



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](http://lucrumre.com)



EQUITY  
UNION  
COMMERCIAL





## Investment Contacts

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

**Lucrum Group | Equity Union**

## Raymond Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

[ray@lucrumre.com](mailto:ray@lucrumre.com)

Lic. #01402283

## Matt Freedman

Partner

D: +1 310-275-3800

M: +1 818-585-6888

[matt@lucrumre.com](mailto:matt@lucrumre.com)

Lic. #01487954





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

## TABLE OF CONTENTS

- 01. Property Overview
- 02. Comparables
- 03. Area Overview







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:	\$4,675,000
Price P/L SF:	\$58.71
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 properties strategically located within the Compton Station Transit-Oriented Development (TOD) Specific Plan, which aims to transform the area surrounding the Metro A Line Compton Station into a vibrant, mixed-use, transit-friendly community.

Together, the 4 lots span nearly an entire city block, extending to the prominent, signalized corner of S. Santa Fe Avenue and Myrrh Street.

## Property Breakdown:

- + Eko Multipurpose Center – 403 S. Santa Fe Ave: Approximately 20,001 SF
- + Eko Multipurpose Center – 411 S. Santa Fe Ave: Approximately 30,004 SF
- + KSI Communications – 435 S. Santa Fe Ave: Approximately 9,999 SF
- + KSI Communications – 445 S. Santa Fe Ave: Approximately 19,622 SF





### 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.







# 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







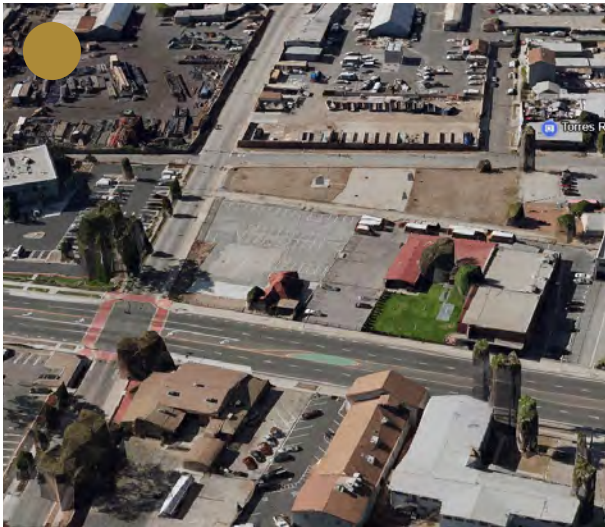
# Active Comparables

#	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	\$4,675,000	COCL	1.82	79,626	\$2,568,681	\$58.71	--	--



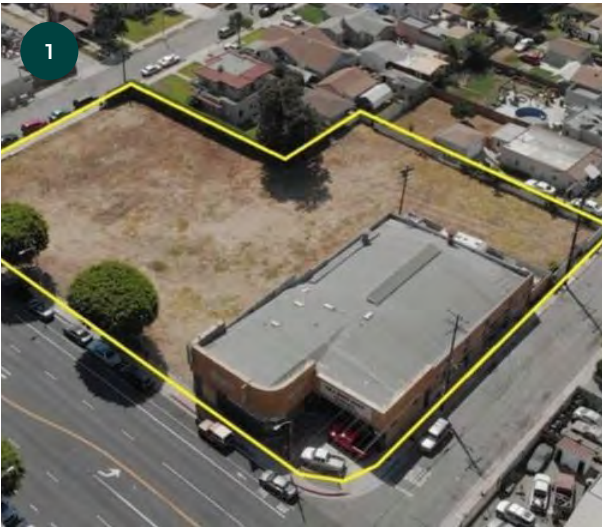


# Active Comparables



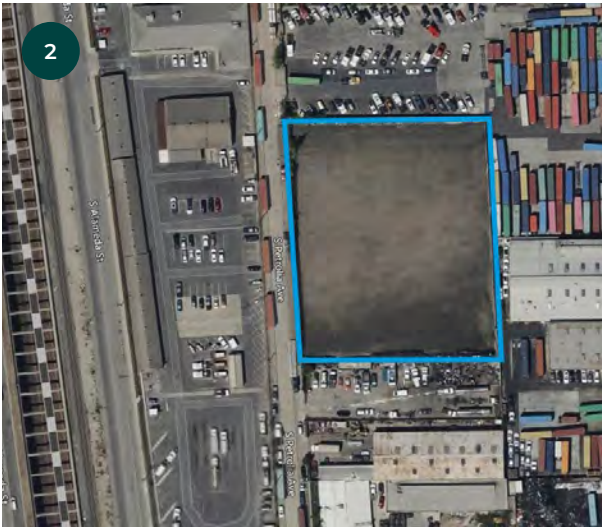
403, 411, 435 & 445 S Santa Fe Ave.  
Compton, CA 90221

List Date	-
List Price	\$4,675,000
Zoning	COCL
Price Per Square Foot	\$58.71
Price Per Acre	\$2,568,681



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



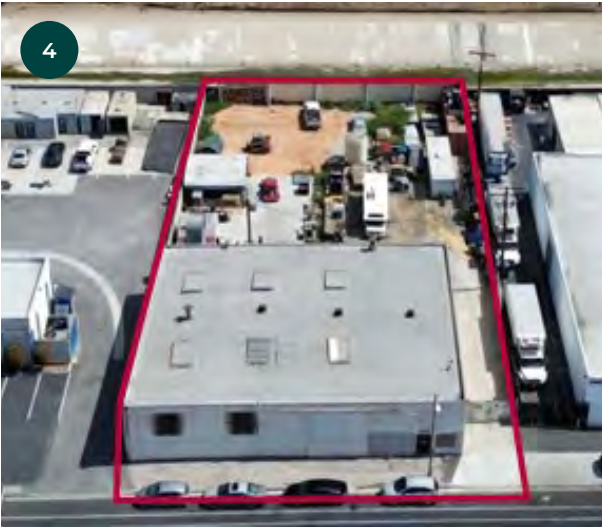


# Active Comparables



**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

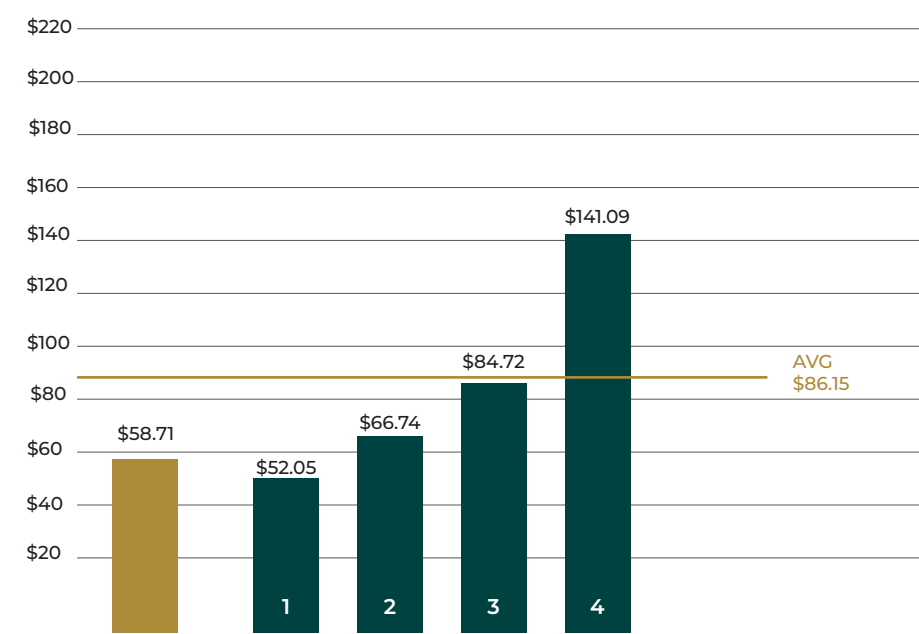
List Date	October 29, 2024
List Price	\$2,950,000
Zoning	COML
Price Per Square Foot	\$141.09
Price Per Acre	\$6,145,833



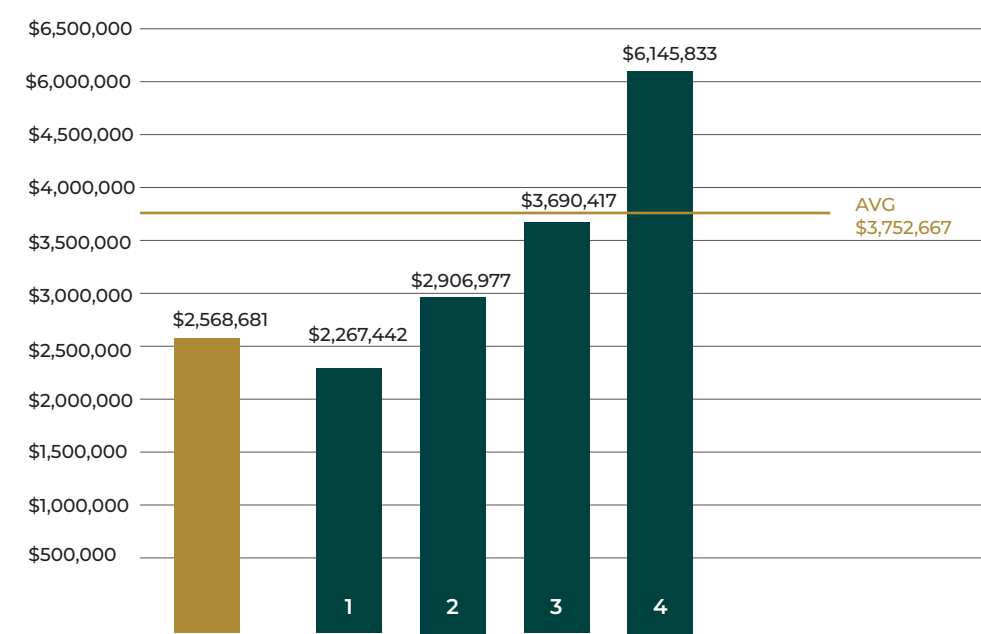


# Active Comparables

Price Per SF



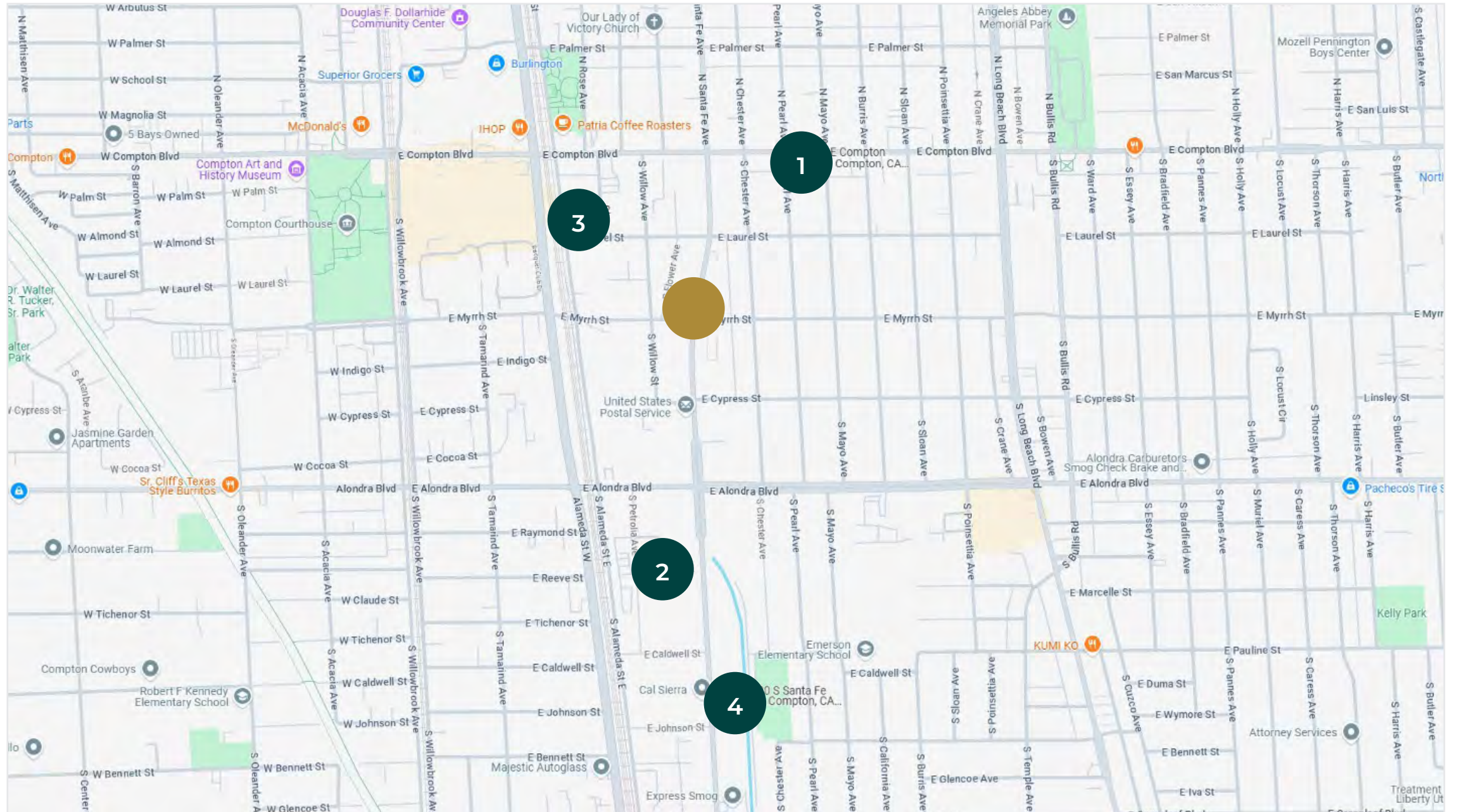
Price Per Acre








# Active Comparables







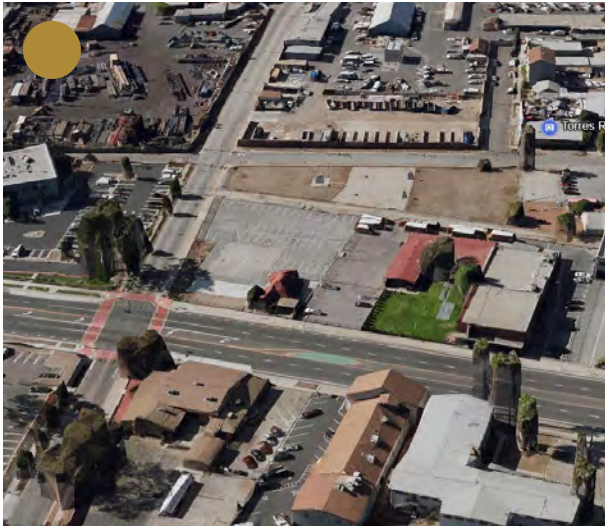
# Sold Comparables

#	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	\$4,675,000	COCL	1.82	79,626	\$2,568,681	\$58.71	--	--





# Sold Comparables



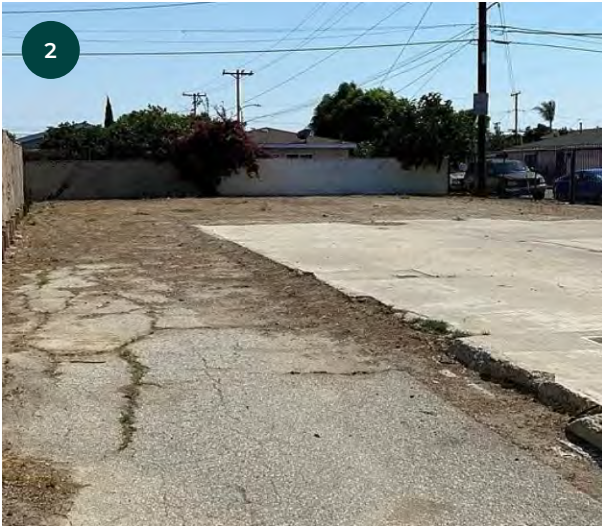
403, 411, 435 & 445 S. Santa Fe Ave.  
Compton, CA 90221

Close of Escrow	-
Sale Price	\$4,675,000
Zoning	COCL
Price Per Square Foot	\$58.71
Price Per Acre	\$2,568,681



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



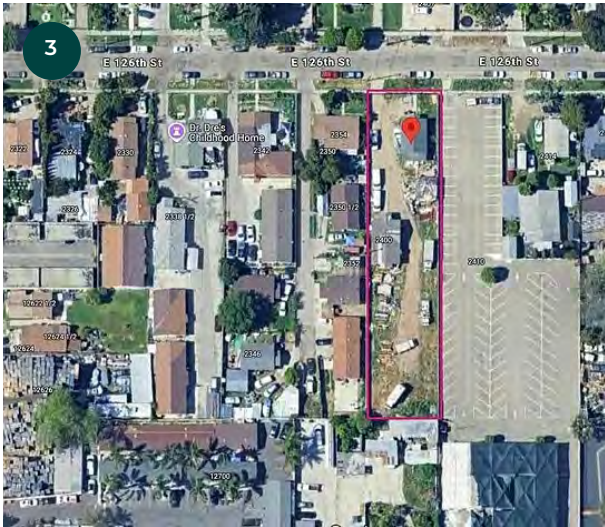
1498 W. Compton Blvd.  
Compton, CA 90220

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



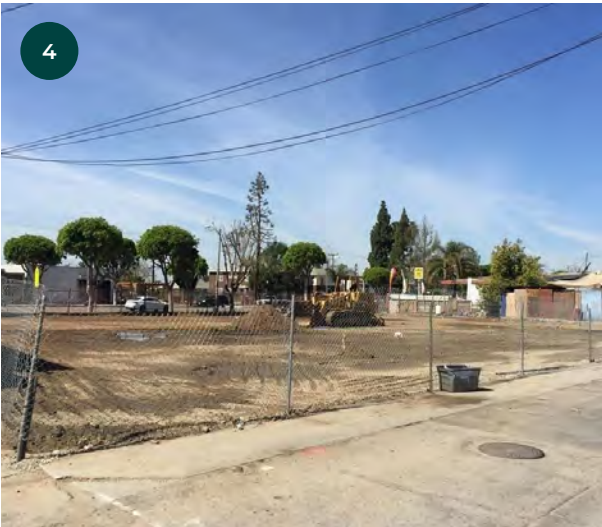


# Sold Comparables



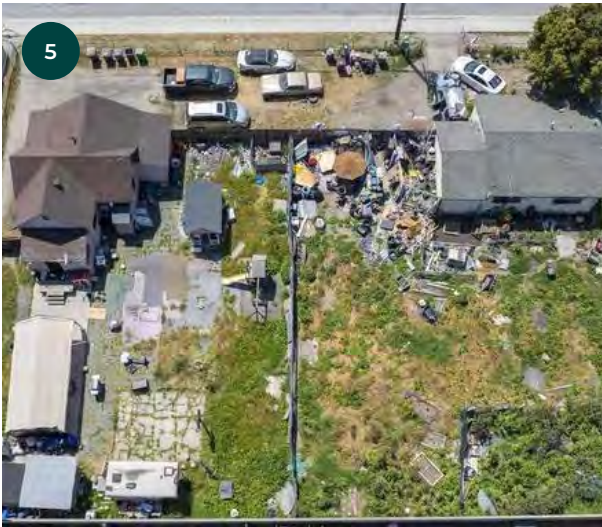
**2402 126th St.**  
Compton, CA 90222

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

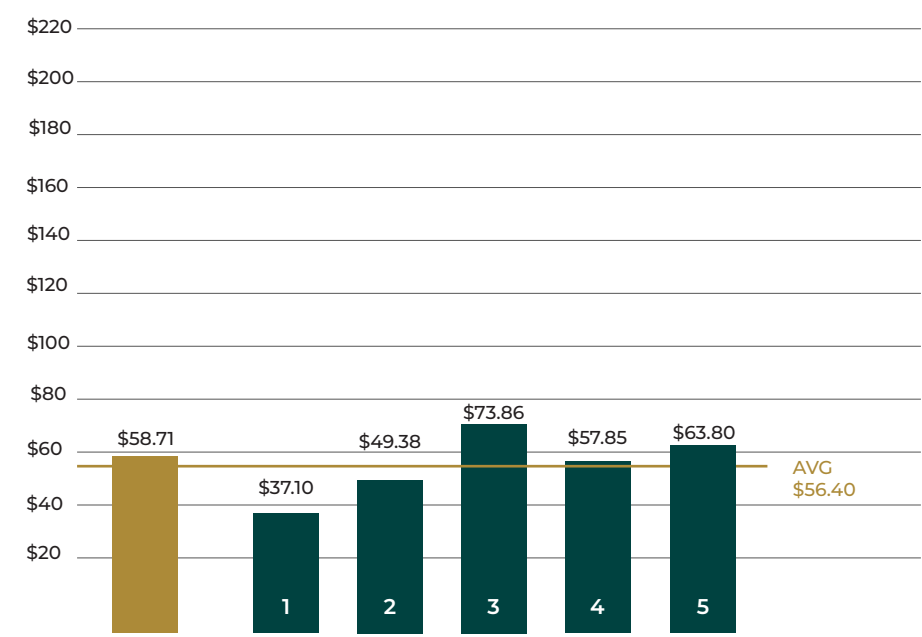
Close of Escrow	July 12, 2024
Sale Price	\$1,195,000
Zoning	COR3
Price Per Square Foot	\$63.80
Price Per Acre	\$2,779,070



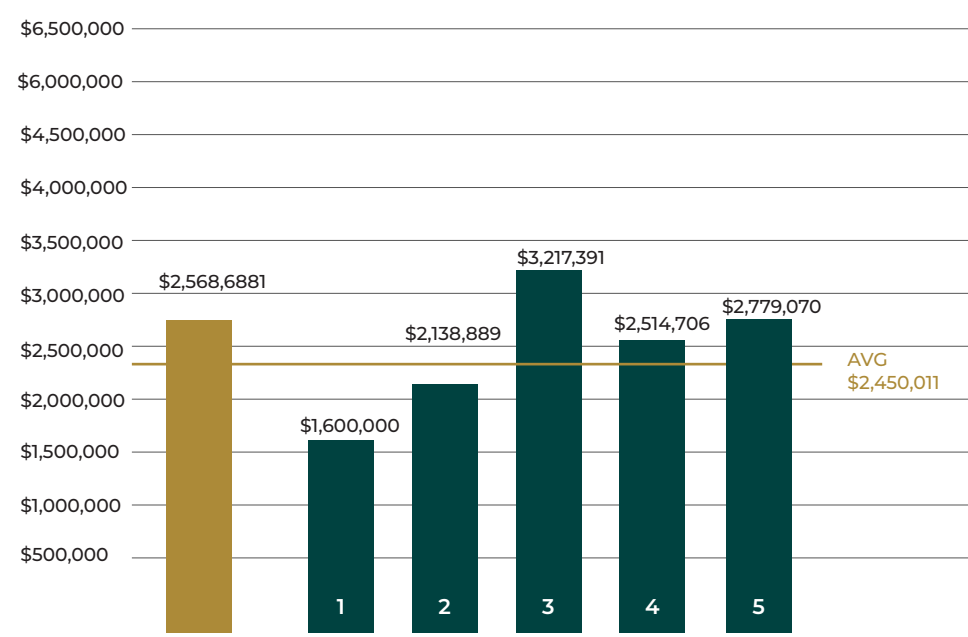


# Sold Comparables

Price Per SF



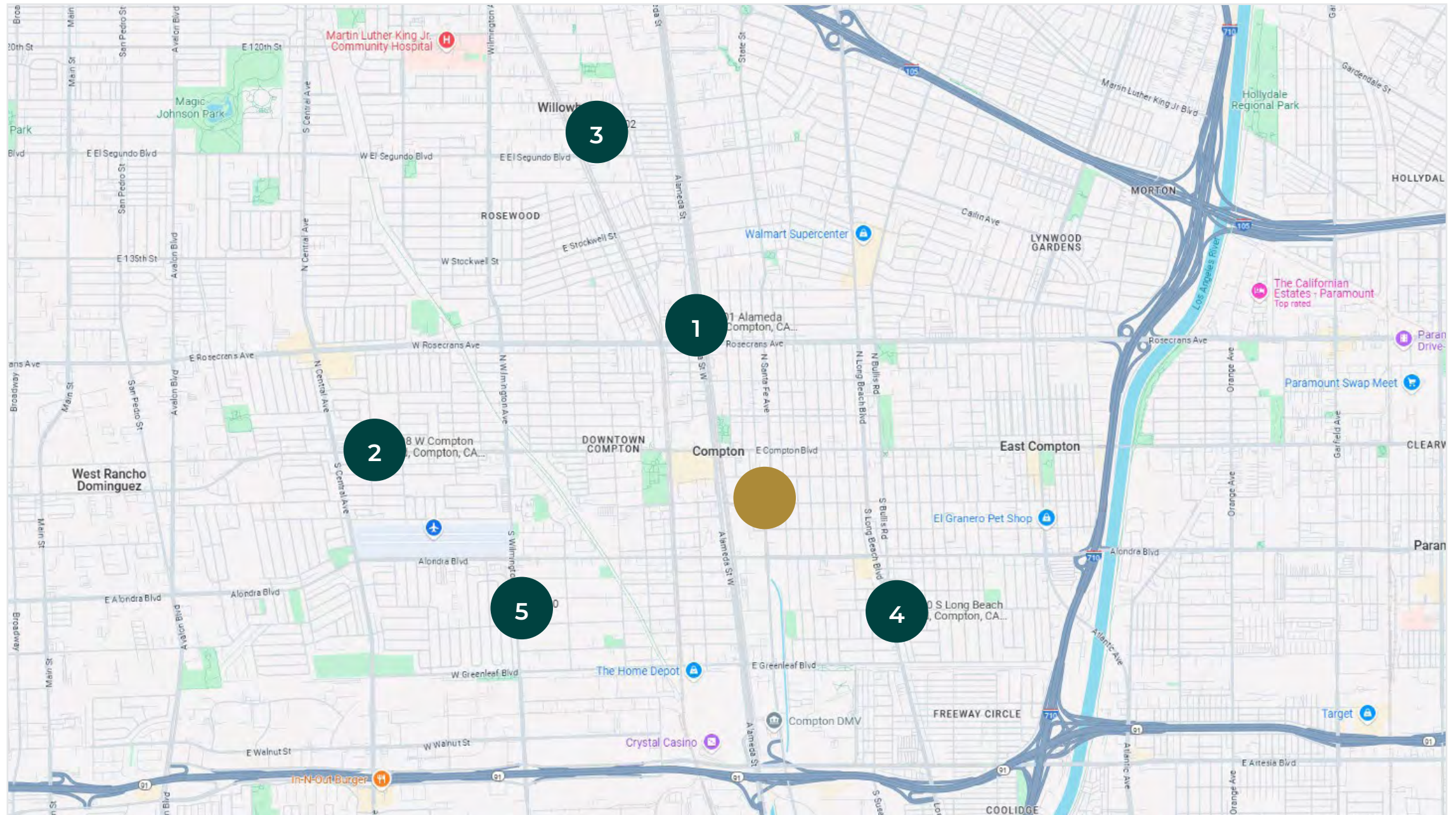
Price Per Acre







# Sold Comparables

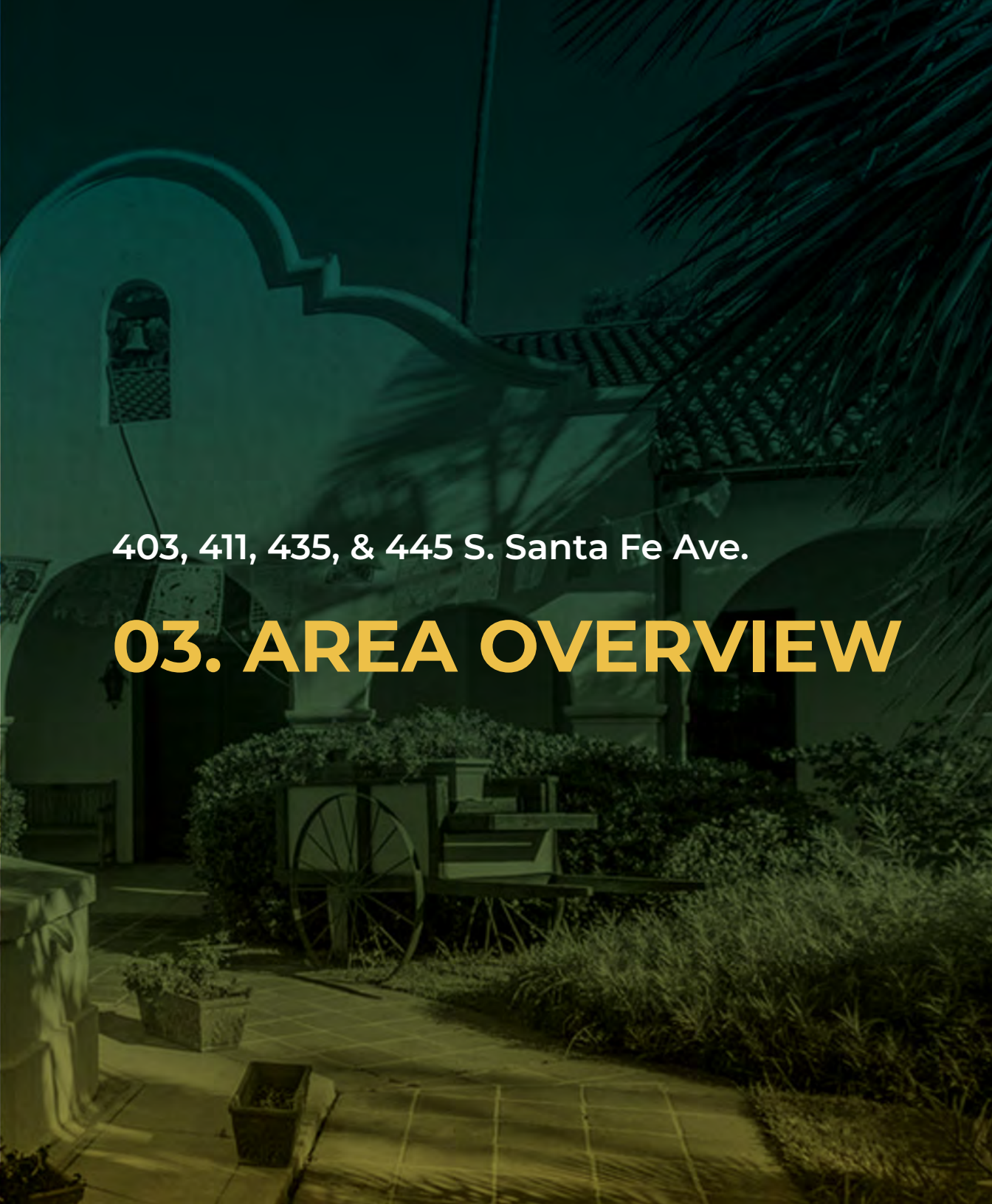






403, 411, 435, & 445 S. Santa Fe Ave.

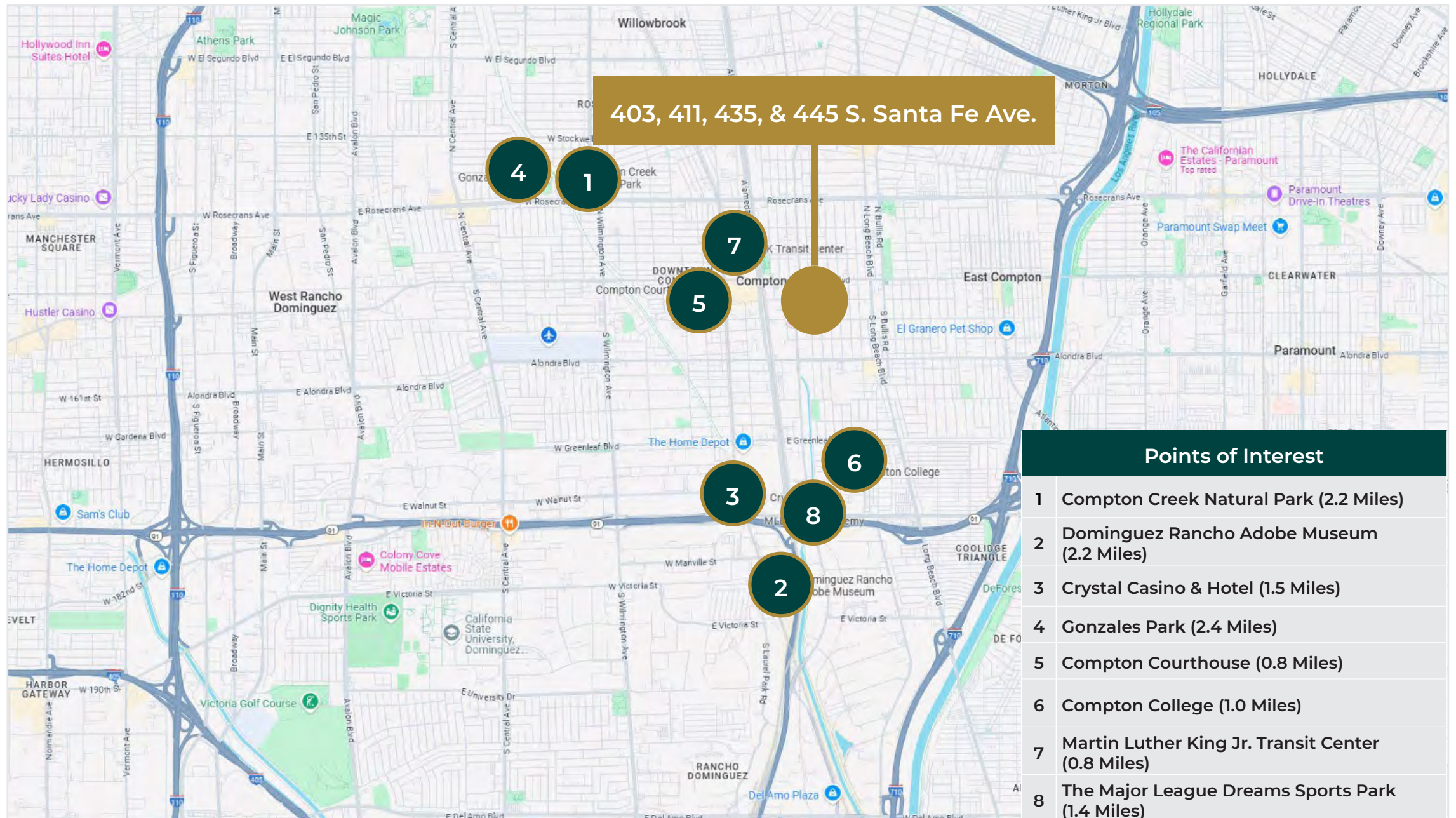
## 03. AREA OVERVIEW







# 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 sub urban 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

**\$80,921**



Median Age

**33 years old**



2021 Estimated  
Population

**94,822**



Total Households

**24,617**



Bachelors Degree  
or Higher

**9.99%**





## 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.









## Investment Contacts

### Raymond A. Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

### Matt Freedman

Partner

D: +1 310-275-3800

M: +1 818-585-6888

matt@lucrumre.com

Lic. #01487954



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