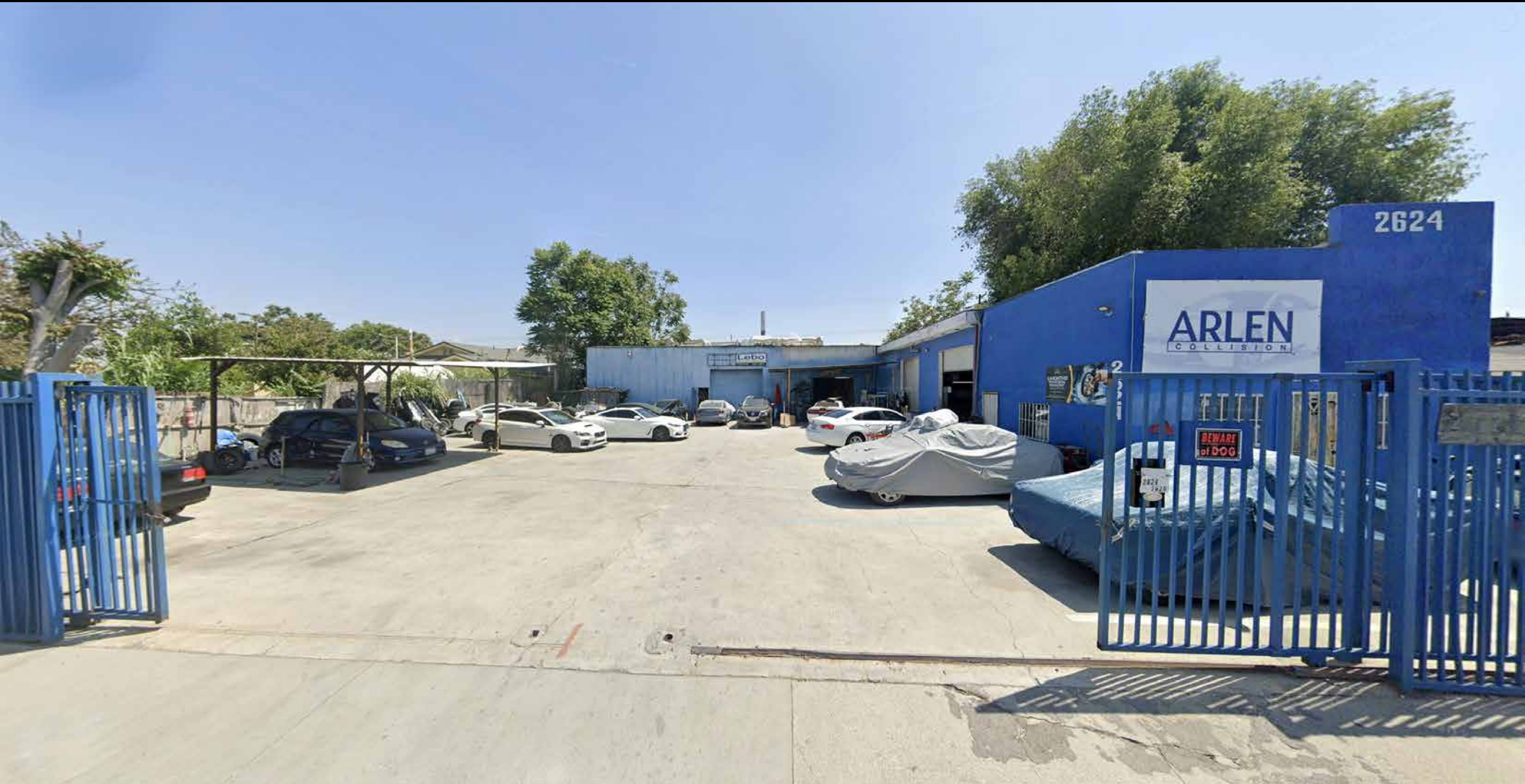


AUTO REPAIR FACILITY FOR SALE

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

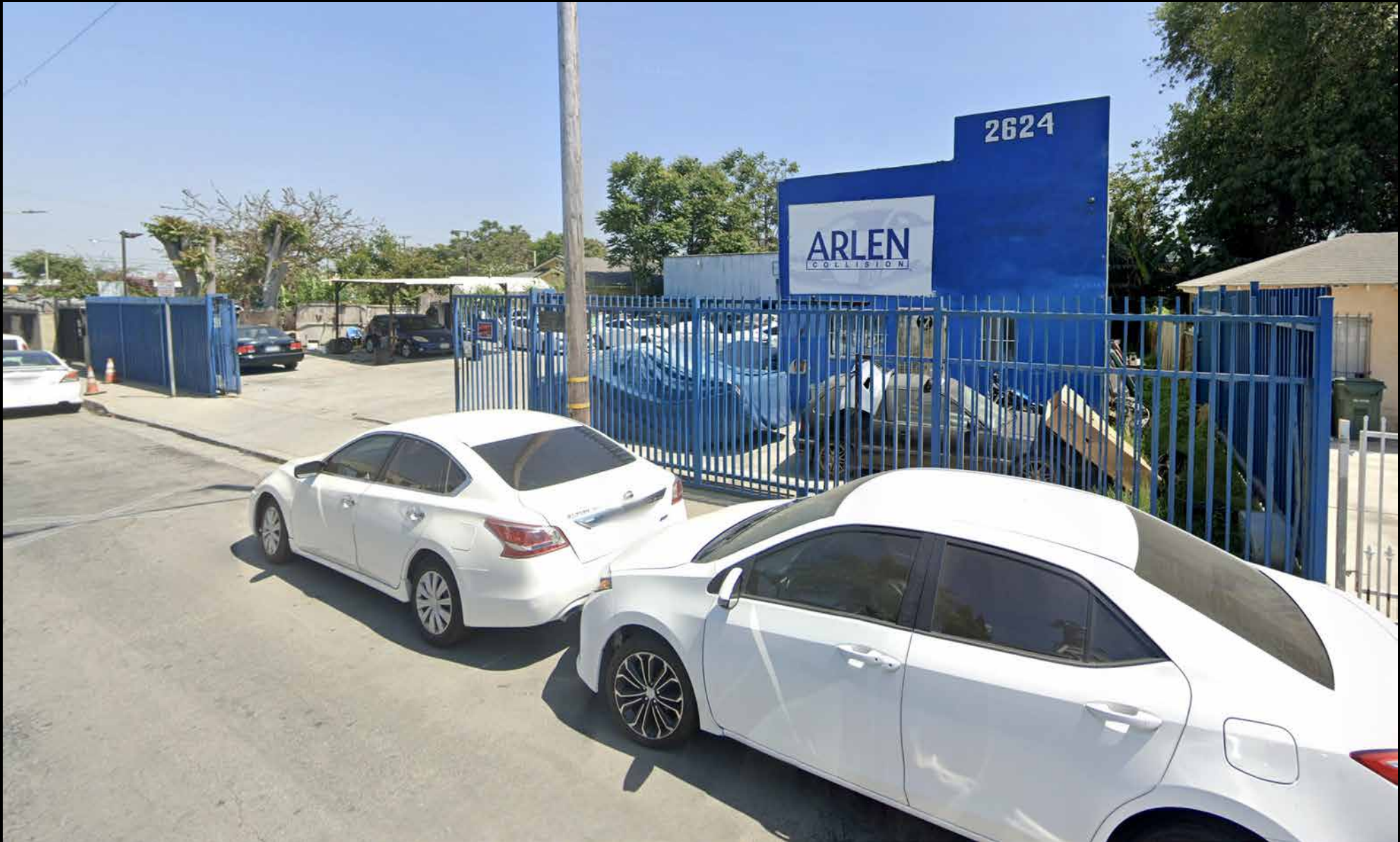
Building Area	4,400± SF
Stories	One
Year Built	1987
Land Area	13,250± SF
Parking	10± Vehicles
Zoning	LC M1
Frontage	100' on 125th Street
Assessor's Parcel Number	6150-032-038

Property Highlights

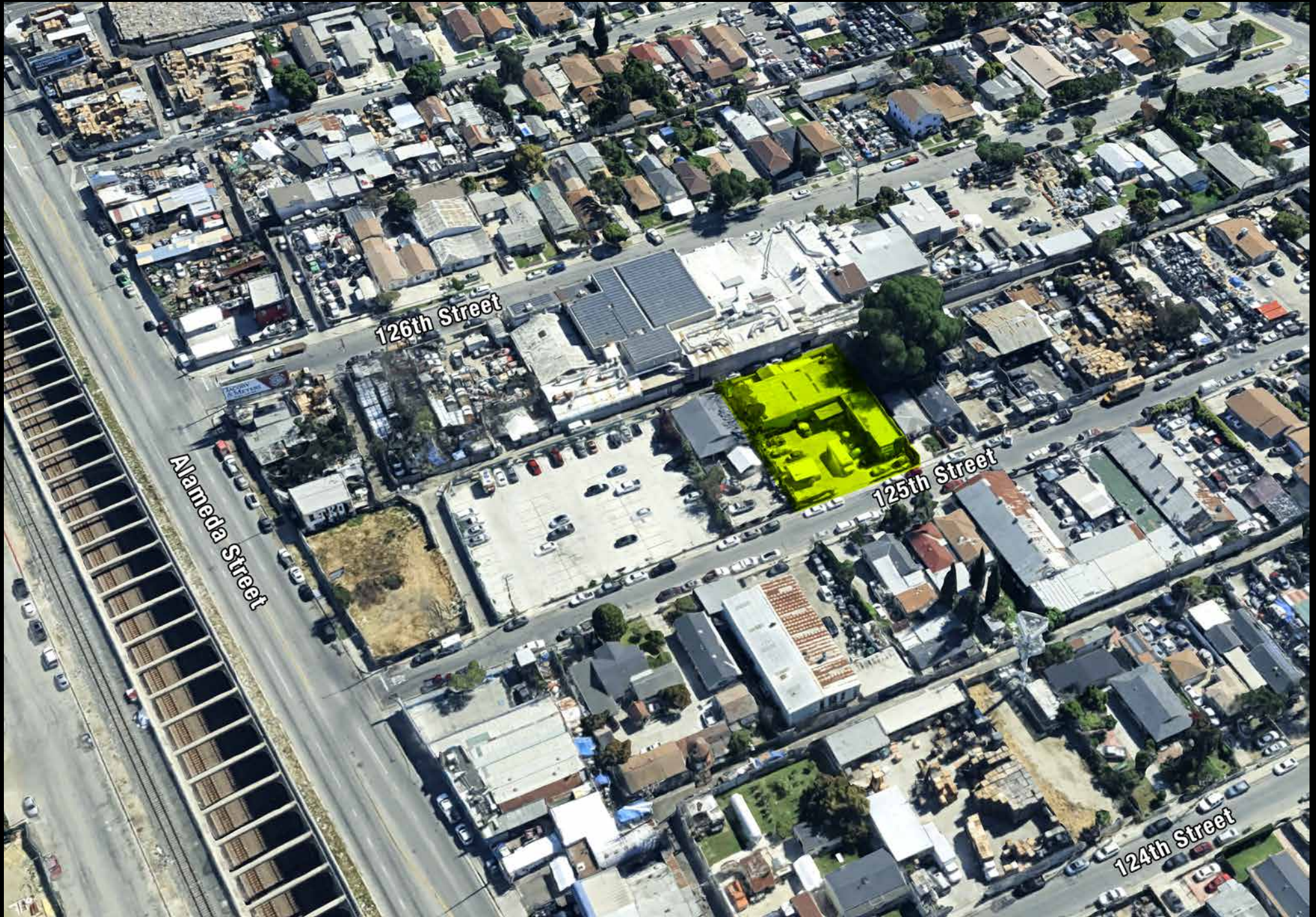
- Existing auto repair facility with extra land
- Currently leased at \$5,900 per month (expires July 2025 with no options)
- Secure gated yard
- Located 3 blocks north of El Segundo Blvd, just west of Alameda Street
- One-half mile south of the Century (105) Freeway
- Easy access to 110, 710, and 91 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



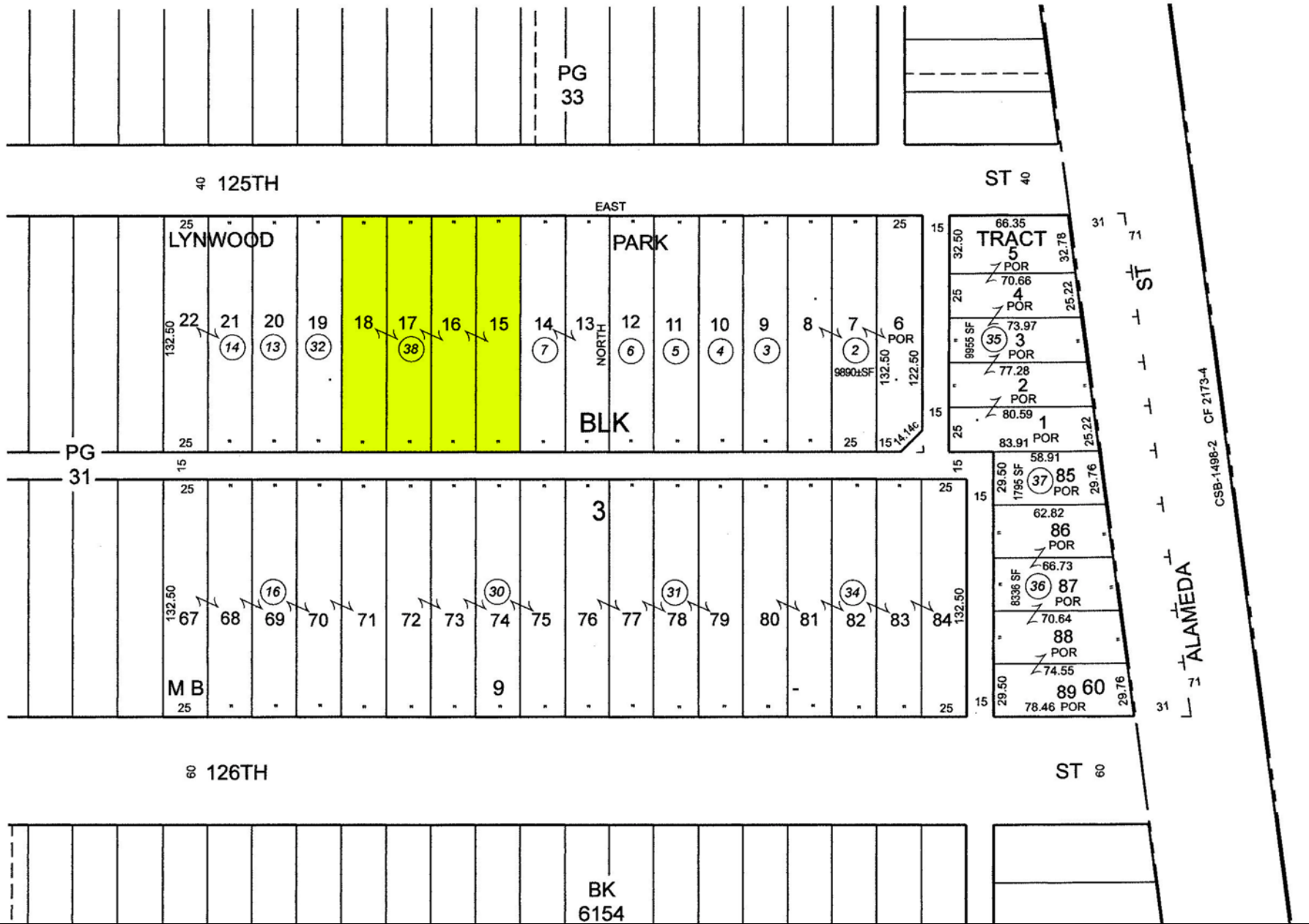
126th Street

Alameda Street

125th Street

124th Street

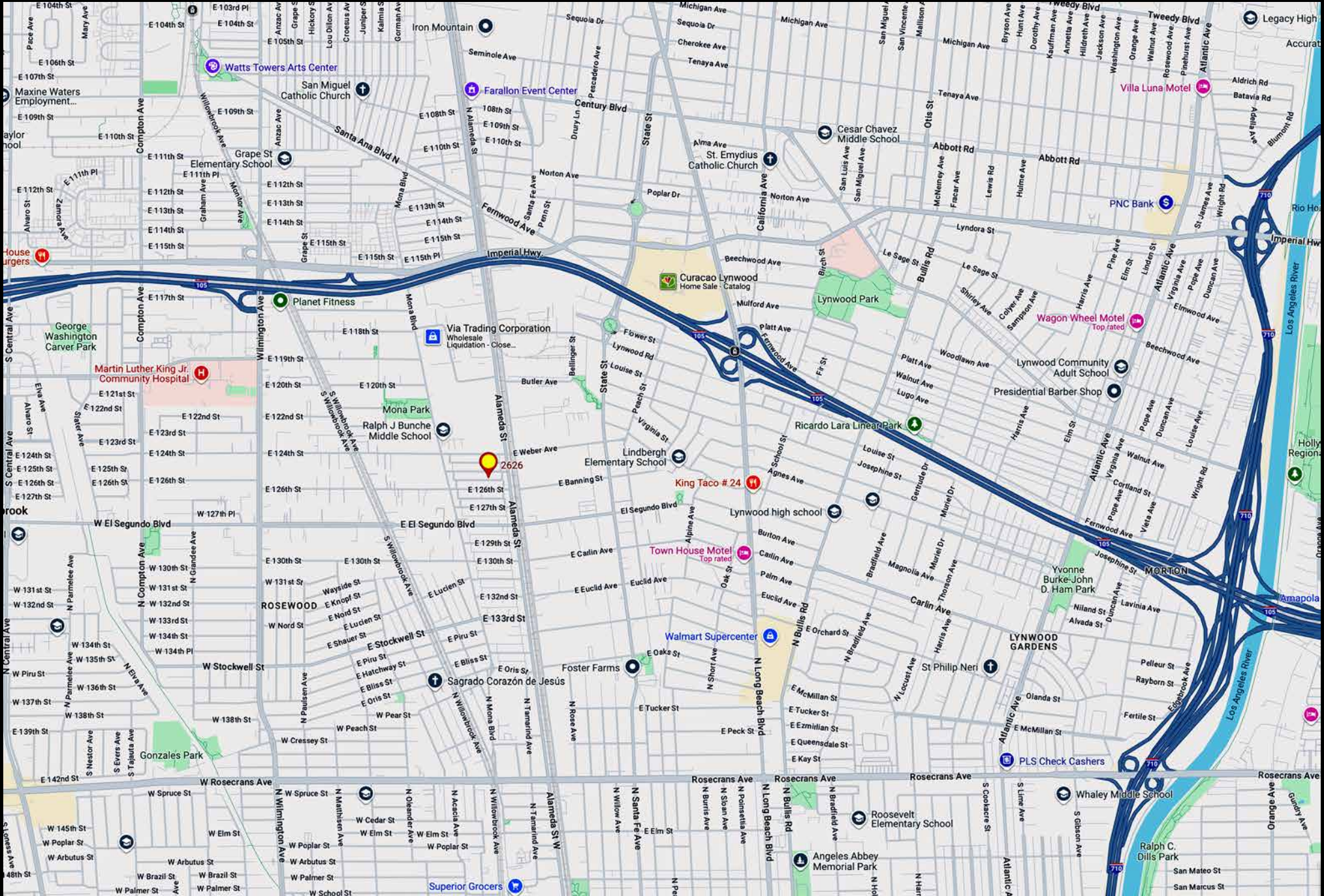
Plat Map



CSB-1498-2 CF 2173-4

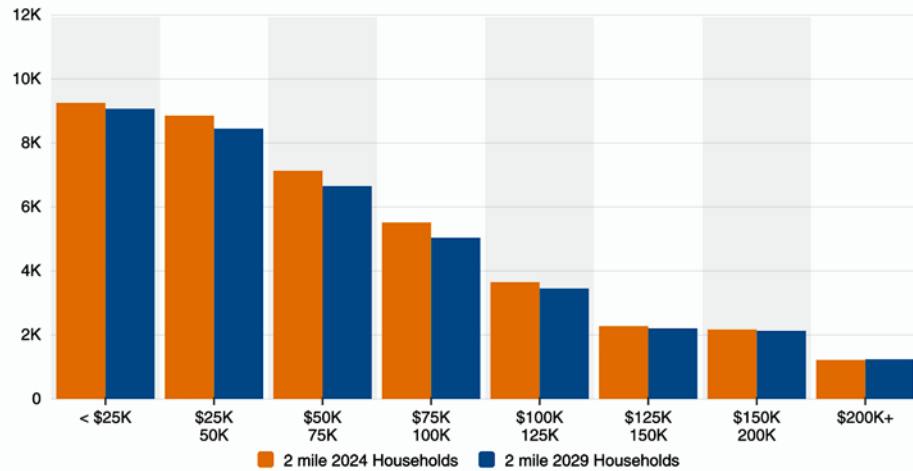
ALAMEDA

Area Map

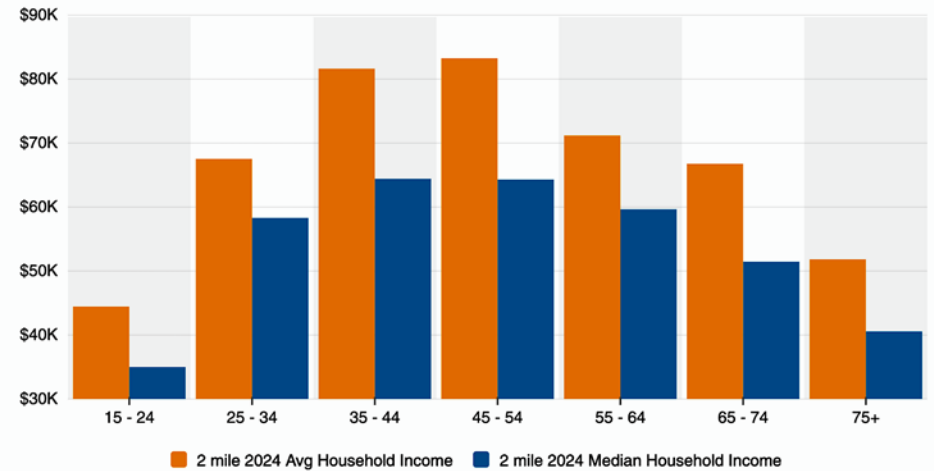


Area Demographics

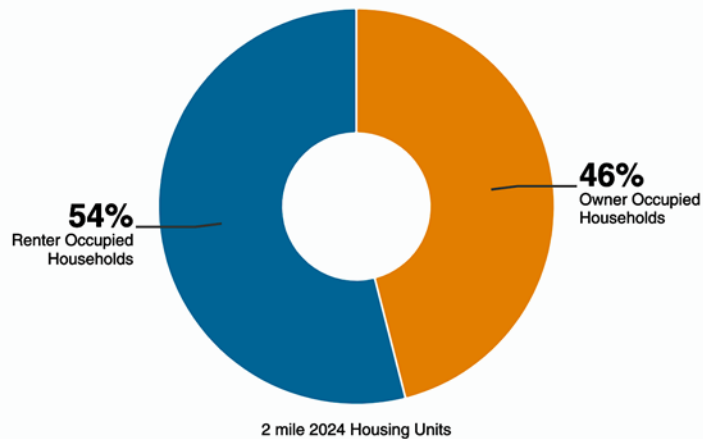
Household Income



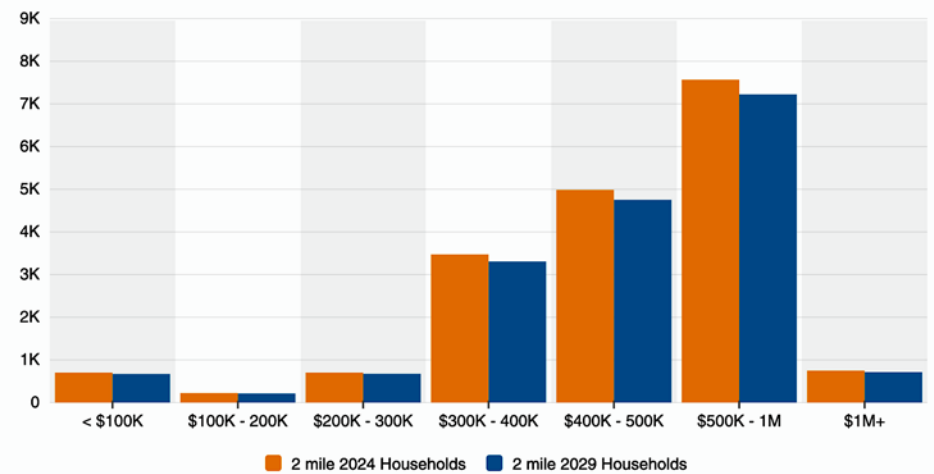
Household Income By Age



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



Rene Mexia

Senior Associate

213.747.4155 office

213.446.2286 mobile

rene@majorproperties.com

Lic. 01424387

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

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