

RARE GRANDFATHERED AUTOMOTIVE/DEVELOPMENT

411-413 E ROSECRANS AVENUE and 1102 N. ROSE AVE, COMPTON CA 90221



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

411-413 E Rosecrans Ave comprises two buildings on two parcels of approximately 4,000 Square Feet of improvements set on 9,759 SF of Land. The property has been used as automotive for over 50 years. Ideal for an owner/user or a developer with insight into the growing Compton Market. Sale will include the business. Zoning allows for Mixed Use. An Additional 4,772 SF adjacent vacant corner lot may be made available as well. Lease rates in the area are approximately \$1.00/SF NNN, making this a 6 CAP Proforma.

AREA AMENITIES

Good freeway access; just 2 miles from the 710 , 91, & 105 Freeways. Less than 3/4 of a mile from downtown Compton. Excellent Demographics: Over 35,000 people reside within a 1-mile radius & Just under 300,000 people reside within a 3-MILE radius. The subject site is one block from The Children's Institute 3 miles from Downtown Compton, the Compton Courthouse, & City Hall.



DEMOS	1 mile	3 mile	5 mile
Population	49,494	316,265	853,627
Avg. HH Income	\$59,668	\$64,167	\$66,388
Daytime Pop.	37,105	240,974	657,959
Traffic Count	± 36,917 CPD on Rosecrans Ave		

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