530-536 E El Segundo Blvd



OFFERING MEMORANDUM

530-536 E EL SEGUNDO BLVD

COMPTON, CA 90222

OFFERED AT $2,100,000

Yorkshire Realty

CHRIS BARKER, ESQ.

PRESIDENT

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EXECUTIVE SUMMARY



We are pleased to present 530-536 E El Segundo Blvd. This offering consists of two adjoining parcels totaling one acre of flat, usable land in Compton, CA. This unique asset offers countless possibilities for an industrial investor, developer, or end-user.

Both parcels are zoned for manufacturing and in a qualified opportunity zone. The property is centrally located between several major freeways and along the Alameda Corridor, with easy access to the port of Los Angeles and port of Long Beach. Nearby properties include logistics operations and manufacturing facilities. An alleyway spans the east side of the property for greater accessibility.

The two parcels currently contain nine legal non-confirming residential units. All units may be delivered vacant at the close of escrow.

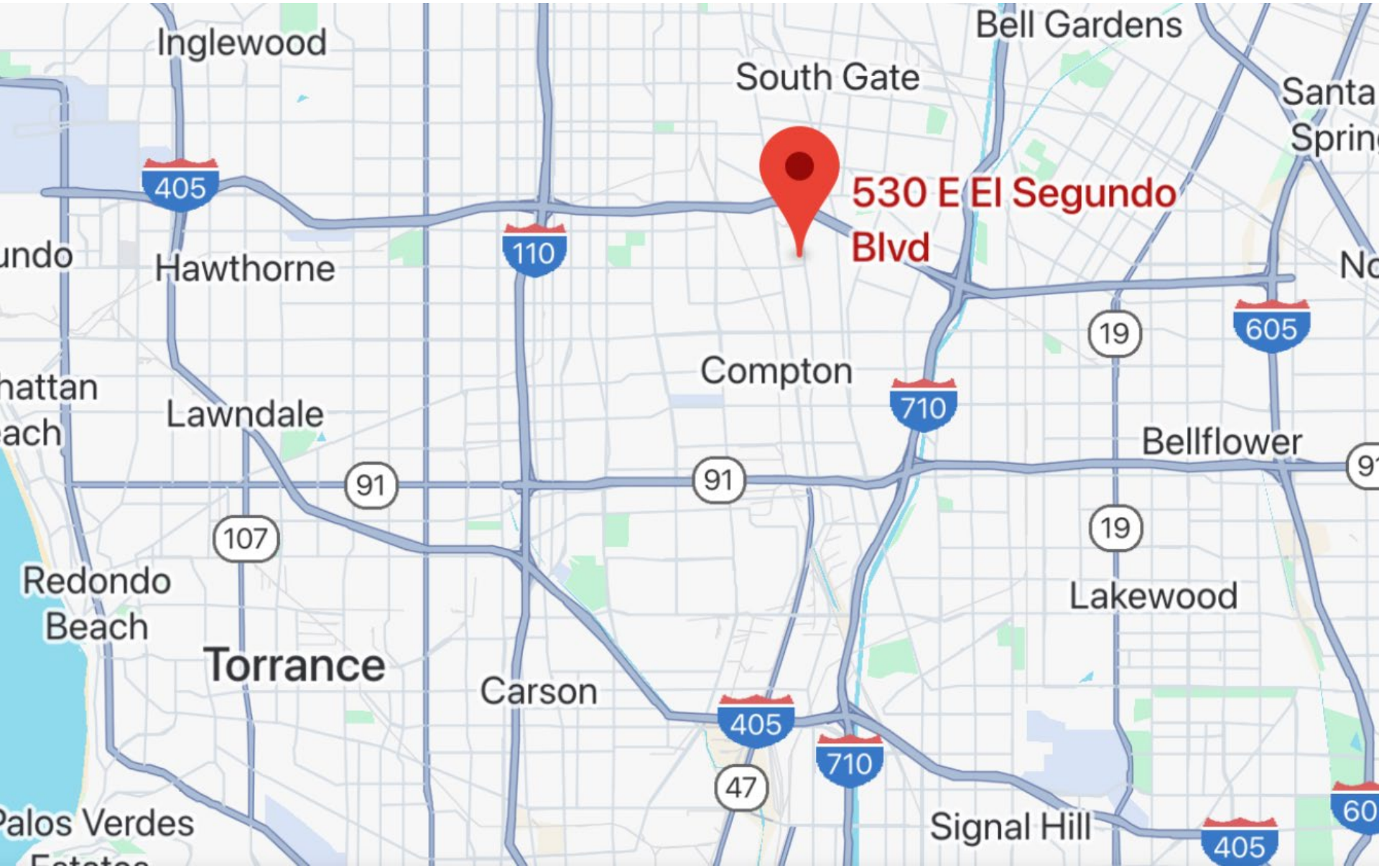
Contact Chris Barker at 714 883-7270 or chris@yorkshirere.com for additional information.

PROPERTY OVERVIEW

Address	530-536 E El Segundo Blvd Compton, CA
APN	6169024012, 6169024014
Zoning	MH, ML
Lot SF	42,732
Building SF	6,499
Year Built	1955
Price	$2,100,000
Price/sq ft	$49.14



PROPERTY OVERVIEW



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COMPARABLE SALES

Address	APN	Lot Sq Ft	Sale Price	Sale Price/ Lot Sq Ft	Sale Date	Distance to Subject	Zoning
406 E El Segundo Blvd Compton	6169025004	47,733	$3,600,000	$75.42	2/17/2022	0.2 miles	MH
518 E Banning St Compton	6169023007	21,709	$1,370,000	$63.11	12/17/2021	0.2 miles	ML
401 E Carlin Ave Compton	6169025024	23,860	$1,400,000	$58.68	6/18/2021	0.3 miles	MH
2643 E 129th St, 12819 S Alameda St Compton	6154028031, 6154028029, 6154028026	25,254	$2,000,000	$79.20	9/30/2025	0.2 miles	ML
Average		**29,639**	**$2,092,500**	**$69.10**			
Subject	**6169024012, 6169024014**	**42,732**	**$2,100,000**	**$49.14**			**MH, ML**