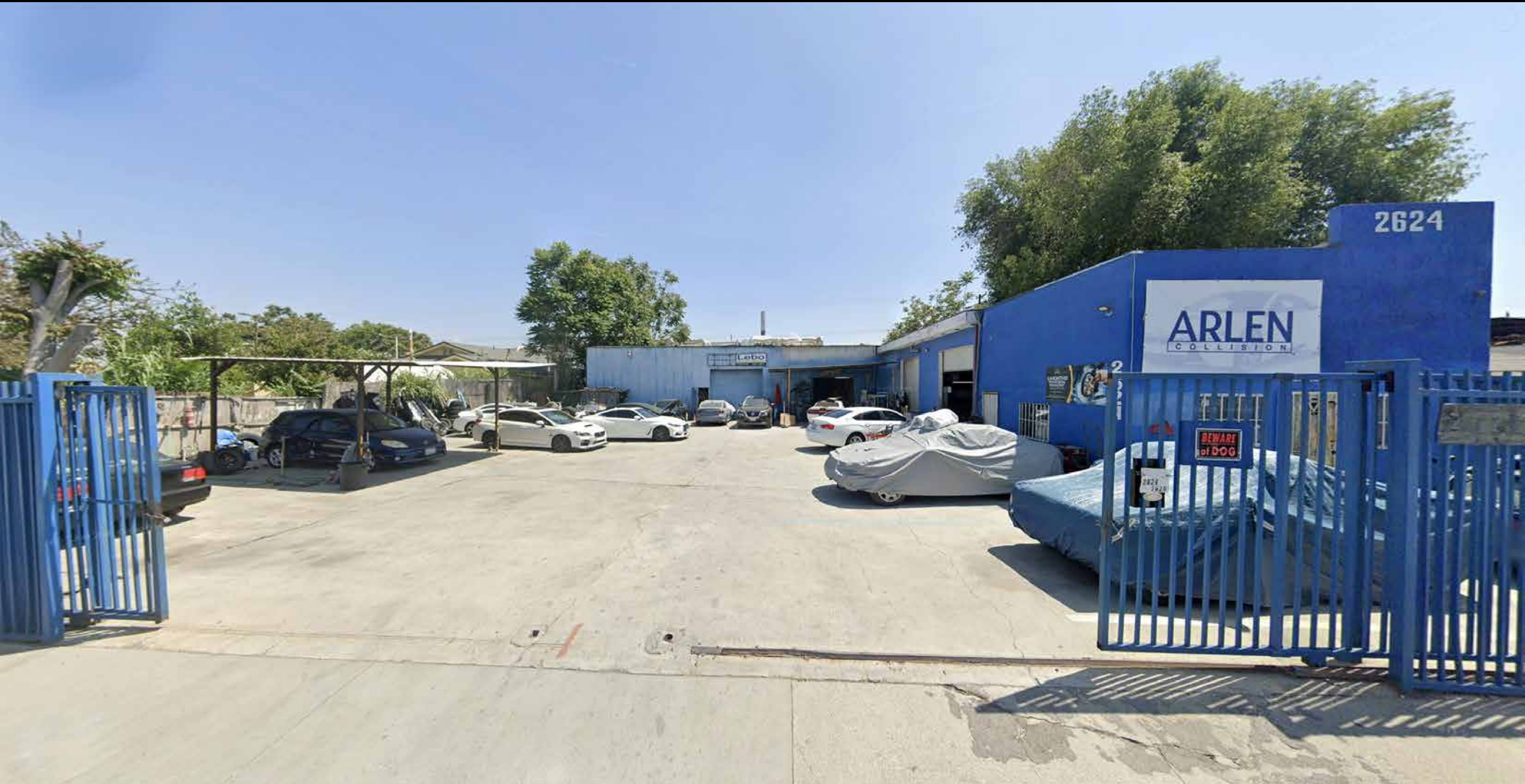


# AUTO REPAIR FACILITY FOR SALE

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



**4,400± SF BUILDING ON 13,250± SF OF LAND**  
**2626 E 125TH STREET, COMPTON, CA 90222**

**2626 E 125TH STREET  
COMPTON, CA 90222**

## Property Details

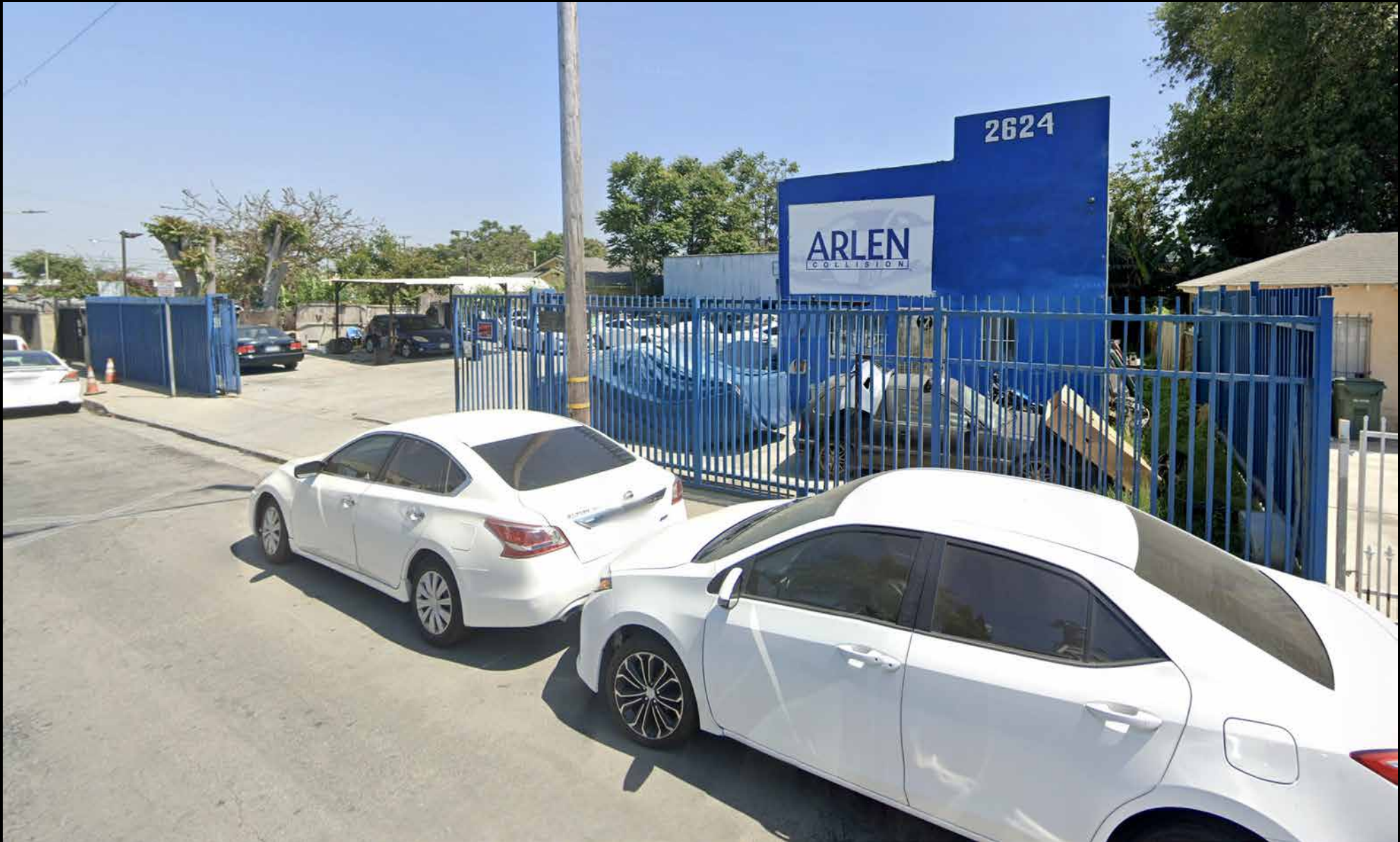
Building Area	4,400± SF
Stories	One
Year Built	1987
Land Area	13,250± SF
Parking	10± Vehicles
Zoning	LC M1
Frontage	100' on 125th Street
Assessor's Parcel Number	6150-032-038

## Property Highlights

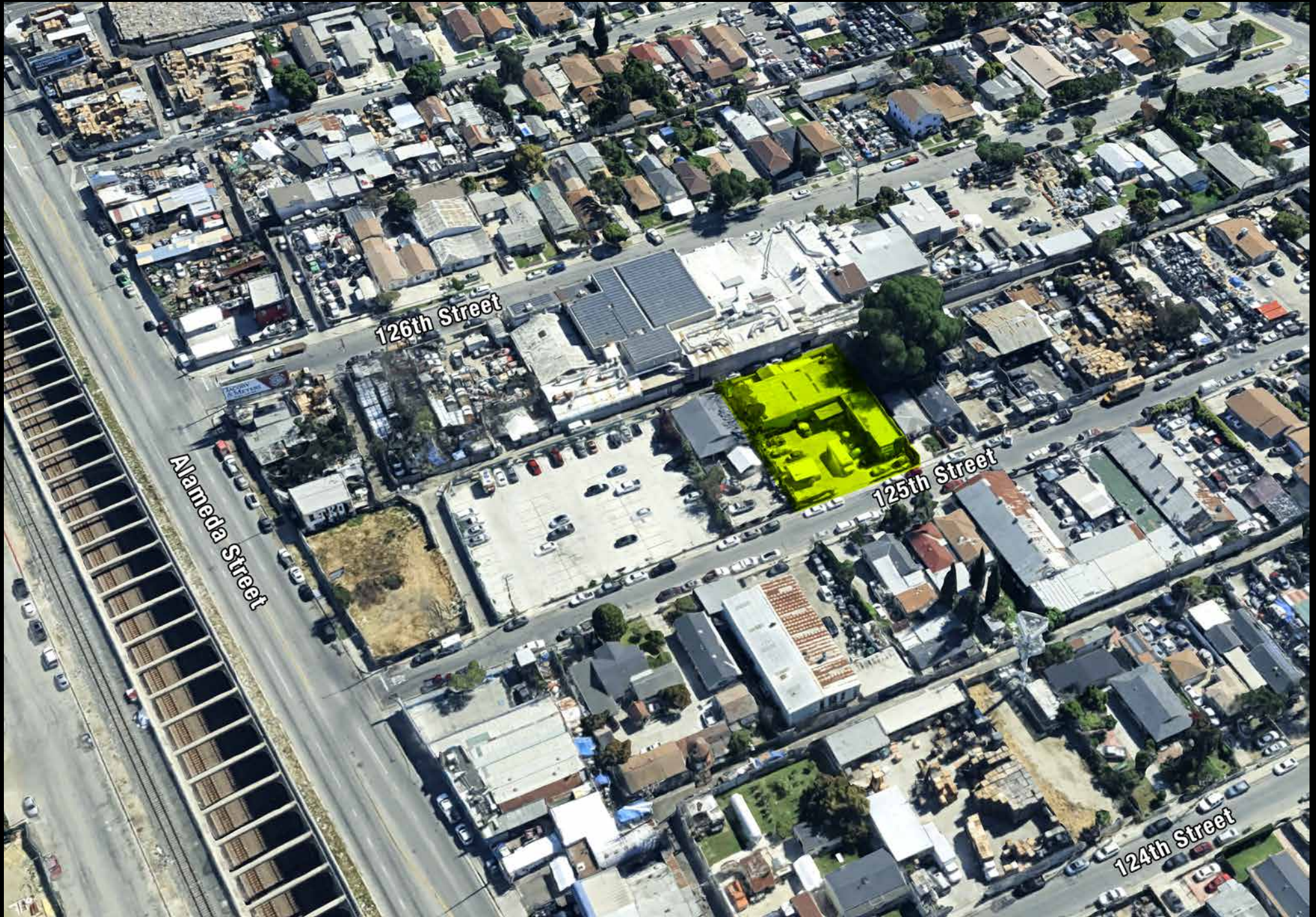
- Existing auto repair facility with extra land
- Current gross rent is \$4,400 per month
- Two bays (2,350± SF each) now vacant and ready to rent
- Secure gated yard
- Located 3 blocks north of El Segundo Blvd, just west of Alameda Street
- One-half mile south of the Century (105) Freeway
- Easy access to 110, 710, and 91 freeways
- Adjacent to South Gate, West Rancho Dominguez, and Gardena
- *Please do not disturb the tenants; call listing agent to tour the property*

**Asking Price: \$1,100,000**

# Property Photo



# Property Aerial



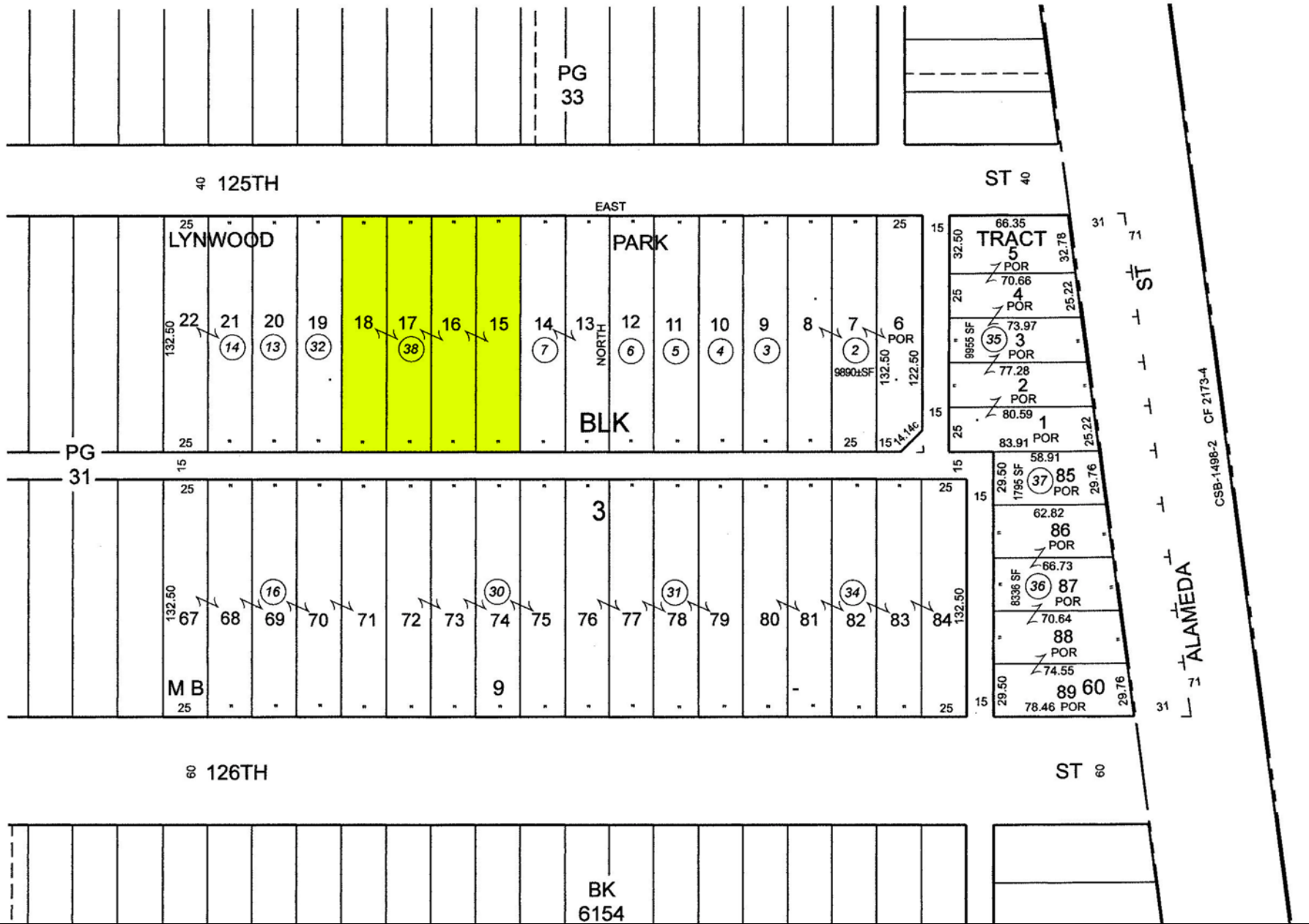
Alameda Street

126th Street

125th Street

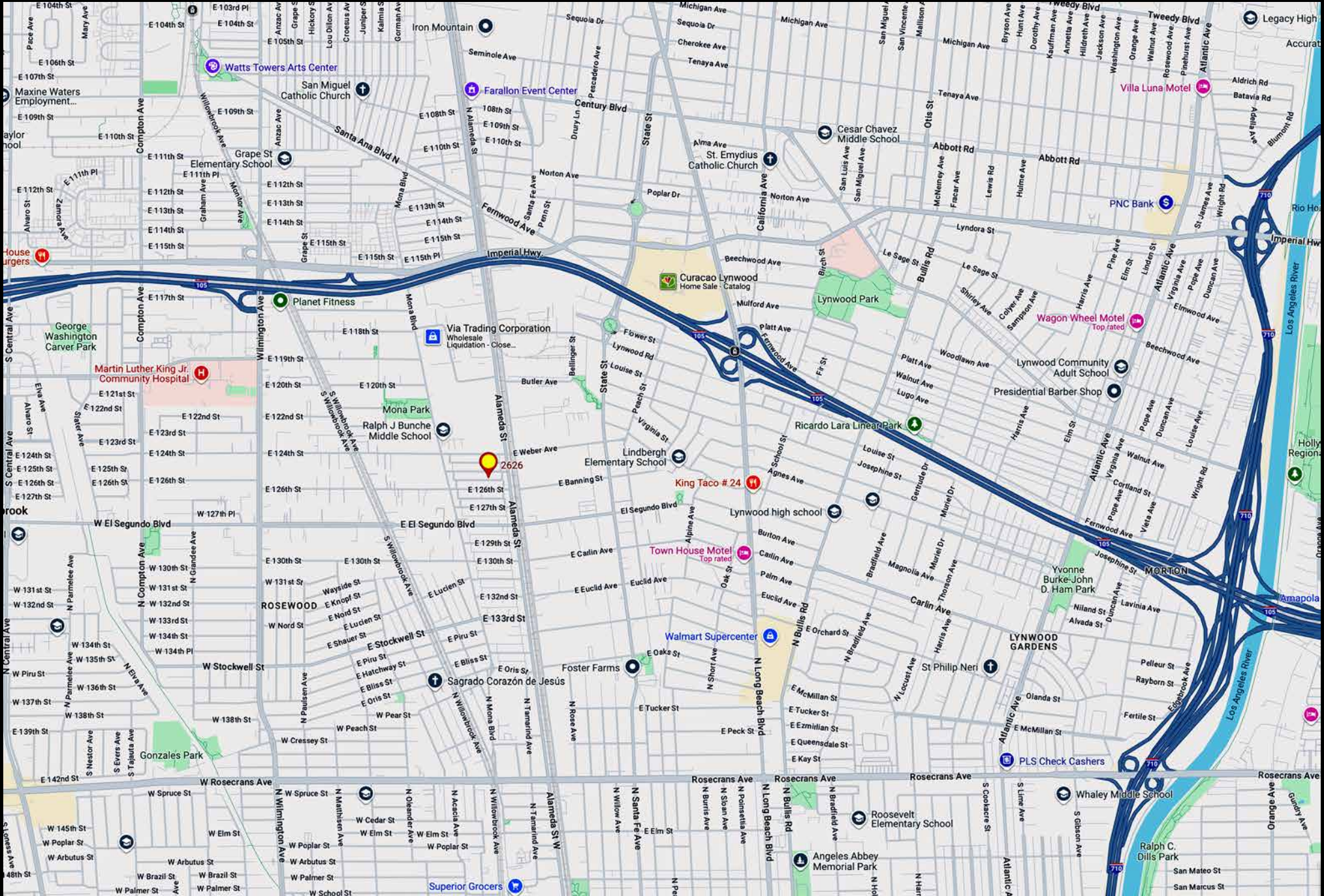
124th Street

# Plat Map



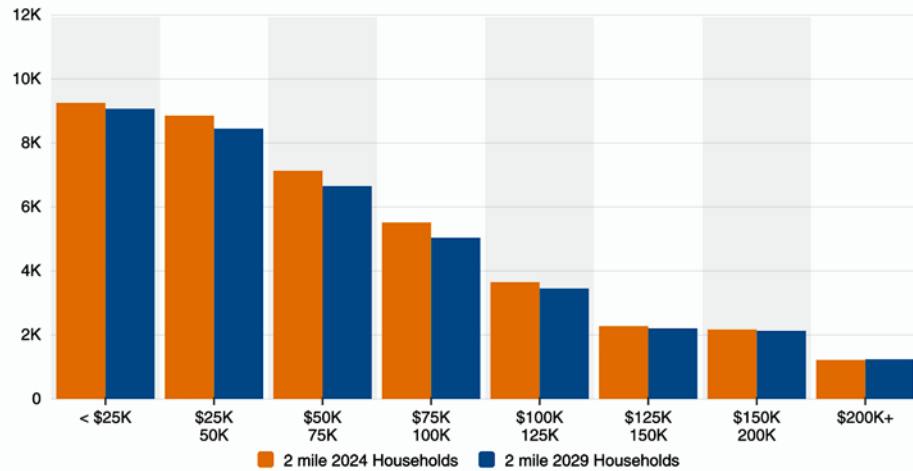
CSB-1498-2 CF 2173-4

# Area Map

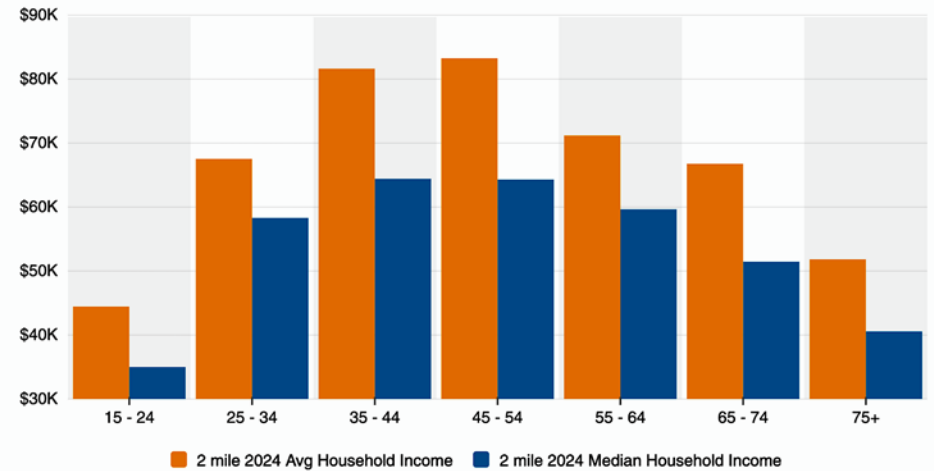


# Area Demographics

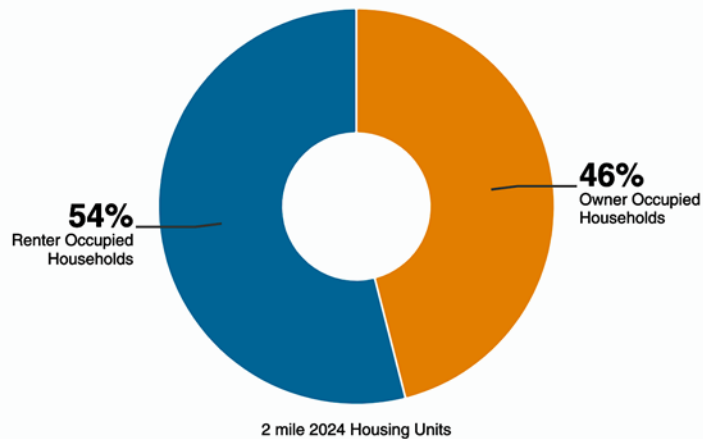
Household Income



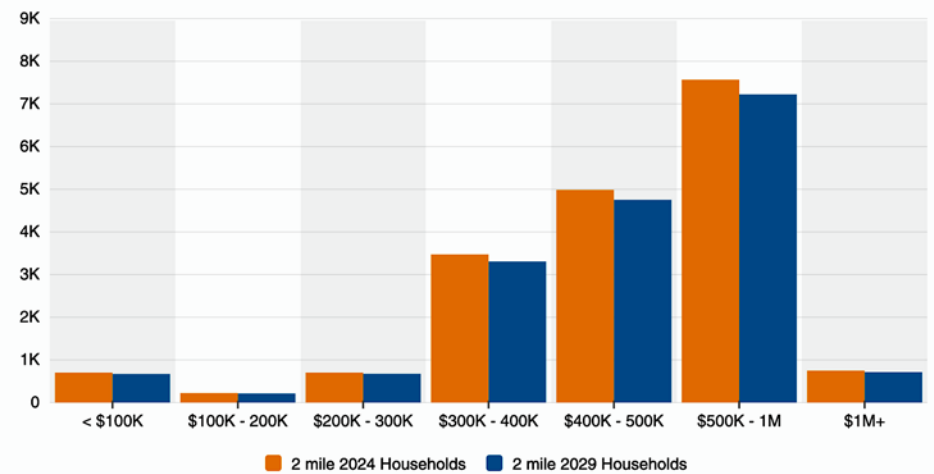
Household Income By Age



Housing Occupancy



Home Values



2626 E 125th Street  
Compton, CA 90222

4,400± SF Building  
13,250± SF of Land

Auto Repair Facility with Extra Land

*Exclusively offered by*



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Lic. 01424387

**MAJOR PROPERTIES**

1200 W Olympic Blvd

Los Angeles, CA 90015

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