

518-522 W Rosecrans Ave

Exclusive Offering · For Sale

518-522

West Rosecrans Avenue & 519-525 West Spruce Street

COMPTON, CALIFORNIA 90222 · LOS ANGELES COUNTY · APN 6151-016-009

A fully occupied, recently renovated 10-unit mixed-use property on a ~0.70-acre transit-corridor lot, with dependable income today and a path to higher rents and redevelopment tomorrow.

10

UNITS · 2 RETAIL + 8 APARTMENTS

0.70

ACRES · TWO FRONTAGES

100%

OCCUPIED · RENOVATED 2022-24

Offered at
\$2,799,900

4.30% Current Cap Rate · 5.51% Pro Forma Cap Rate
\$279,990 per unit · \$279 per building SF · \$92 per land SF · \$120,310
current NOI

INVESTMENT HIGHLIGHTS

Mixed-use, 10 units: two street-front retail spaces on Rosecrans Ave plus eight apartments, all on one parcel

Extensively renovated 2022-2024: new framing, roofing, electrical and plumbing at the Spruce St buildings and a full remodel of the 520 Rosecrans retail building

100% occupied

Large ~0.70-acre through-lot with frontage on both Rosecrans Ave and Spruce St; five buildings and ~30 parking spaces, including a 6-car garage

Separately metered for gas and electric

UNIT MIX

Retail / studio space (~2,887 SF and ~1,200 SF) 2

1 Bedroom / 1 Bath 4

2 Bedroom / 1 Bath 3

2 Bedroom / 1.5 Bath 1

Total 10

Manuel Meraz

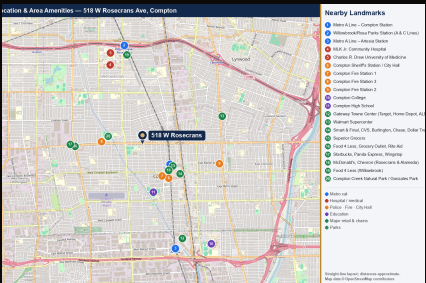
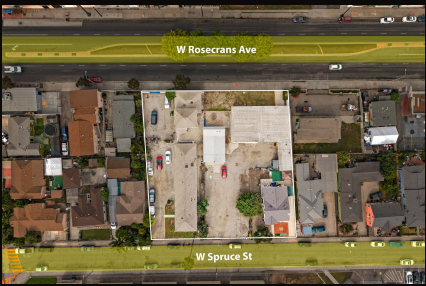
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Gary, AI property assistant, 24/7 · calls recorded
518rosecrans.com

Rent roll, operating statement and comps, in two minutes.

518rosecrans.com → sign the online CA



01 – THE BUILDING

Five buildings. Ten doors. *One parcel.*

Two street-front retail spaces on Rosecrans Avenue and eight apartments sit on a single ~30,410 SF parcel with frontage on two streets and about 30 parking spaces. Ownership invested roughly \$465,000 between 2022 and 2024 in new framing, roofing, electrical and plumbing at the Spruce Street buildings and a full remodel of the 520 Rosecrans retail building, so near-term capital needs are low.

02 – INCOME TODAY

Leased, renovated, *cash-flowing.*

4.30%	5.51%	\$120,310
CURRENT CAP	PRO FORMA CAP	CURRENT NOI

Both retail tenants are leased through March 2027. Several apartments rent below current Compton market, giving a buyer steady cash flow now and upside through turnover and allowable increases.

03 – THE UPSIDE

Land under the income. *Density over it.**

~0.70	~80*	~60*
ACRES	UNITS / ACRE	UNITS W/ BONUS

**Not verified.* Zoning, density, approval path and unit yield are not guaranteed and are subject to change; the property is tenant-occupied. Buyer must verify all development potential with the City of Compton and its own consultants.

04 – THE PLACE

0.6 miles to the *A Line.*

Straight-line; about 0.9 mi by road.

Metro A Line – Compton Station	0.6 mi (~0.9 mi drive)
Gateway Towne Center	1.2 mi
MLK Community Hospital	1.6 mi
Willowbrook/Rosa Parks Station (A & C Lines)	1.8 mi



Please do not disturb the tenants. Tours are by appointment only through the listing broker. The information on this site was obtained from sources believed reliable, but it is not guaranteed. No representation or warranty is made as to its accuracy or completeness. Square footages, unit counts, distances, zoning and development potential are approximate and must be independently verified by the buyer. The offering is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Listed by Manuel Meraz, Broker, DRE #01986175 · Master Key Real Estate (M.E. Strategic Corp., DRE #02012526). Equal Housing Opportunity. 518rosecrans.com