

1236-1240 WILMINGTON BLVD, WILMINGTON, CA 90744

\$1,499,000



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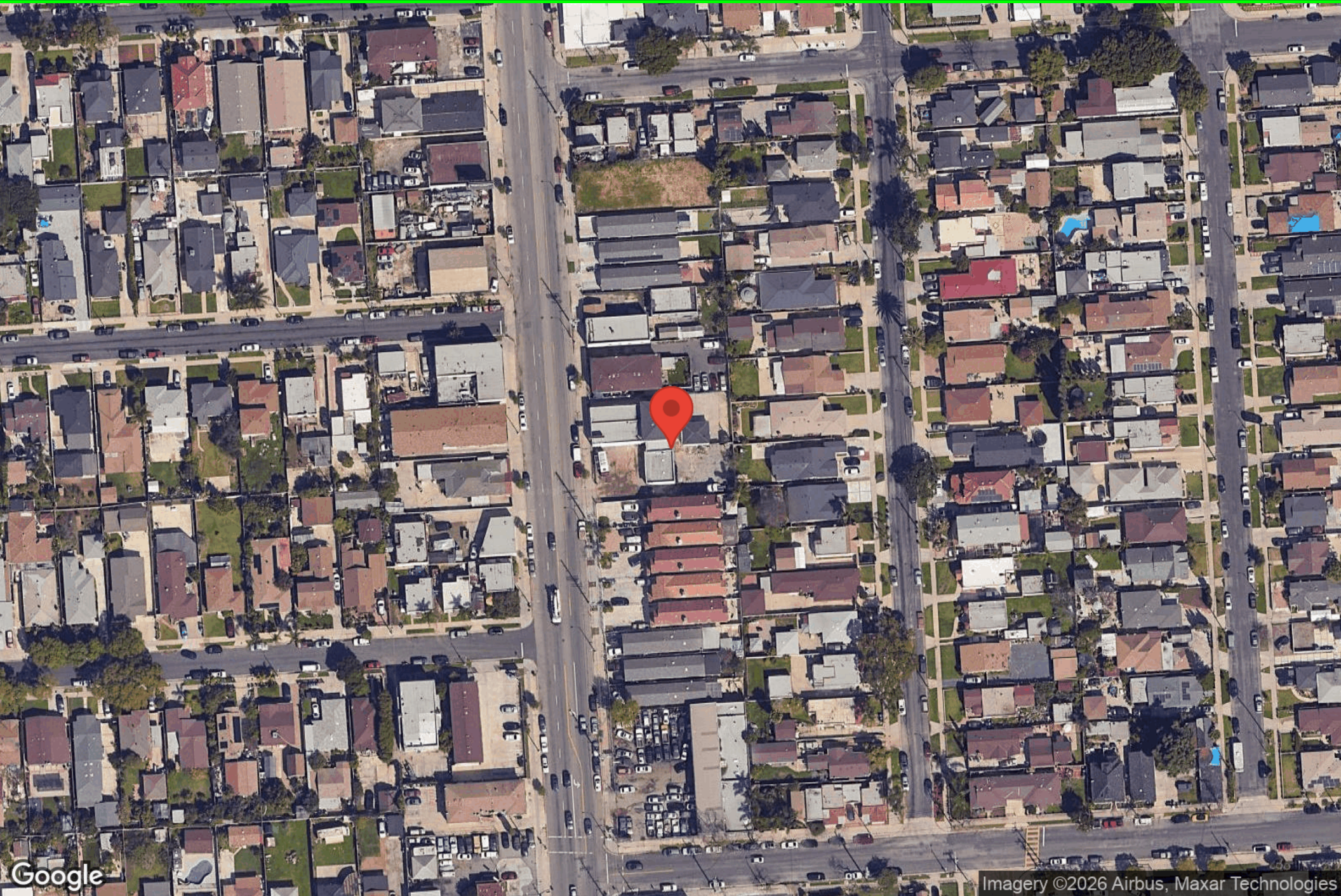
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1236-1240 WILMINGTON BLVD

AERIAL MAP

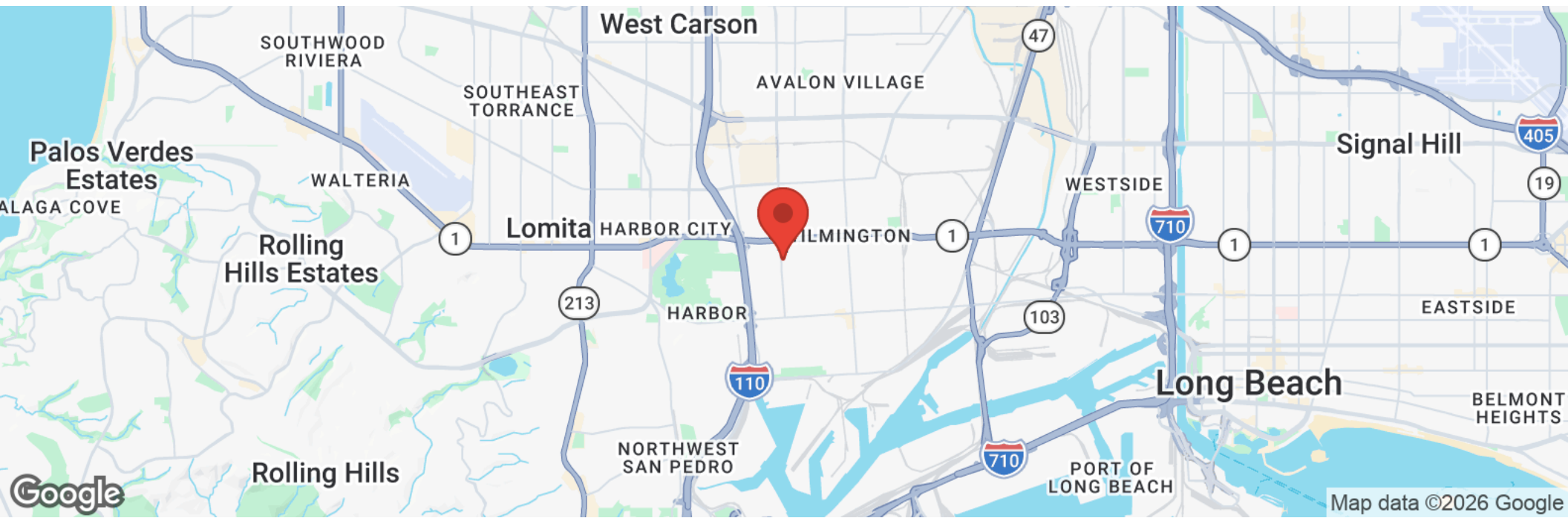
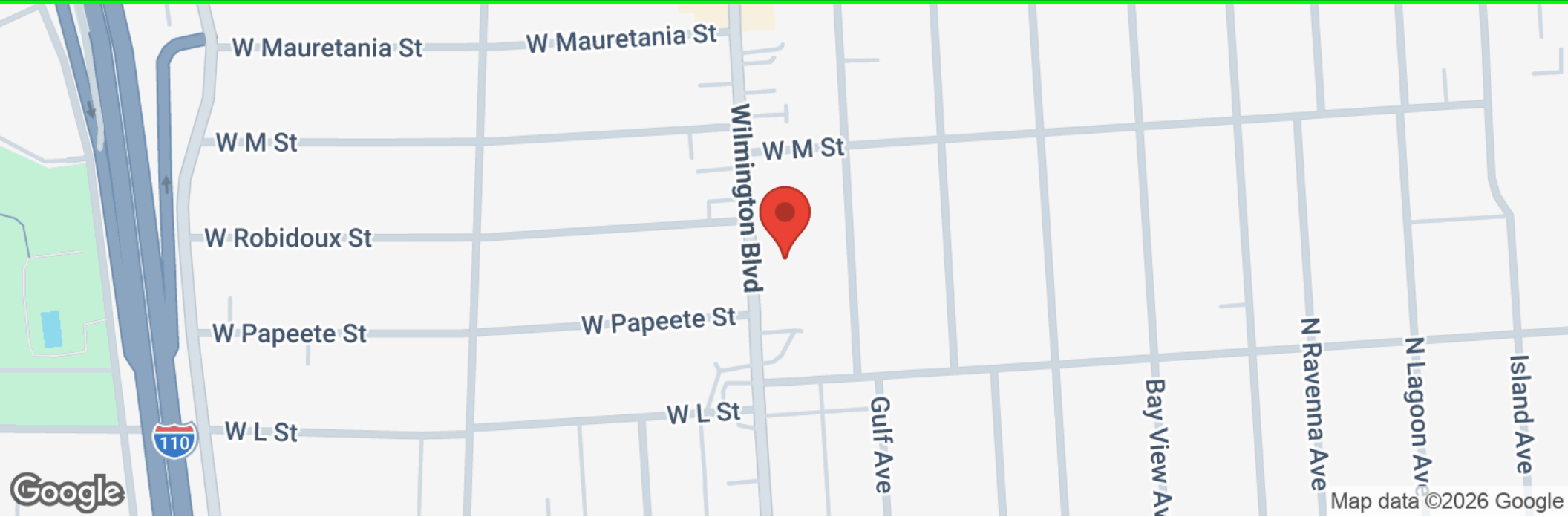
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LOCATION MAPS



1236-1240 WILMINGTON BLVD

PROPERTY PHOTOS

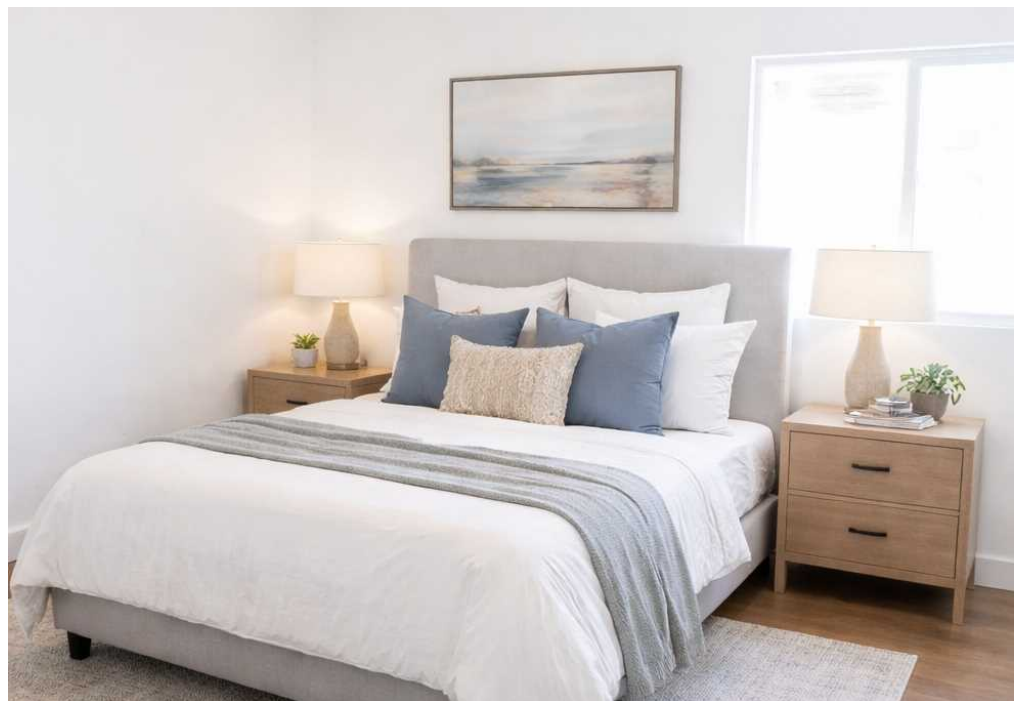
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PROPERTY PHOTOS

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PROPERTY HIGHLIGHTS



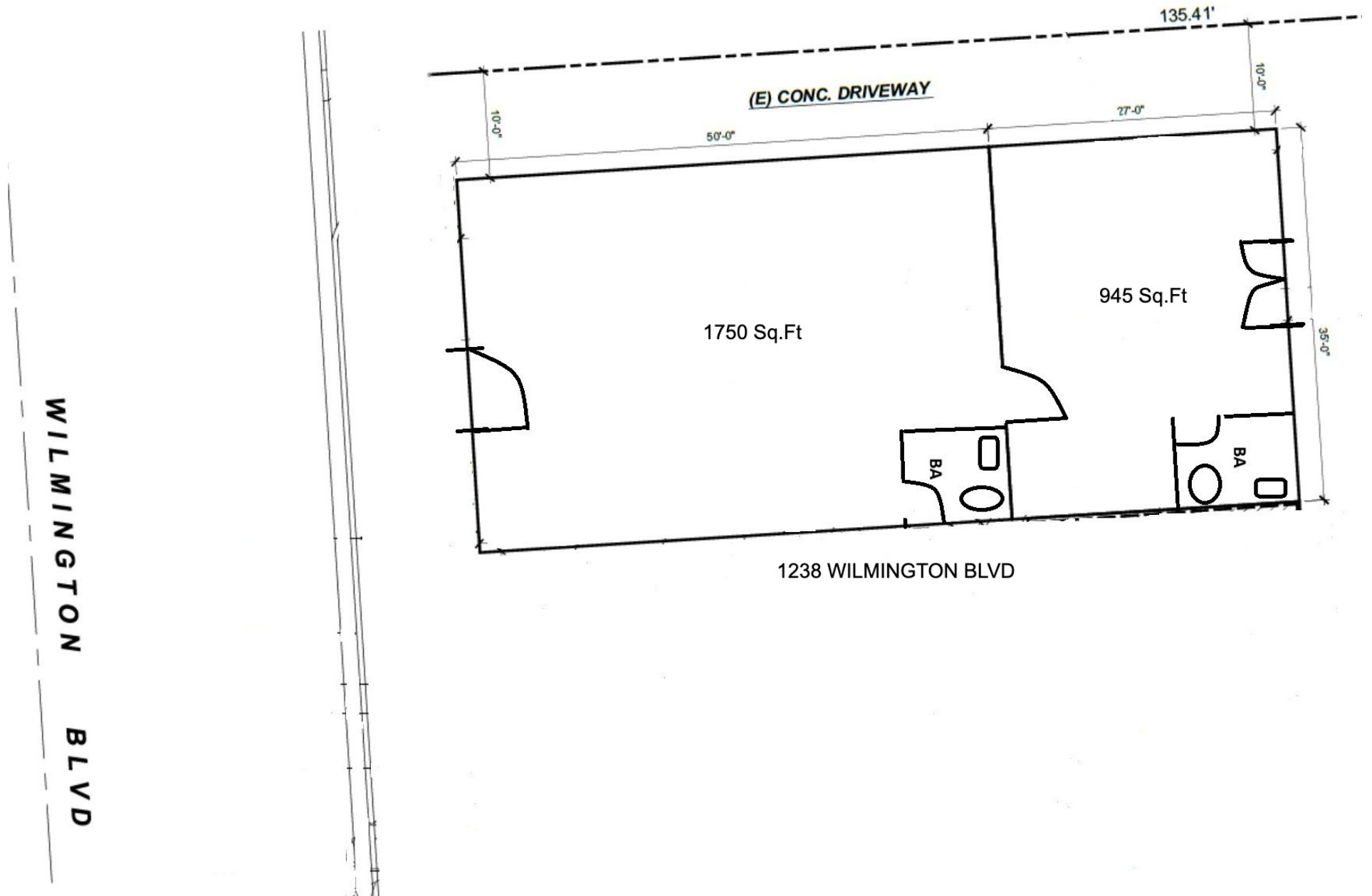
Property Highlights

- Turnkey Mixed-Use Investment on a Large 13,343 SF LAC1.5 TOC Tier 2 Lots
- Immediate Value-Add Opportunity with Vacant Commercial Space Ready for Lease-Up
- Strong Existing Cash Flow from Stabilized Residential & Established Commercial Tenant
- Significant Density Upside: Add ADUs + Redevelop to ~33 Units (Buyer to Verify)
- Prime High-Exposure Wilmington Blvd Location Near the Port & Major Employment Drivers
- Commercial space available for lease or owner-user occupancy
- ±2,695 RSF available with ability to demise into two separate suites
- Flexible lease terms with negotiable rate and adaptable layout

About Investment Property

Fully renovated turnkey mixed-use asset on a 13,343 SF LAC1.5-zoned lot within a TOC Tier 2 area, offering both in-place income and future development upside. The property allows for the addition of up to three (3) ADUs (buyer to verify), while zoning and TOC incentives support long-term redevelopment potential of up to approximately 33 residential units onsite. Current unit mix includes 4 units — 2 commercial (Private Kitchen at \$3,000/mo and one vacant rent-ready space), 1 two-bedroom residential unit at \$2,165, and 1 legal 1-bedroom ADU at \$1,950 — providing stable cash flow with immediate upside through lease-up and future value through repositioning. Located on a high-visibility stretch of Wilmington Blvd near the Port of Los Angeles, major employment hubs, and dense residential neighborhoods, with strong street frontage and convenient access to major transportation routes, making it ideal for investors seeking income today with a clear path to scale in the future.

VACANT UNIT LAYOUT



AVAILABLE SPACE OVERVIEW

LEASE DETAILS

Available Space: ±2,695 RSF (divisible)

Lease Rate: Negotiable

Lease Term: Flexible options available

Use: Retail, office or service (subject to approval)

Possession: Available upon lease execution

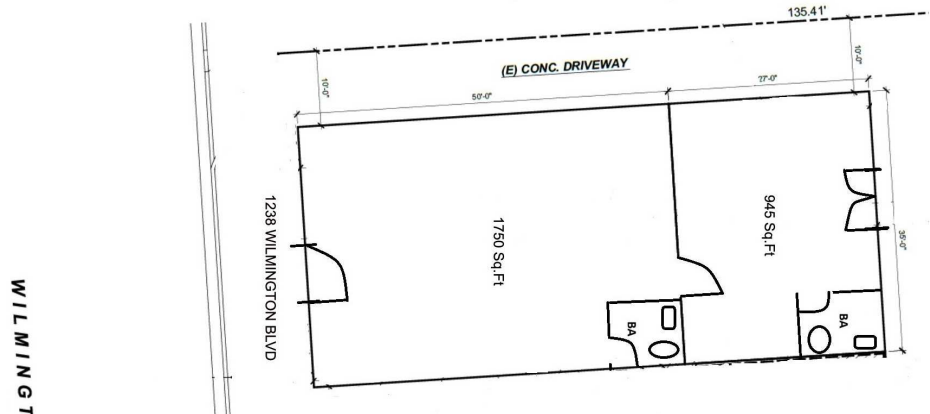
Layout: Can accommodate single or multi-tenant configuration

Tenant Improvements: Negotiable; TI allowance available for qualified tenants

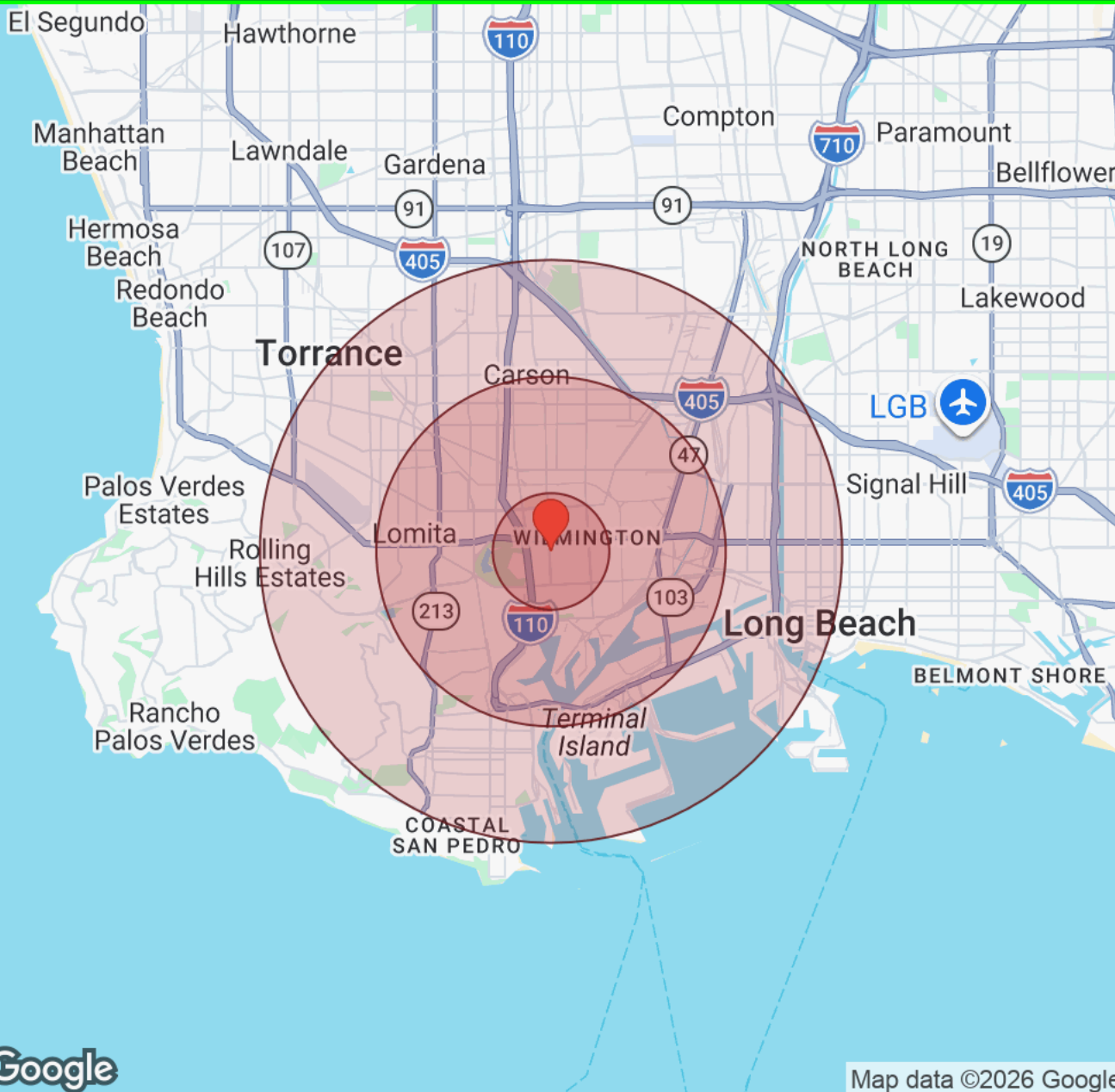
Lease Type: Modified Gross or NNN (to be determined)

Utilities: Separately metered or allocated (TBD)

Signage: Signage opportunities available (subject to approval)



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	18,172	86,125	225,882
Female	17,966	86,154	226,338
Total Population	36,138	172,279	452,220

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,314	29,115	90,218
Black	1,464	12,938	46,895
Am In/AK Nat	40	207	543
Hawaiian	145	1,068	2,713
Hispanic	28,842	91,928	208,157
Asian	1,796	33,043	91,665
Multiracial	488	3,583	10,853
Other	47	396	1,176

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,215	60,037	169,433
Occupied	10,470	55,796	156,844
Owner Occupied	3,903	29,068	75,492
Renter Occupied	6,567	26,728	81,352
Vacant	745	4,241	12,589

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,129	29,197	74,930
Ages 15 - 24	5,825	21,947	54,771
Ages 25 - 54	15,457	70,290	185,072
Ages 55 - 64	3,847	22,425	59,139
Ages 65+	3,879	28,421	78,310

Income	1 Mile	3 Miles	5 Miles
Median	\$69,321	\$89,516	\$92,656
Under \$15k	888	3,885	12,141
\$15k - \$25k	950	3,281	8,548
\$25k - \$35k	1,053	4,026	9,954
\$35k - \$50k	1,075	4,649	13,273
\$50k - \$75k	1,619	7,903	20,875
\$75k - \$100k	1,301	7,154	19,299
\$100k - \$150k	1,707	9,822	27,833
\$150k - \$200k	1,011	6,291	18,116
Over \$200k	867	8,785	26,806

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