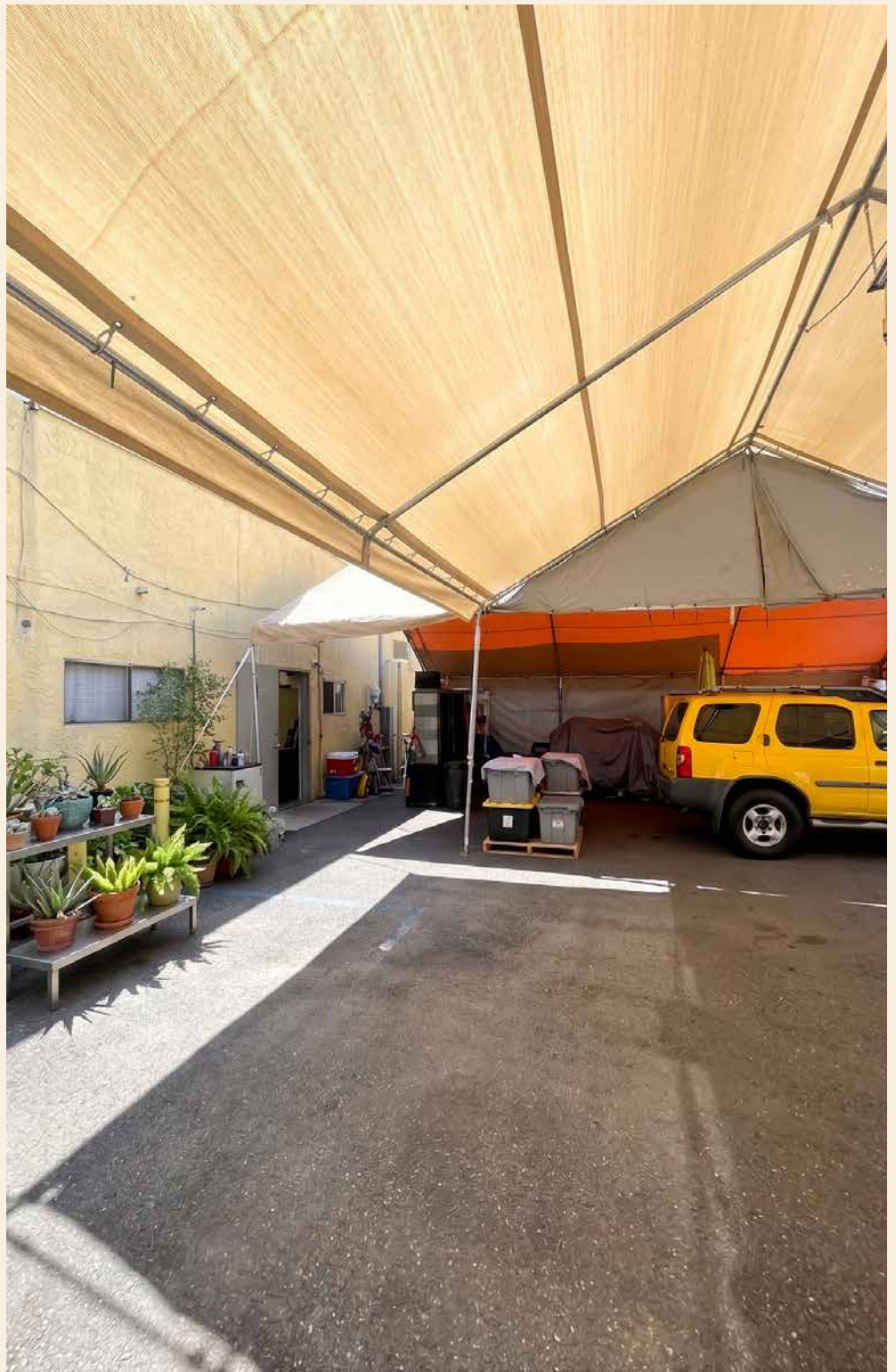
Property Highlights

- 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

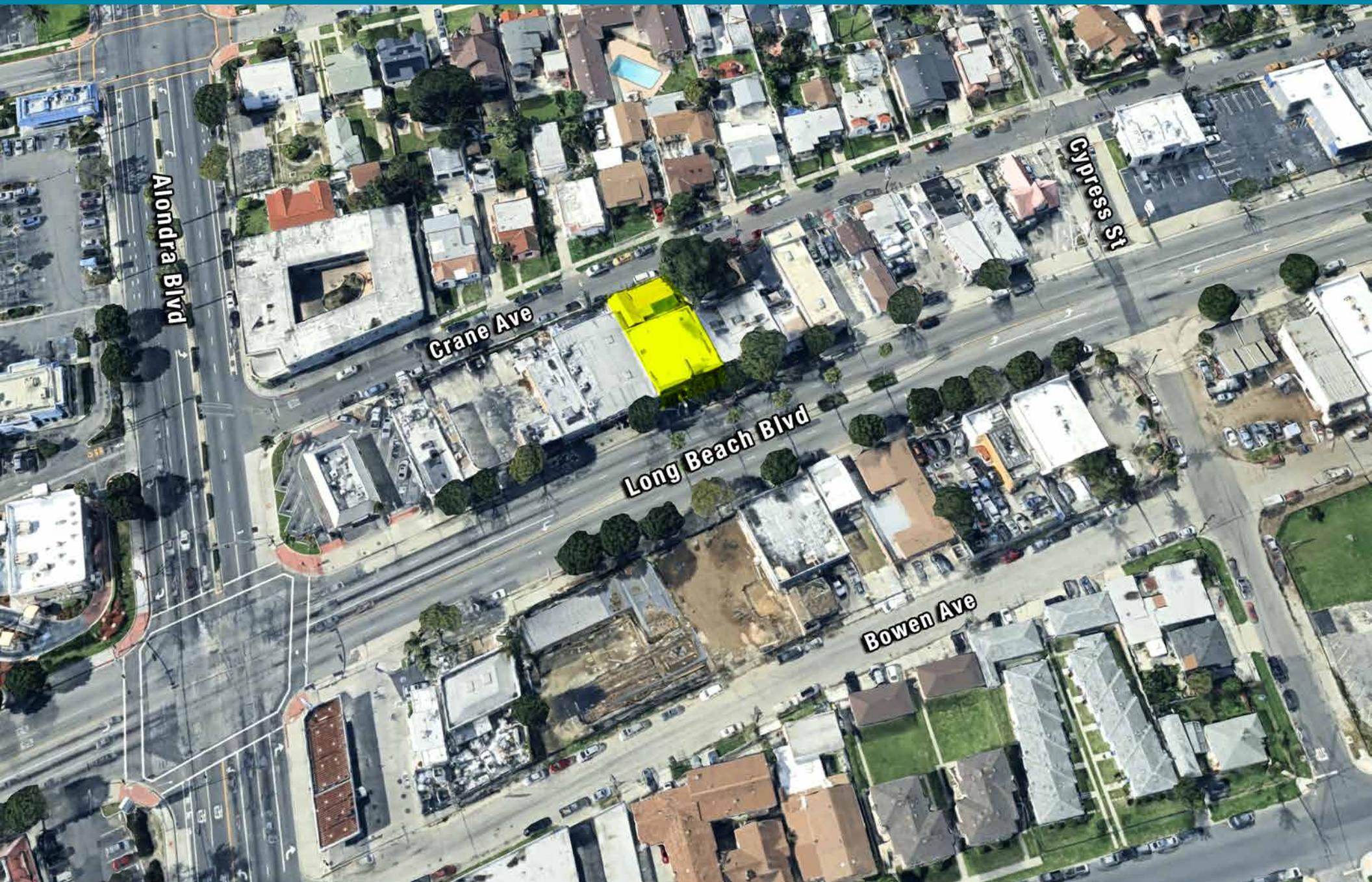
Unit 1 Rent Adjustments

| | |
|----------------------------|-------------------------------|
| 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 |

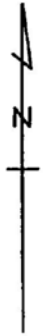




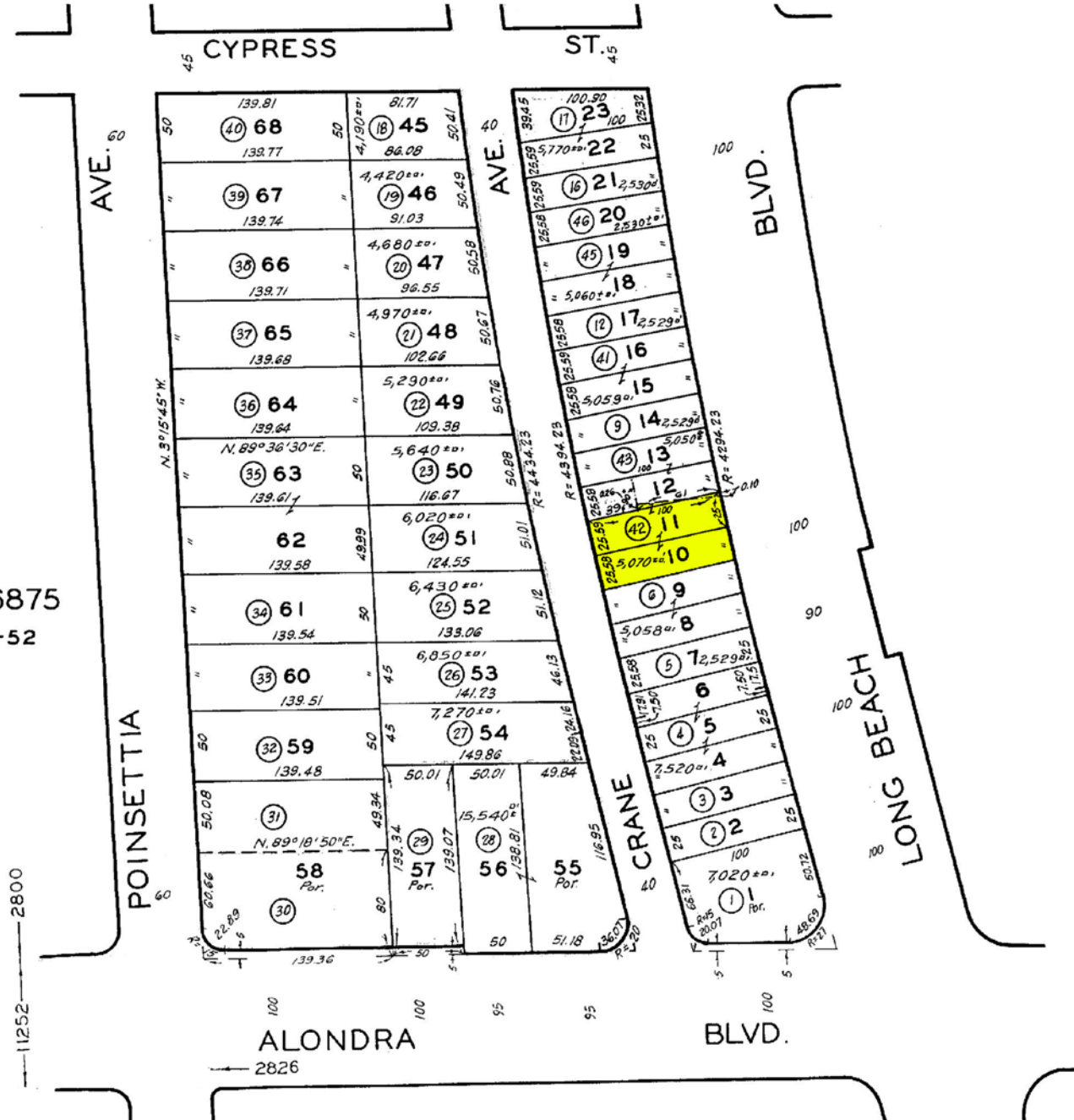
AERIAL PHOTO



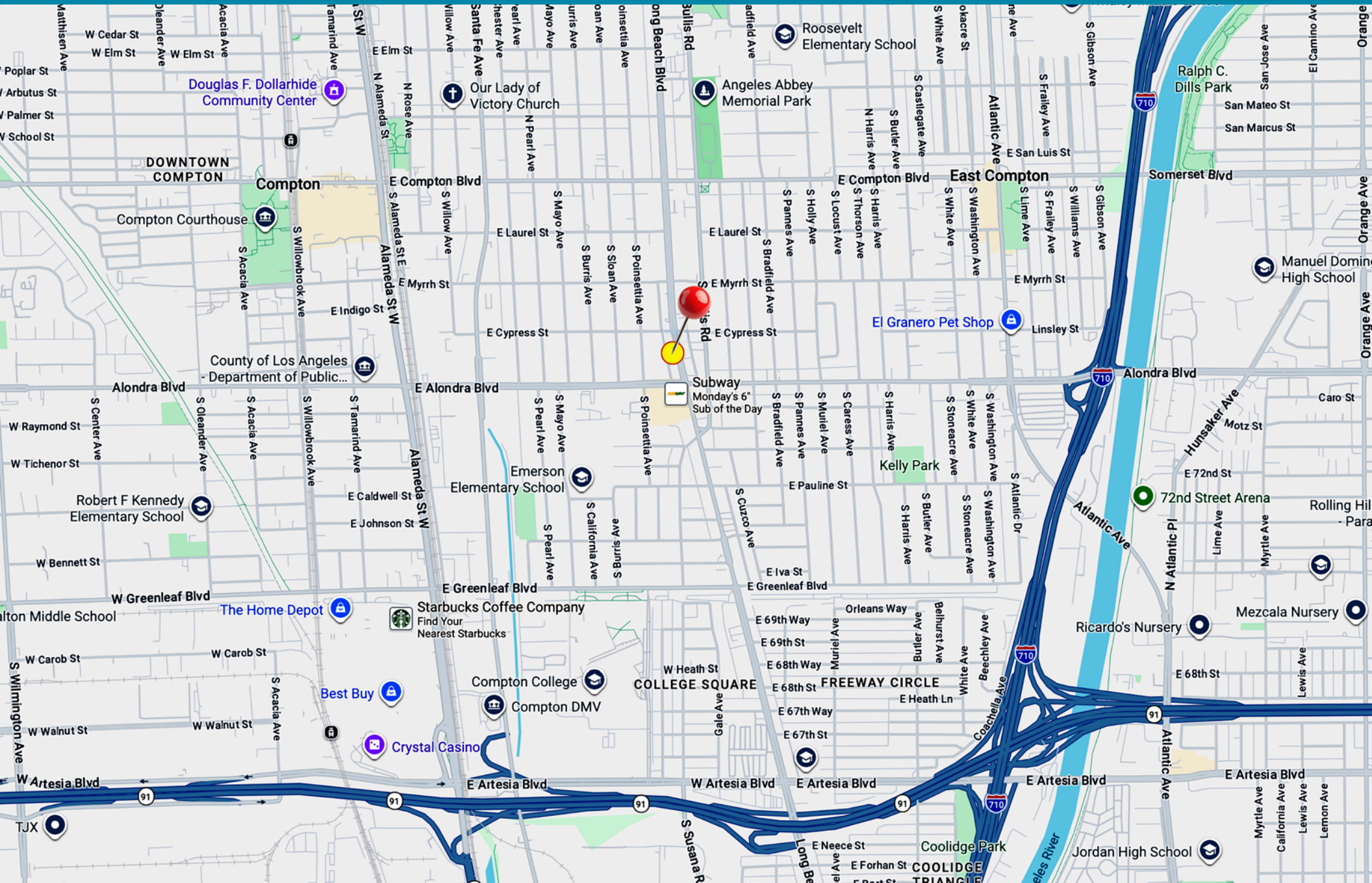
PLAT MAP



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

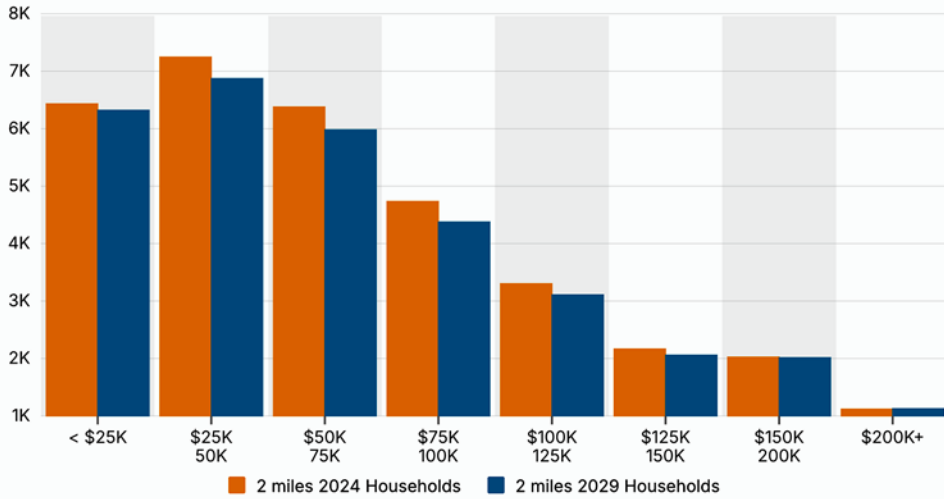


AREA MAP

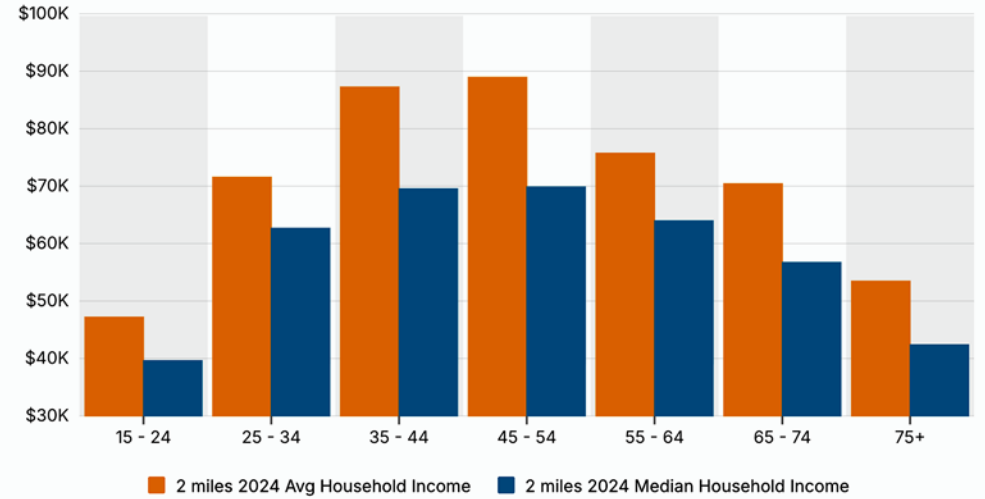


NEIGHBORHOOD DEMOGRAPHICS

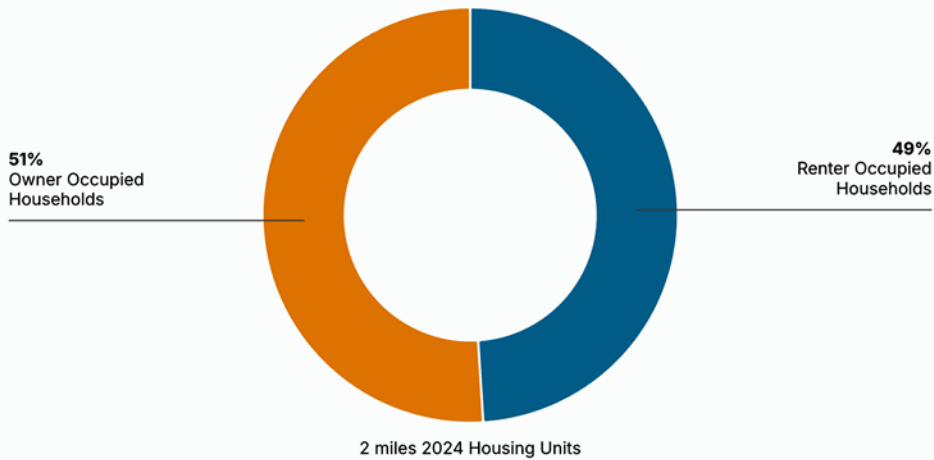
Household Income



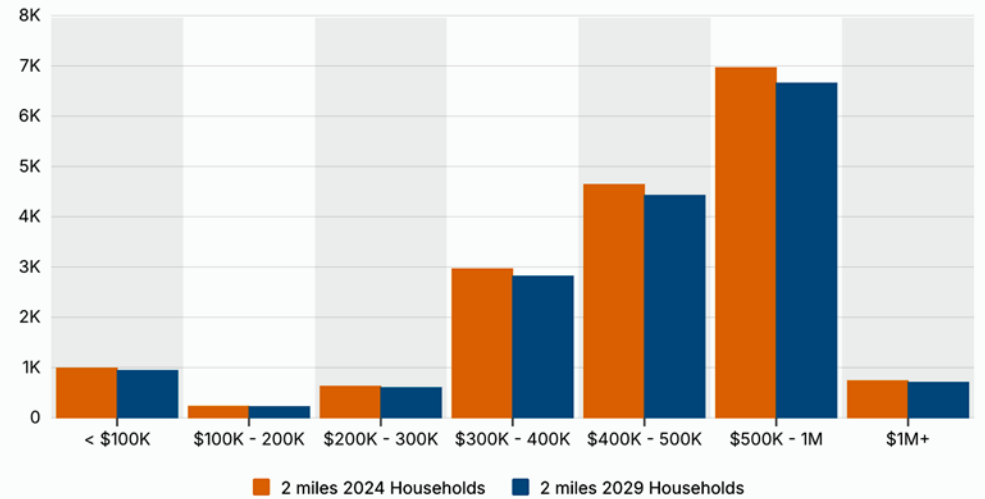
Household Income By Age



Housing Occupancy



Home Values



PROPOSED SBA LOAN STRUCTURE

| | |
|---------------------------|------------------|
| BUILDING ACQUISITION | \$975,000 |
| TENANT IMPROVEMENTS | \$0 |
| SBA/CDC FEES | \$15,000 |
| TOTAL PROJECT COST | \$990,000 |



| 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 | | | | | |
| TOTAL | 100% | \$990,000 | | | | \$5,810 | \$69,726 |

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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COMPTON COMMERCIAL PROPERTY

2 Adjacent Retail Units (1 Occupied)

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

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