



Offering Memorandum

403, 411, 435, & 445 S. Santa Fe Ave.

403, 411, 435, & 445 S. Santa Fe Ave. Compton, CA 90221
±1.82 Acre Development Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



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403, 411, 435 & 445 S. Santa Fe Ave.

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403, 411, 435 & 445 S. Santa Fe Ave.

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403, 411, 435 & 445 S. Santa Fe Ave.

01. PROPERTY OVERVIEW



403, 411, 435, & 445 S. Santa Fe Ave.

Property Overview

Street Address:	403, 411, 435 & 445 S. Santa Fe Ave.
City:	Compton
State:	California
Zip Code:	90221
Price:	\$3,500,000
Price P/L SF:	\$43.96
APN:	6179-004-020, 021, 022 & 030
Zoning:	COCL*
Lot 403:	±20,001 SF
Lot 411:	±30,004 SF
Lot 435:	±9,999 SF
Lot 445:	±19,622 SF
Total Lot SF:	±79,626
Utilities:	None
Improvements:	Yes





403, 411, 435, & 445 S. Santa Fe Ave.



Property Description

Lucrum Real Estate Group is pleased to present a unique investment and redevelopment opportunity consisting of four contiguous parcels strategically located within the Compton Station Transit-Oriented Development (TOD) Specific Plan. This Specific Plan is designed to transform the area surrounding the Metro A Line Compton Station into a vibrant, mixed-use, transit-friendly community.

Together, the properties encompass ± 1.83 acres across nearly an entire city block, prominently located at the signalized intersection of S. Santa Fe Avenue and Myrrh Street. Existing improvements total $\pm 15,156$ square feet, comprised of two serviceable school facilities and an office/house, with one parcel currently serving as a vacant lot.

The site benefits from in-place tenancy with KSI Communications, a Los Angeles-based telecommunications contractor with 15+ years of experience specializing in fiber placement, directional drilling, and related infrastructure services. Their presence provides investors with reliable income while unlocking the long-term redevelopment potential of the site.

This offering presents investors with the rare opportunity to combine short-term income stability with long-term value creation in one of Los Angeles County's most promising transit-oriented growth corridors.



Property Breakdown:

+ 403 S. Santa Fe Ave – Eko Multipurpose Center

Building: $\pm 9,438$ SF

Construction: Brick & Concrete

Condition: Serviceable

Lot Size: $\pm 20,001$ SF (± 0.46 Acres)

+ 411 S. Santa Fe Ave – Eko Multipurpose Center

Building: $\pm 4,402$ SF

Construction: Wood & Stucco

Condition: Serviceable

Lot Size: $\pm 30,004$ SF (± 0.69 Acres)

+ 435 S. Santa Fe Ave – Office/House

Building: $\pm 1,316$ SF

Construction: Wood & Stucco

Lot Size: $\pm 9,999$ SF (± 0.23 Acres)

Tenant: KSI Communications (Telecommunications Contractor)

+ 403 S. Santa Fe Ave – Eko Multipurpose Center

Building: 0 SF

Construction: — (Vacant Lot)

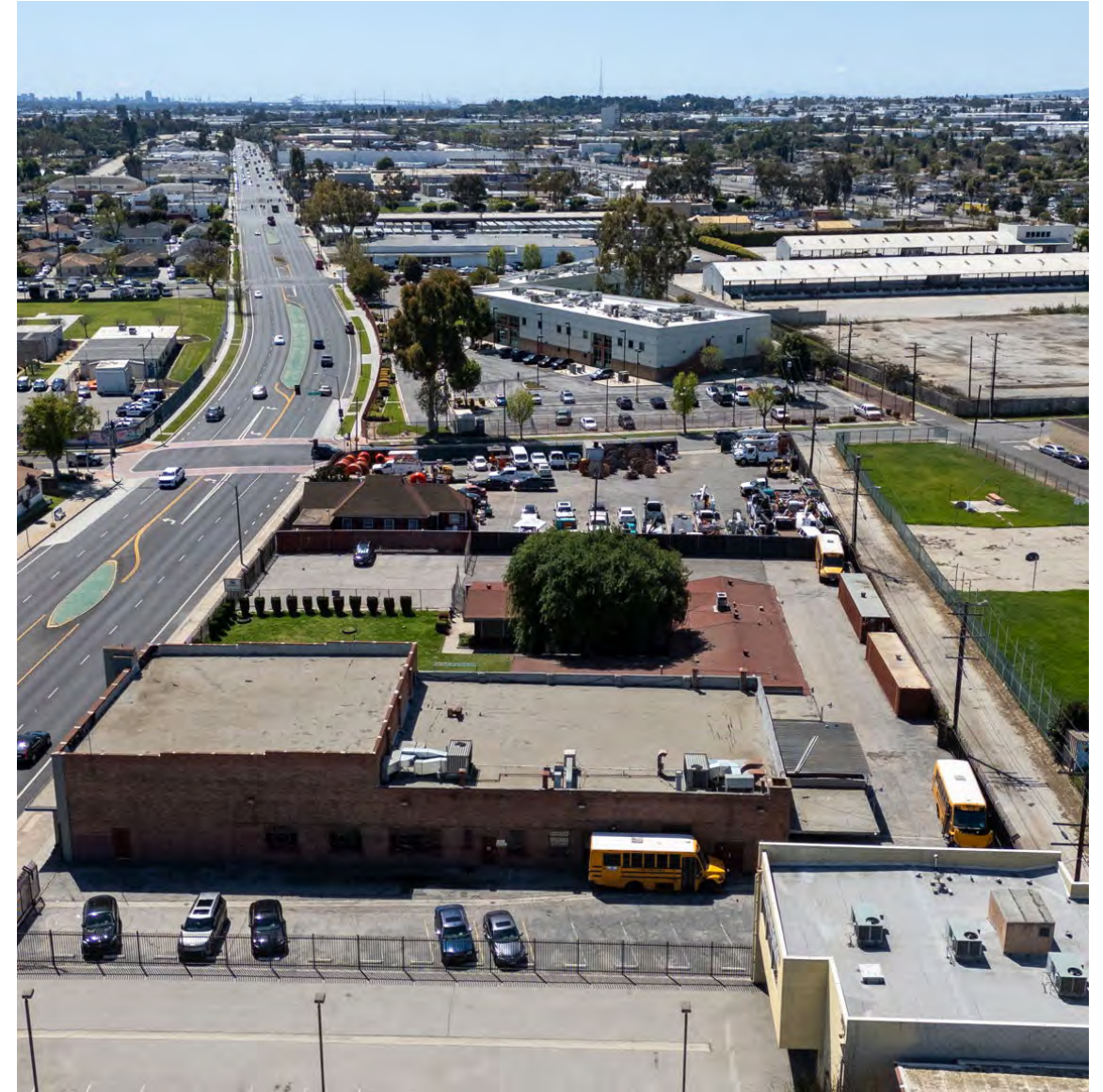
Lot Size: $\pm 19,622$ SF (± 0.45 Acres)

Tenant: KSI Communications (Telecommunications Contractor)

+ Totals

Existing Building Area: $\pm 15,156$ SF

Total Land Area: $\pm 79,626$ SF (± 1.83 Acres)





Key Highlights:

- + **±145 Units By-Right:** Per the City of Compton, the location allows for 80 units per acre to be built and even more if density bonuses are applied for.
- + **Zero Capital Gains Tax:** The property is located within an opportunity zone, and provides developers the ability to avoid some or all of the Capital Gains upon the sale depending on the hold period.
- + **Expedited Approval:** Per the City of Compton, projects under 80 units only go through an Administrative Review, which allows for faster approval.
- + **Transit-Oriented Development:** Compton's TOD areas benefit from financial incentives, tax credits, density bonuses, and grants, as well as streamlined approvals.
- + **\$120,000 in Annual Income:** One of the lots is currently leased until July 2026 and the income can assist developers offset the planning costs.
- + **Must Sell - Motivated Seller:** All reasonable offers will be presented and considered by ownership.





Permitted Uses

Land Use Type	Urban Flexible Zone	Notes
Entertainment and Recreation		
Health/Fitness Facility <15,000 sf	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Health/Fitness Facility >15,000 sf	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Indoor/Outdoor Entertainment	M	Uses subject to a Minor Use Permit following administrative review by the Community Development Department Director
Indoor/Outdoor Recreation	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Nightclub	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Park, playground	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Plaza	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Studio: art, dance, martial arts, music, etc.	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Civic		
Government	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Library, museum, or art gallery	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Office, general	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Meeting facility, public or private	P	Uses permitted by right that require no discretionary review if in compliance with all standards
School, public or private	P	Uses permitted by right that require no discretionary review if in compliance with all standards



Food and Drink		
Micro-Brewery ¹	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Pub/Bar/Tavern ²	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Restaurant, café, coffee shop ²	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Restaurant w/ Outside dining ³	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Any food and drink or retail establishment operating before 7:00 am or after 10:00 pm	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Retail		
Alcohol/Tobacco Outlet	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
General Retail < 100,000 sq. ft.	P	Uses permitted by right that require no discretionary review if in compliance with all standards
General Retail > 100,001 sq. ft.	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Cannabis Activities	X	
Services		
Business/Professional service	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Childcare Facility	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Family Childcare Home ⁴	X	
Hotel/Motel	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Medical or residential care facility <7	X	



Medical or residential care facility >7	X	
Personal services	X	
Personal services-restricted	X	
Supportive/Transitional Housing	X	
Emergency Shelter	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Residential		
Dwelling: Multi- Family (Including any type of permanent housing and supportive housing)	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Dwelling: Single- Family Detached	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Dwelling: Single- Family Detached	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Group Home (<7 Persons)	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Group Home (>7 persons)	C	Uses subject to a Conditional Use Permit following discretionary review and public hearing by the Planning Commission
Home Occupation, no clients	P	Uses permitted by right that require no discretionary review if in compliance with all standards
Home Occupation, with clients	P	Uses permitted by right that require no discretionary review if in compliance with all standards



Location Description

The City of Compton has been actively pursuing transit-oriented development (TOD) plans to revitalize areas adjacent to its Metro stations. Two significant initiatives in this regard are the Artesia Station Specific Plan and the Compton Station Transit-Oriented Development Specific Plan.

Compton Station Transit-Oriented Development Plan: Cover approximately 570 acres around the Compton Station at Willowbrook Avenue and Compton Boulevard, focusing on three key "Downtown" nodes: Civic Center, Commercial Core, and Historic Core/Compton Boulevard East.

The plan envisions transforming the area into a compact, transit-oriented neighborhood with key projections that include:

- + Housing: Approximately 4,803 new residential units
- + Retail Space: Around 219,187 square feet
- + Cultural Facilities: About 129,000 square feet
- + Office Space: Approximately 217,073 square feet

The plan emphasizes improving public spaces, enhancing safety, introducing new open areas, and closing existing gaps in the bicycle and pedestrian networks to promote a pedestrian-friendly environment.





Promoting New Development and Rehabilitation: Encouraging the construction of new buildings and the renovation of existing structures to boost economic activity.

Increasing Transit Ridership: Enhancing accessibility and convenience to encourage more residents to utilize public transit.

Strengthening Local Identity: Creating a unique sense of place that reflects Compton's cultural heritage.

Creating Employment Opportunities: Fostering job creation and career advancement for residents.

Enhancing Pedestrian and Bicycle-Friendly Environments: Developing infrastructure that supports walking and cycling to reduce reliance on automobiles.

Implementation strategies may include establishing a property-based business improvement district, developing affordable housing and business incubation spaces on publicly owned land, and instituting local hire requirements for large projects.

Implementation Timeline: The implementation of these plans is expected to occur over an extended period, potentially spanning 20 to 25 years. Development on private land will depend on individual landowners' timelines, while public land improvements will proceed as resources and circumstances allow.

These initiatives reflect Compton's commitment to leveraging its transit assets to foster sustainable, community-focused development.











Street Map





Satellite Map (3D)





403, 411, 435, & 445 S. Santa Fe Ave.

02. COMPARABLES



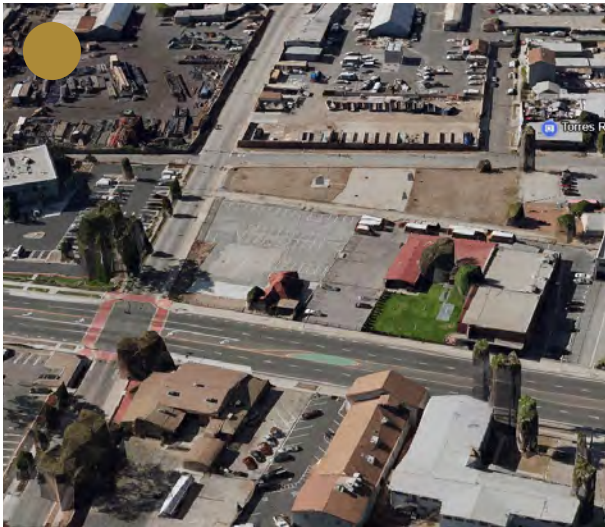


Active Comparables

#	Address	Sale Price	Zoning	Acres	SF	\$/Acre	\$/SF	List Date	Distance
1	900 E. Compton Blvd. Compton, CA 90221	\$3,900,000	COMH	1.72	74,923	\$2,267,442	\$52.05	October 24, 2023	0.3 Miles
2	1000-22 S. Petrolia Compton, CA 90221	\$5,000,000	COMH	1.72	74,923	\$2,906,977	\$66.74	June 12, 2024	0.5 Miles
3	142 E. Alameda St. Compton, CA 90221	\$885,700	COML	0.24	10,454	\$3,690,417	\$84.72	November 20, 2024	0.4 Miles
4	1320 S. Santa Fe Ave. Compton, CA. 90221	\$2,950,000	COML	0.48	20,908	\$6,145,833	\$141.09	October 29, 2024	0.7 Miles
Average		\$3,183,925	--	1.00	45,302	\$3,752,667	\$86.15	--	0.48 Miles
	403, 411, 435 & 445 S. Santa Fe Ave. Compton, CA 90221	\$3,500,000	COCL	1.82	79,626	\$1,923,077	\$43.96	--	--

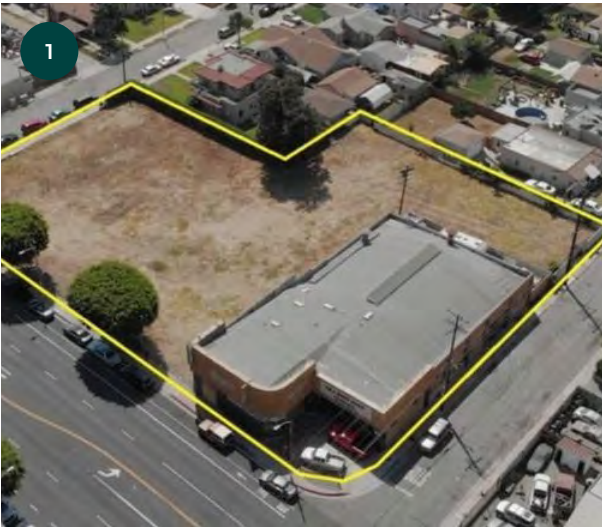


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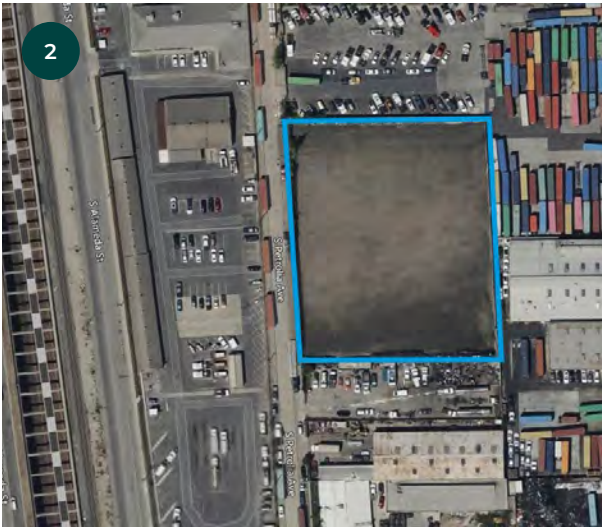
403, 411, 435 & 445 S Santa Fe Ave.
Compton, CA 90221

List Date	-
List Price	\$3,500,000
Zoning	COCL
Price Per Square Foot	\$58.71
Price Per Acre	\$1,923,077



900 E. Compton Blvd.
Compton, CA 90221

List Date	October 24,2023
List Price	\$3,900,000
Zoning	COMH
Price Per Square Foot	\$52.05
Price Per Acre	\$2,267,442



1000-22 S. Petrolia Compton
Compton, CA 90221

List Date	June 12, 2024
List Price	\$ 5,000,000
Zoning	COMH
Price Per Square Foot	\$66.74
Price Per Acre	\$2,906,977

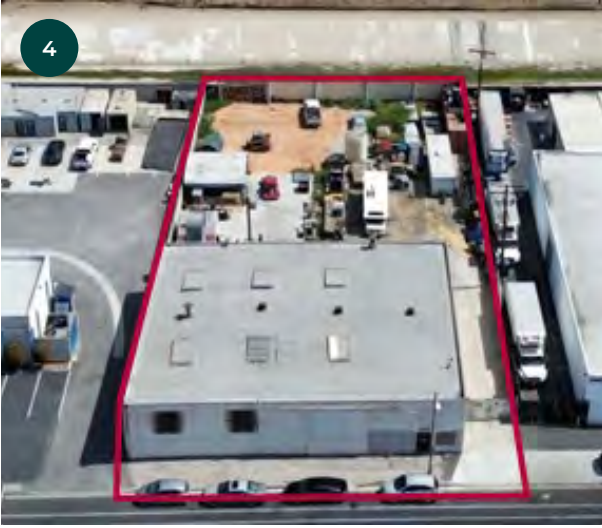


Active Comparables



142 E. Alameda St.
Compton, CA 90221

List Date	November 20, 2024
List Price	\$885,700
Zoning	COML
Price Per Square Foot	\$84.72
Price Per Acre	\$3,690,417



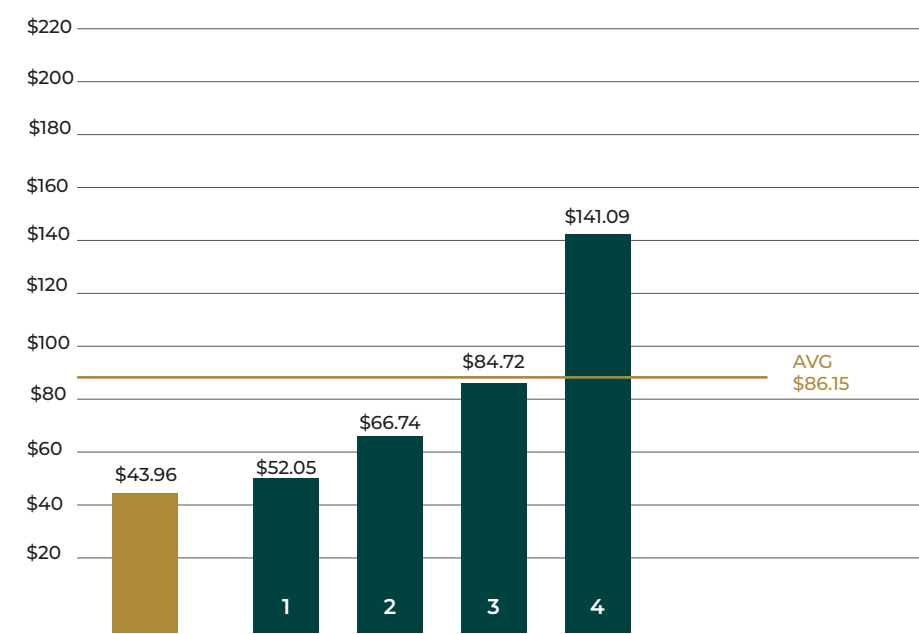
1320 S. Santa Fe Ave.
Compton, CA 90221

List Date	October 29, 2024
List Price	\$2,950,000
Zoning	COML
Price Per Square Foot	\$141.09
Price Per Acre	\$6,145,833

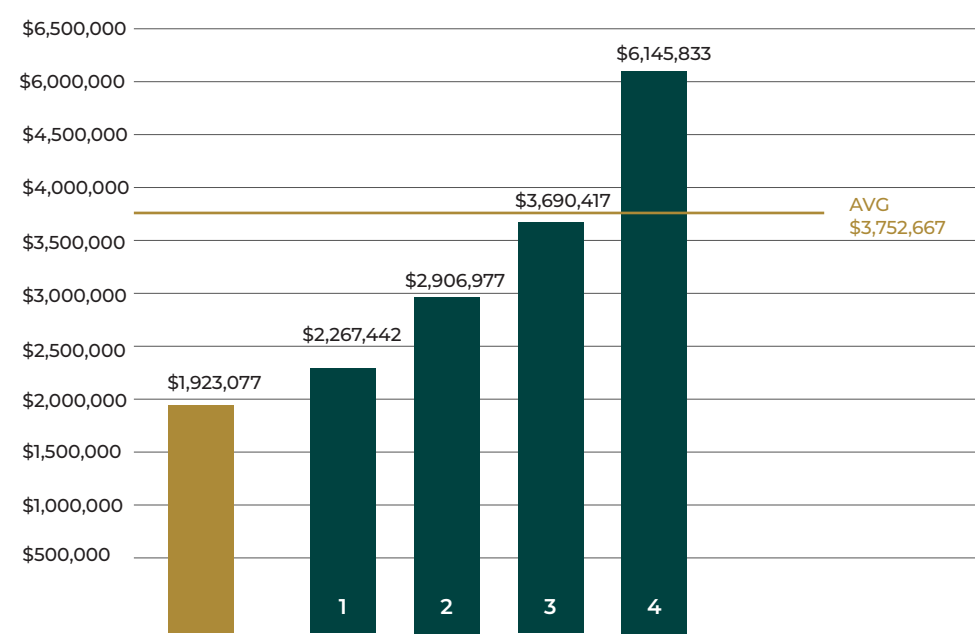


Active Comparables

Price Per SF

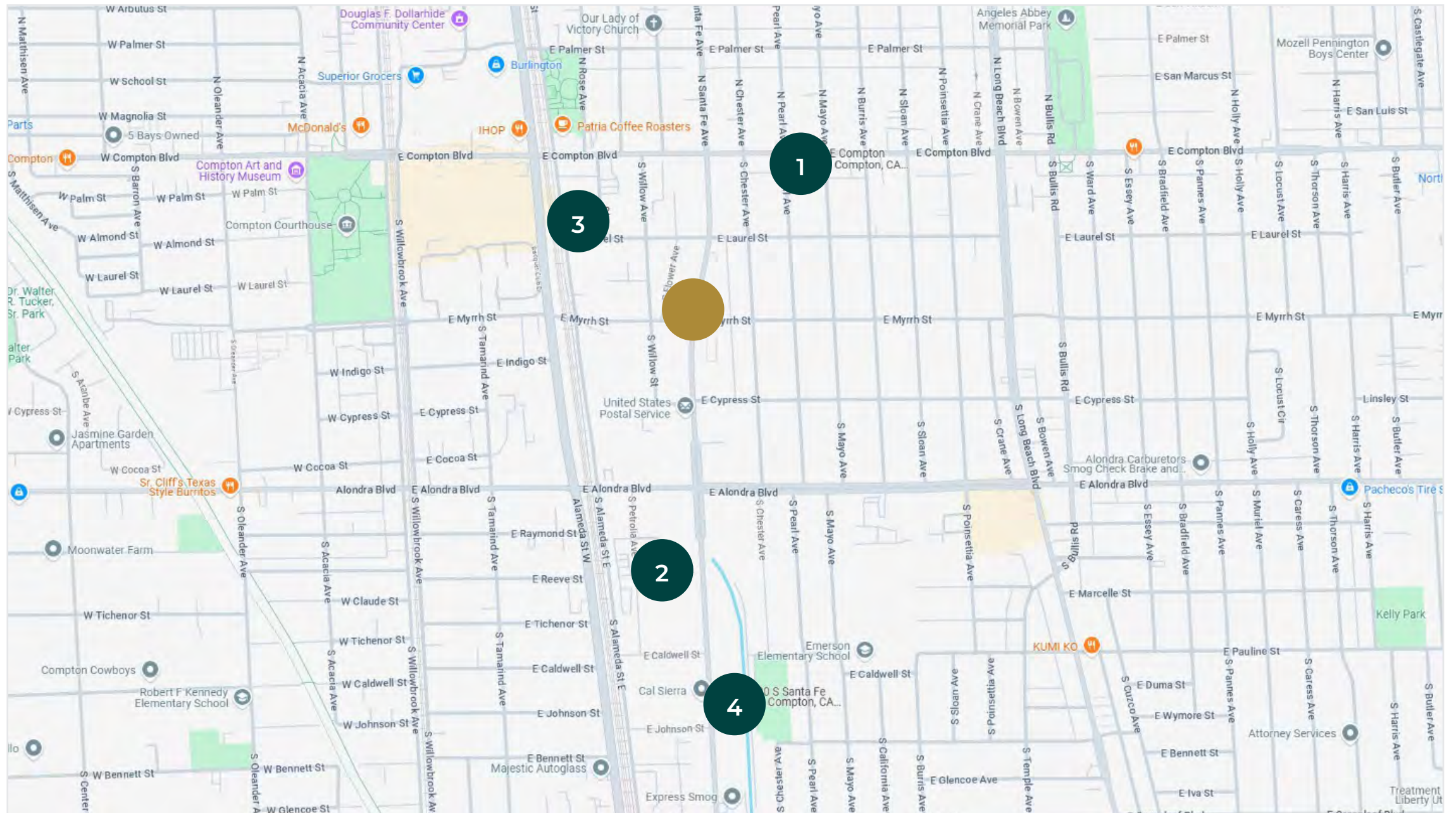


Price Per Acre





Active Comparables



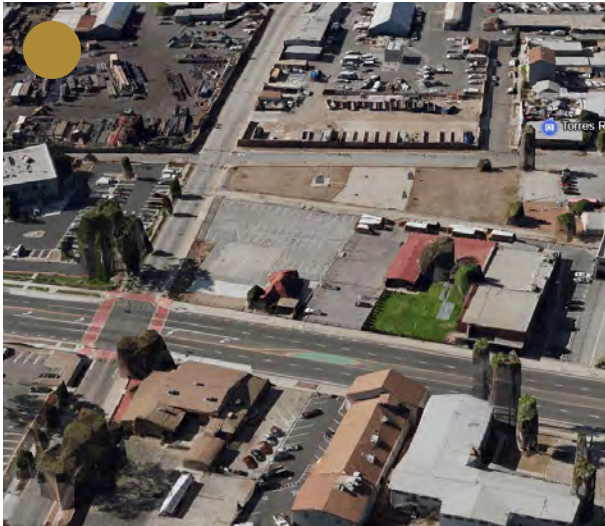


Sold Comparables

#	Address	Sale Price	Zoning	Acres	SF	\$/Acre	\$/SF	COE Date	Distance
1	1201 N. Alameda St. Compton, CA 90222	\$400,000	COML	0.25	10,781	\$1,600,000	\$37.10	September 11, 2024	2.4 Miles
2	1498 W. Compton Blvd. Compton, CA 90220	\$385,000	COML	0.18	7,797	\$2,138,889	\$49.38	November 1, 2023	1.9 Miles
3	2402 126th St. Compton, CA 90222	\$1,480,000	COR3	0.46	20,037	\$3,217,391	\$73.86	June 2, 2024	1.8 Miles
4	1330 S. Long Beach Blvd. Compton, CA 90221	\$1,282,500	COCL	0.51	22,168	\$2,514,706	\$57.85	February 24, 2023	1.7 Miles
5	1230 S. Wilmington Ave. Compton, CA 90220	\$1,195,000	COR3	0.43	18,730	\$2,779,070	\$63.80	July 12, 2024	2.3 Miles
Average		\$948,500	--	0.37	15,903	\$2,450,011	\$56.40	--	2.02 Miles
	403, 411, 435 & 445 S. Santa Fe Ave. Compton, CA 90221	\$3,500,000	COCL	1.82	79,626	\$1,923,077	\$43.96	--	--



Sold Comparables



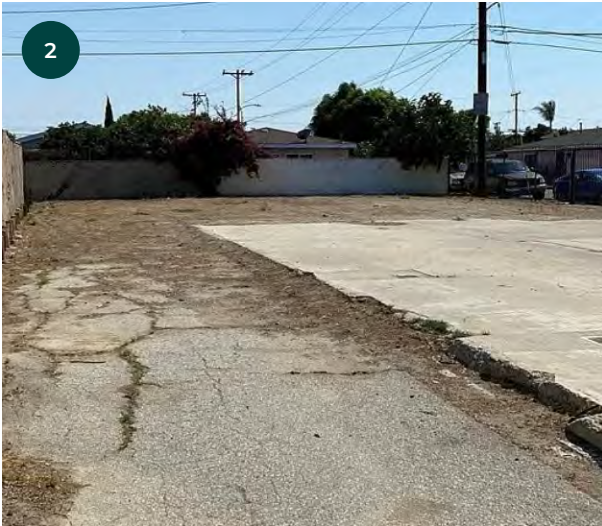
403, 411, 435 & 445 S. Santa Fe Ave.
Compton, CA 90221

Close of Escrow	-
Sale Price	\$3,500,000
Zoning	COCL
Price Per Square Foot	\$43.96
Price Per Acre	\$1,923,077



1201 N. Alameda St.
Compton, CA. 90222

Close of Escrow	September 11, 2024
Sale Price	\$400,000
Zoning	COML
Price Per Square Foot	\$37.10
Price Per Acre	\$1,600,000

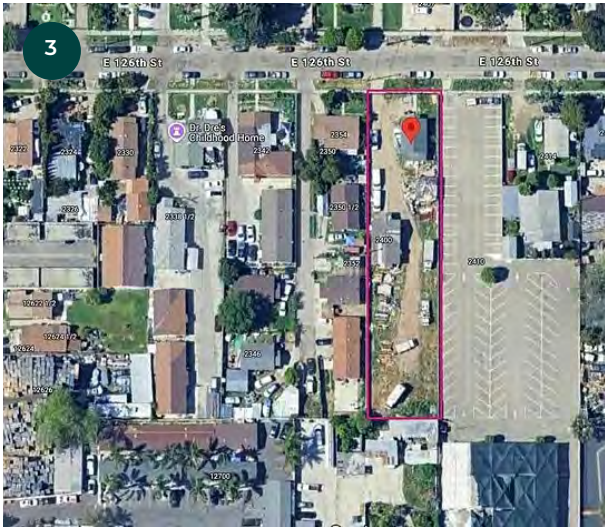


1498 W. Compton Blvd.
Compton, CA 90220

Close of Escrow	November 1, 2023
Sale Price	\$385,000
Zoning	COML
Price Per Square Foot	\$49.38
Price Per Unit	\$2,138,889

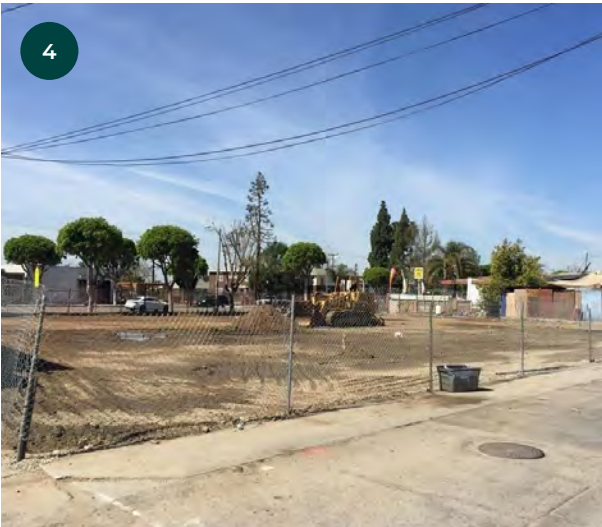


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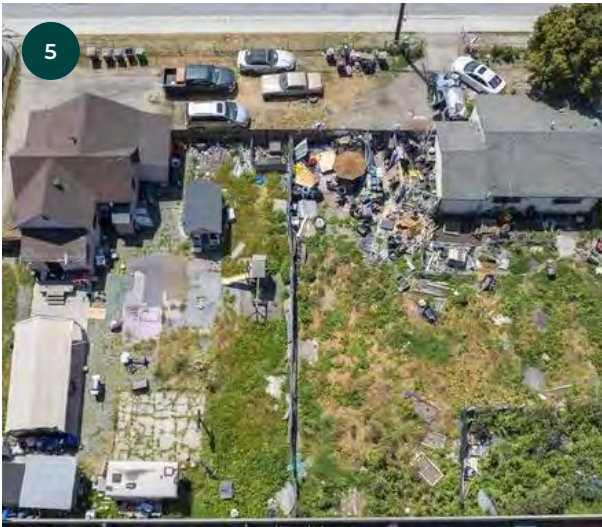
2402 126th St.
Compton, CA 90222

Close of Escrow	June 2, 2024
Sale Price	\$1,480,000
Zoning	COR3
Price Per Square Foot	\$73.86
Price Per Acre	\$3,217,391



1330 S. Long Beach Blvd.
Compton, CA 90221

Close of Escrow	February 24, 2023
Sale Price	\$1,282,500
Zoning	COCL
Price Per Square Foot	\$57.85
Price Per Acre	\$2,514,706



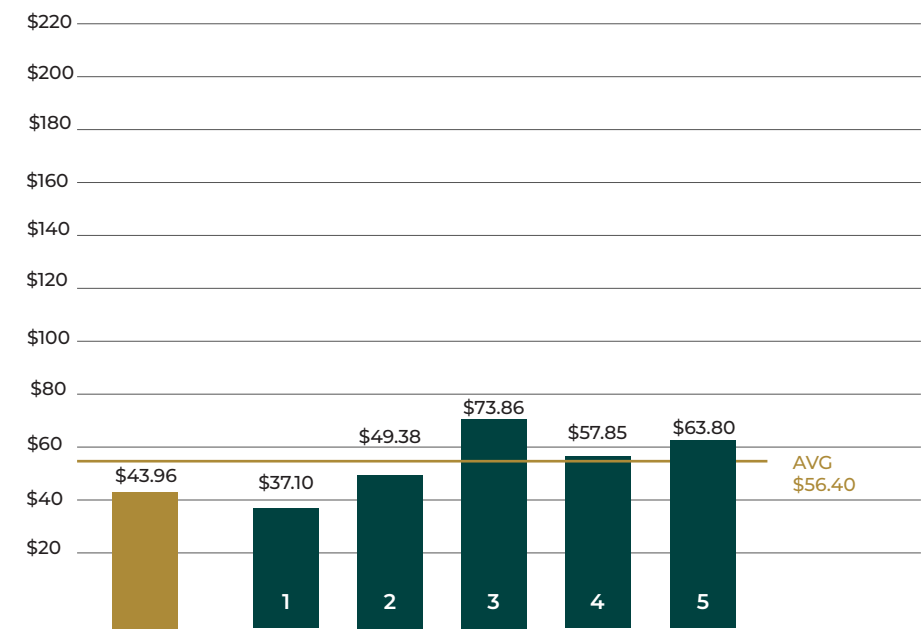
1230 S. Wilmington Ave
Compton, CA 90220

Close of Escrow	July 12, 2024
Sale Price	\$1,195,000
Zoning	COR3
Price Per Square Foot	\$63.80
Price Per Acre	\$2,779,070

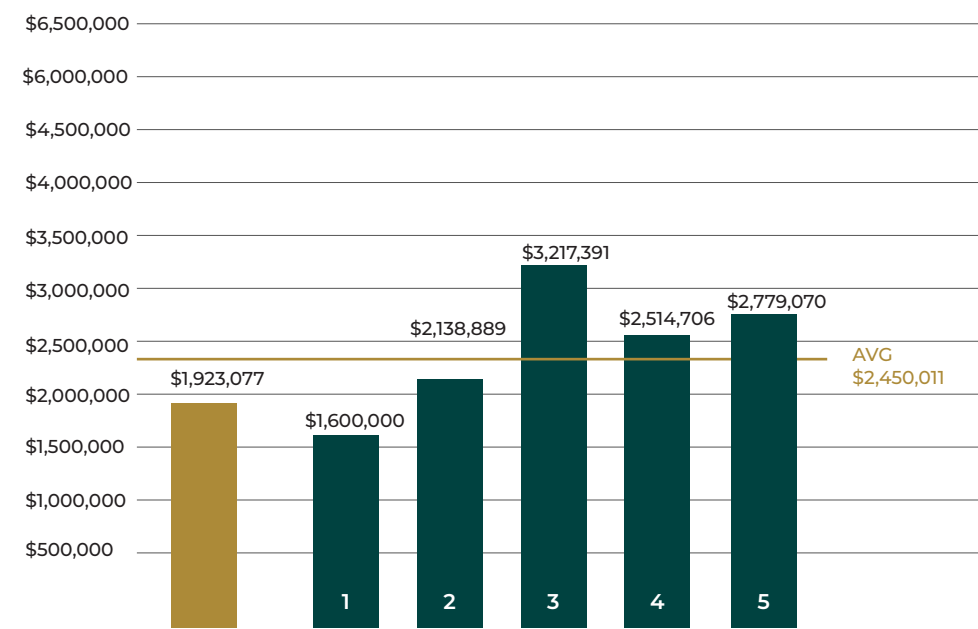


Sold Comparables

Price Per SF

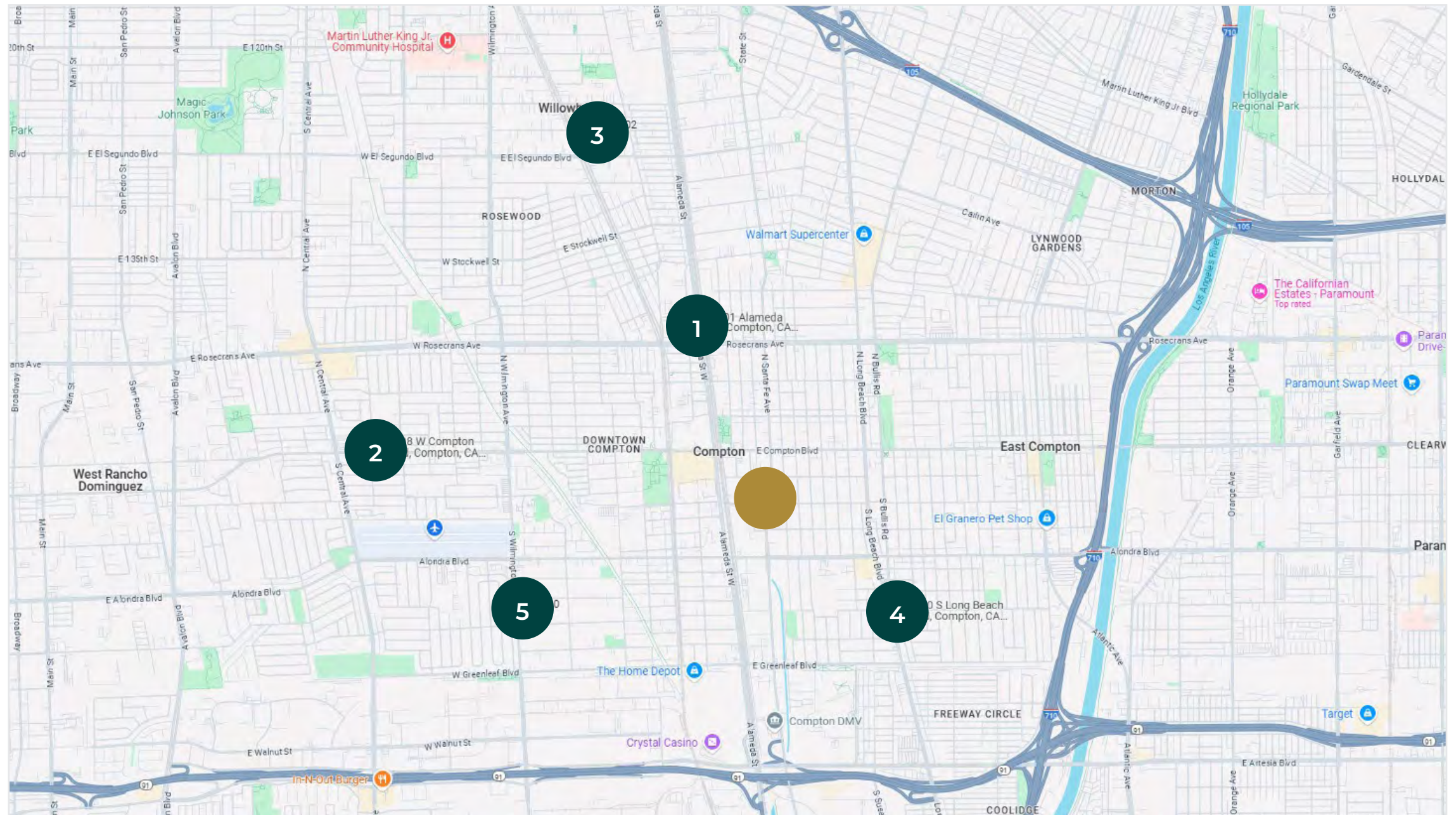


Price Per Acre





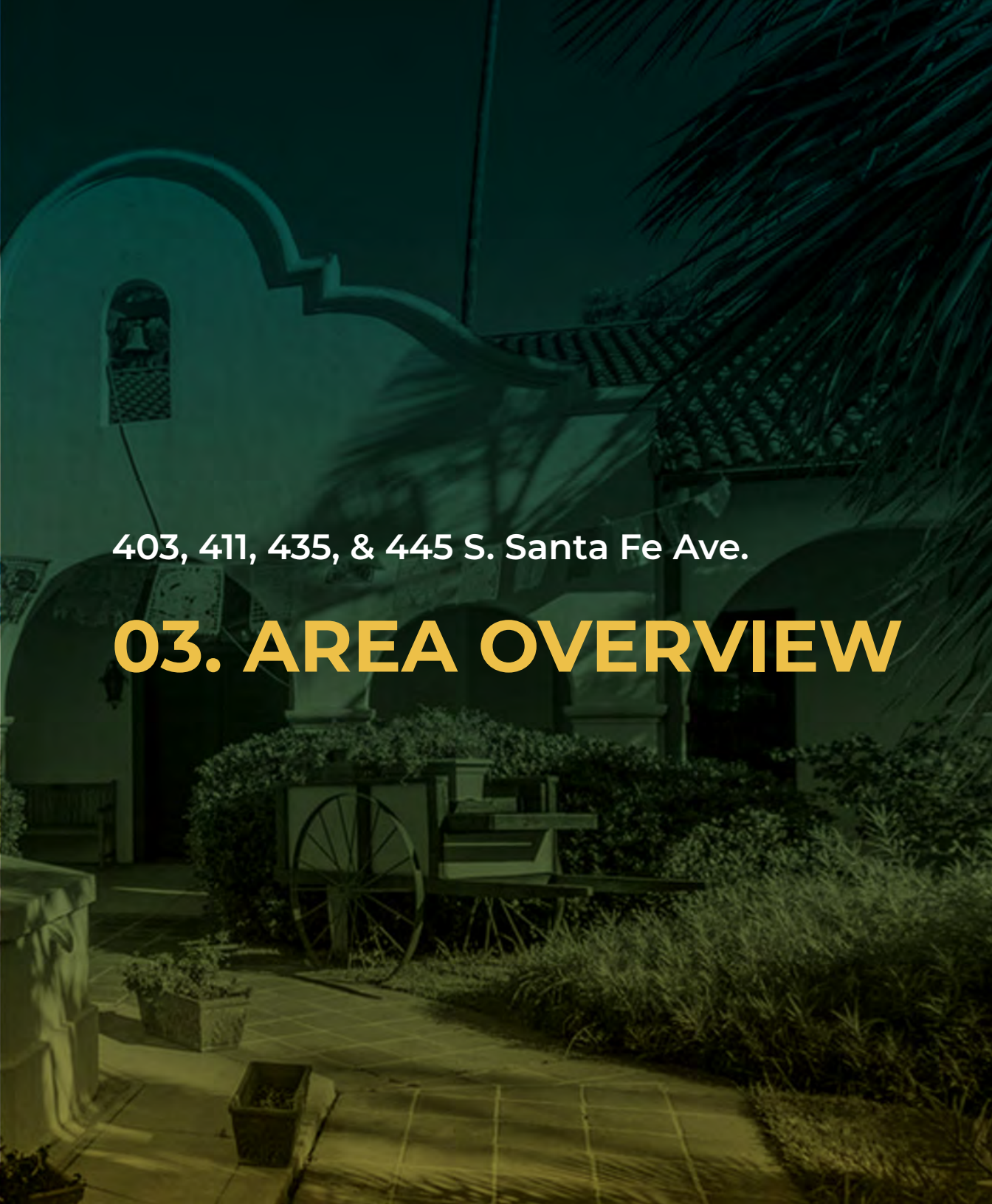
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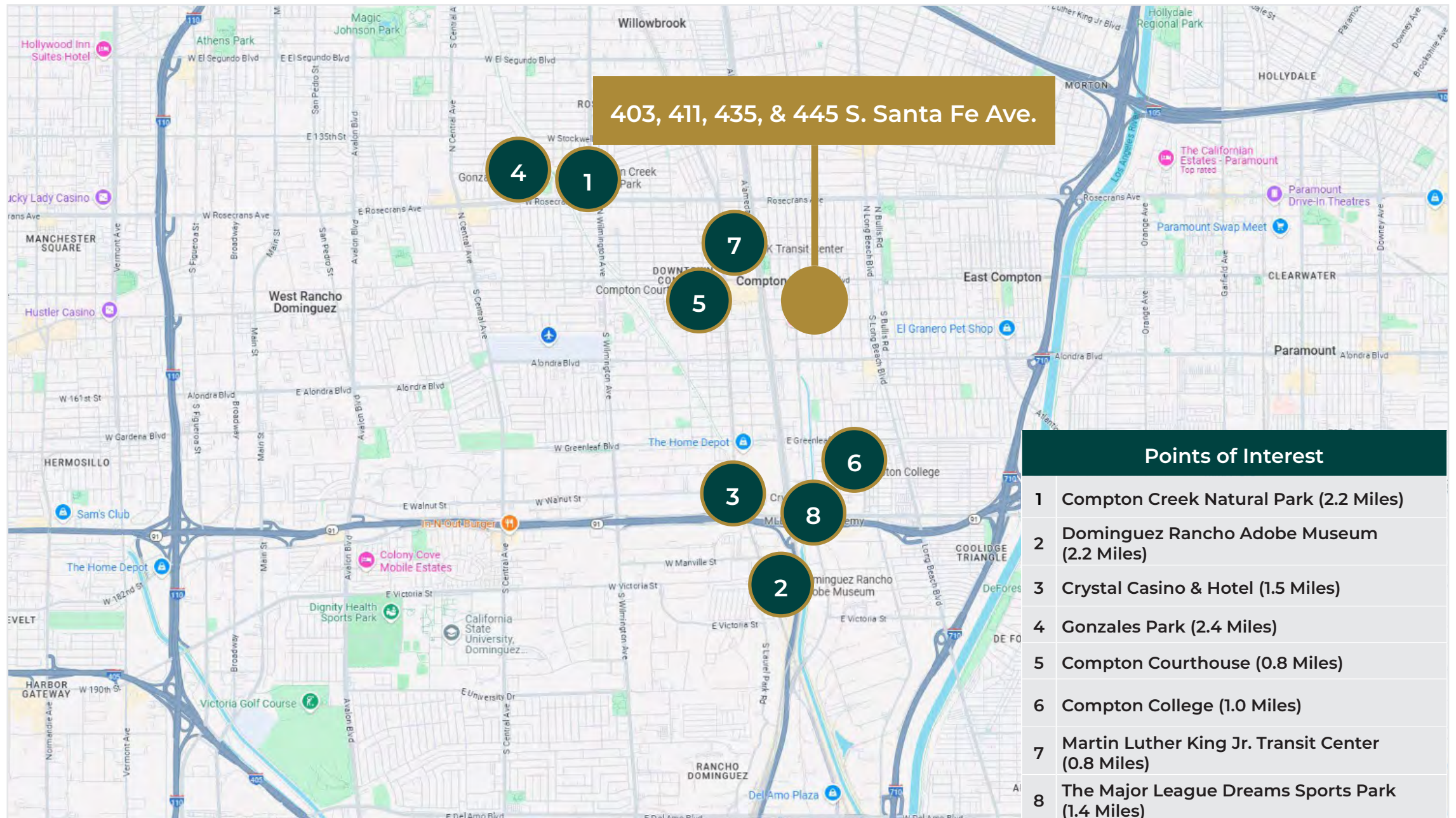
403, 411, 435, & 445 S. Santa Fe Ave.

03. AREA OVERVIEW





Points of Interest





403, 411, 435, & 445 S. Santa Fe Ave.

Points of Interest



Compton Creek Natural Park (2.2 Miles)

This scenic green space along Compton Creek offers walking trails and beautiful nature views, making it perfect for outdoor activities. It is a peaceful retreat in the city, with native plants and wildlife, providing an ideal environment for nature lovers.



Crystal Casino & Hotel (1.5 Miles)

A popular local casino with various gaming options, entertainment, and accommodations, the casino also features restaurants and live performances. It offers an all-in-one entertainment experience with its vibrant gaming floor and on-site hotel.



Dominguez Rancho Adobe Museum (2.2 Miles)

The museum showcases the rich history of the Dominguez family and early California, offering guided tours and special events. Housed in a preserved adobe home, it provides visitors with a deep dive into the region's Spanish and early American heritage.



Gonzales Park (2.4 Miles)

This community hub includes sports fields, playgrounds, and picnic areas, making it an excellent spot for family outings and recreational activities. A walking track and youth sports leagues promote physical activity and strengthen the sense of community.



403, 411, 435, & 445 S. Santa Fe Ave.

Points of Interest



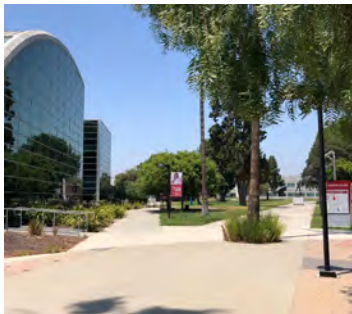
Compton Courthouse (0.8 Miles)

Serving as the center of legal affairs for the region, the courthouse handles criminal, civil, and family cases. It is an important civic landmark, providing a venue for legal proceedings and public service in the city.



Martin Luther King Jr. Transit Center (0.8 Miles)

As a key transportation hub, this center connects commuters to various parts of Los Angeles County. It facilitates access to bus and rail services, making it essential for locals and travelers to navigate the region efficiently.



Compton College (1.0 Miles)

This historic institution has been serving the community for decades, offering a variety of academic programs and cultural events. It provides opportunities for both vocational training and higher education, supporting the growth of local students



The Major League Dreams Sports Park (1.4 Miles)

Modeled after famous Major League Baseball stadiums, this baseball and softball complex hosts games and events year-round. Known for its top-tier facilities, it attracts teams and sports enthusiasts, offering a professional-level athletic experience.



Demographics

Compton, Los Angeles, CA

Compton, located in Los Angeles County, California, is a city with a rich cultural history and a diverse community. Known for its significant African American and Hispanic populations, Compton boasts a vibrant cultural landscape. The city, once predominantly agricultural, transformed in the mid-20th century into a residential hub. Over the years, it has faced economic challenges, including limited commercial development and periods of urban unrest.

Quick Facts:

+ Established in 1867, Compton is one of Los Angeles County's oldest cities.

- + Compton has a rich cultural history, notably in the 1950s and 1960s, when it became a significant center for African American families seeking suburban living.
- + Once a predominantly agricultural community, Compton transitioned into a residential suburb in the mid-20th century. This shift was influenced by the development of housing for African American families moving from South Los Angeles.



Average Household
Income

\$87,502



Median Age

33 years old



2023 Estimated
Population

93,525



Total Households

24,227



Bachelors Degree
or Higher

10.27%



Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





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