

±1.82 Acre Development Opportunity | \$4,675,000
403, 411, 435, & 445 S. Santa Fe Ave. Compton, CA 90221



**Potential to build up to
 +/-145 units By-Right**



**Located within Transit
 Oriented Development Zone**



**Opportunity Zone, allowing
 for Zero Capital Gains Tax
 after 10-Yrs**



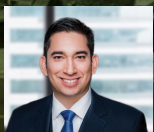
**Parking lot leased for \$10K
 p/month expiring in July
 2026**



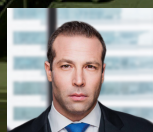
**Tier-1 Projects within the City
 provide expedited approval**



**All reasonable offers will be
 considered**



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