

**±1.82 Acre Development Opportunity | \$3,500,000**  
**403, 411, 435, & 445 S. Santa Fe Ave. Compton, CA 90221**



**Four adjacent parcels  
 totaling ±79,626 SF**



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



**Potential to build up to  
 ±145 units By-Right**



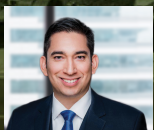
**Located within Transit  
 Oriented Development Zone**



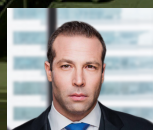
**Opportunity zone, allowing  
 for zero capital gains tax  
 after 10 years**



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



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