

- C2 OPPORTUNITY ZONE (Tax Shelter)
- Lot near Port of Los Angeles
- Vacant Land

OFFERING MEMORANDUM ANAHEIM ST AND LAGOON AVE PARCEL

Wilmington, CA 90744 \$399,000

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
DRE #02035763

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PROPERTY INFORMATION

THE OFFERING



Rare Opportunity Zone Tax Shelter Lot well-located in Wilmington with direct access to the **Port of Los Angeles**. with strong development upside at an attractive land basis. The property sits on approximately **6,758 SF of land** of which **5,125 sq ft are buildable** with **C2 zoning**, General Commercial land use, and multiple potential development pathways for a buyer to explore.

The site is identified as **TOC Tier 2, ED1 eligible**, and located within an **Opportunity Zone**, giving developers several angles to evaluate for a future residential or mixed-use project. At an asking price of **\$399,000**, the property is priced at approximately **\$77.85/SF of land**, offering a compelling basis compared to nearby land sales.

While the lot is impacted by **setback requirements and an alley easement**, these constraints are already identified upfront, allowing buyers to underwrite the site with more clarity from day one. For a developer, this is a practical infill opportunity with a manageable lot size, commercial zoning, transit-oriented incentives, and a price point that leaves room to work through design and entitlement strategy.

This lot is situated perfectly for **storage, car parking, truck parking or residential development**.

PROPERTY INFORMATION

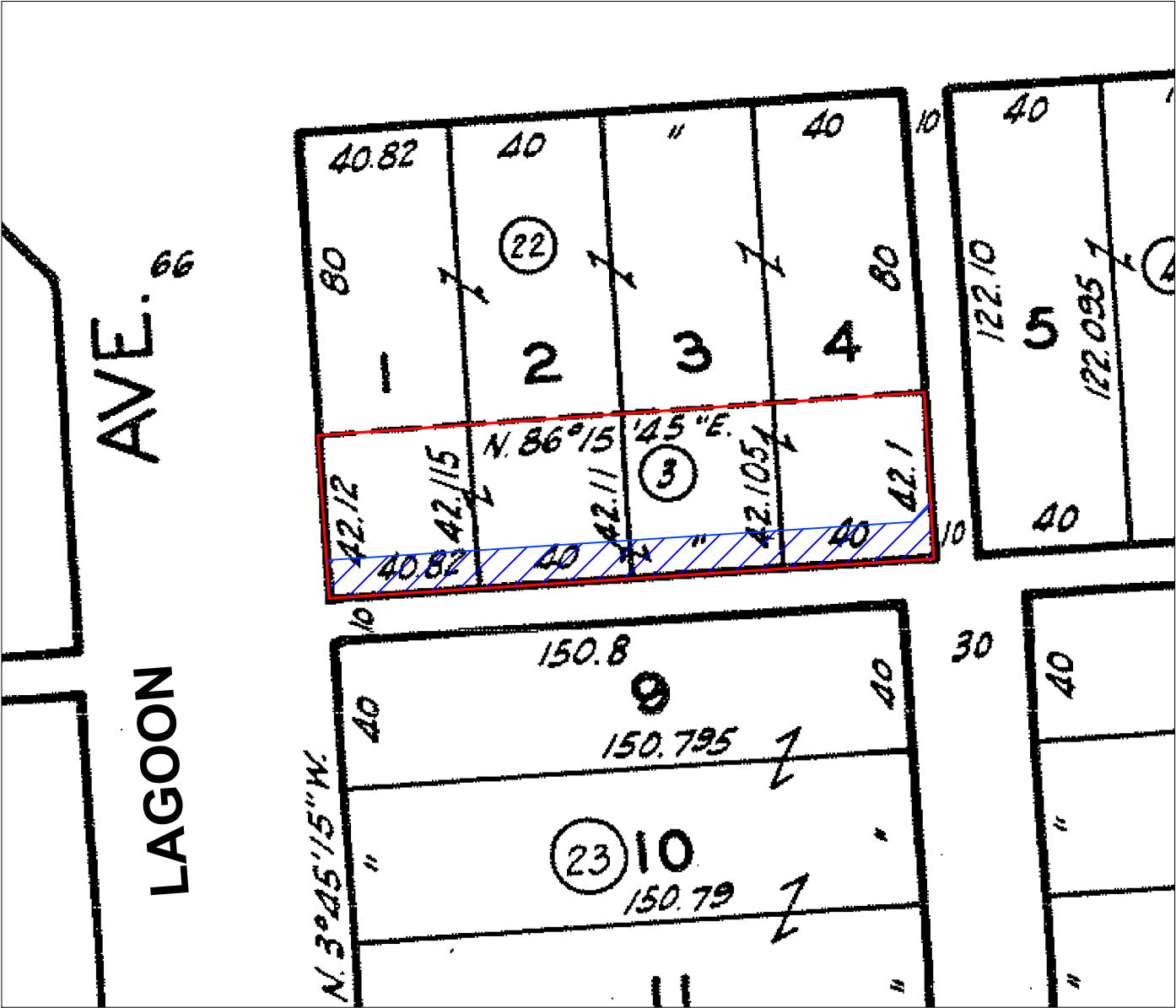
PROPERTY DETAILS

Address	Anaheim St and Lagoon Ave Parcel Wilmington, CA 90744
Total Lot Size(Approx.)	5,125 SF
Zoning	C2
APN	7416-028-003



INVESTMENT HIGHLIGHTS

- Approx. **6,758 SF** usable for parking, with approx. **5,125 SF** usable for development
- Approx. **\$77.85/SF of land**
- **C2 zoning**
- **TOC Tier 2 and ED1 eligible**
- **Opportunity Zone tax shelter**
- Potential residential, commercial, affordable, or mixed-use development pathways
- Clear upside for a buyer who can navigate site planning, setbacks, and easement considerations
- Strong infill location near Anaheim St with access to surrounding employment, port, and industrial demand drivers

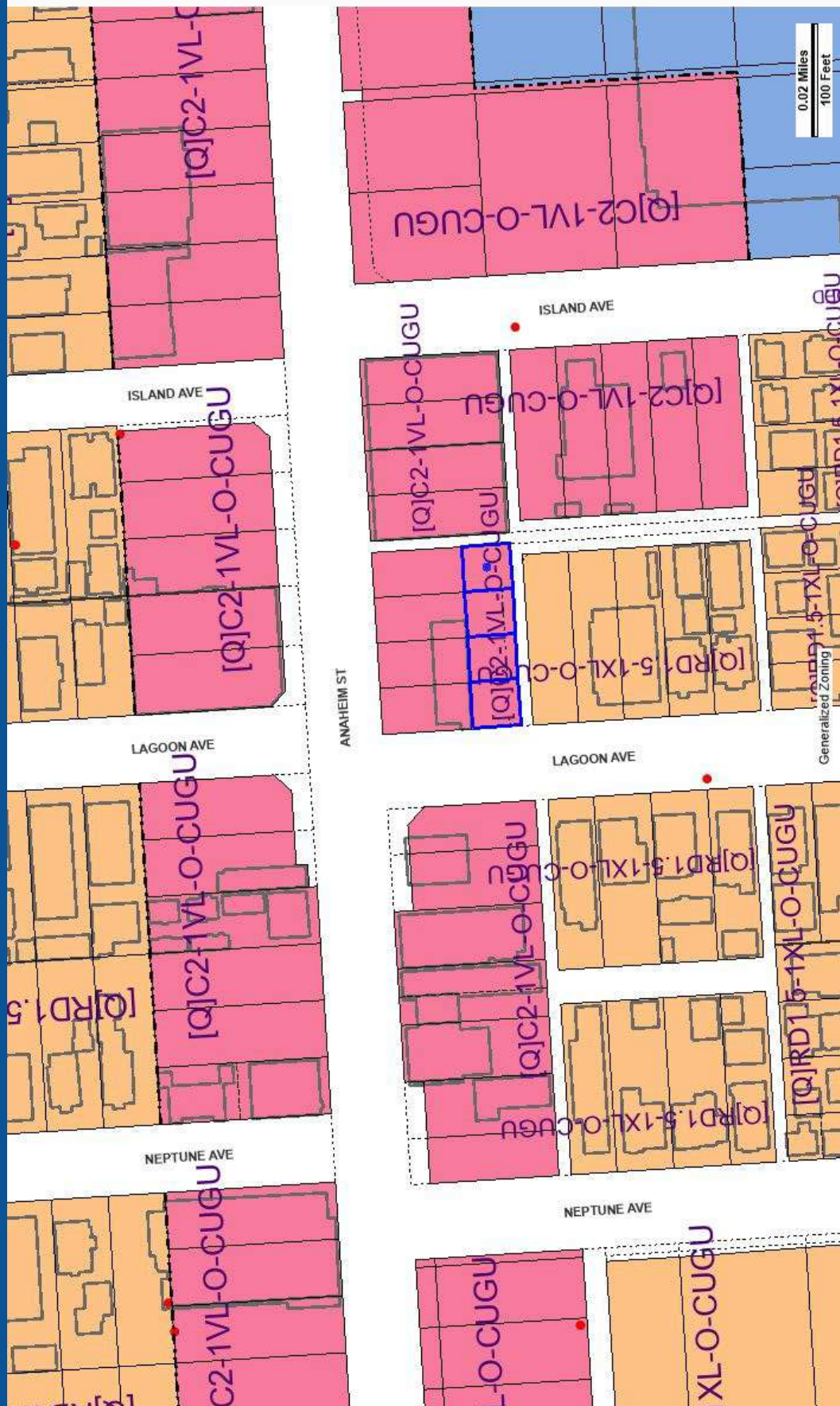


Legend

-  Property In Question - Fee
-  Item No. 11 - Easement for Alley
In 06/16/1975 # 2758, of Official Records
Affects said portion as described in the document
(Variable in Width)

PROPERTY INFORMATION

- Owner: Cameron Samimi
- Address: APN - 7416028003
- Lot Dimensions: 42.1 ft x 160.82 ft
- Lot Area: 6,758.2 sq.ft.
- Property Zone: [Q]C2-1VL-O-CUGU
- General Plan LU (GPLU): General Commercial
- AB 2097: Yes
- TOC: Tier 2
- MIIP: Not Eligible
- TCAC: Low
- ED1: Eligible
- Historic: No
- CUGU: Wilmington
- Building Line: None
- Very High Fire Hazard: No
- Fire District 1: No
- Methane Zone: Methane Zone
- Hillside Grading: No
- Liquefaction: No
- Hwy Ded: No records found.
- Vacated Alley: No Records Found.
- Substandard lot < 5000 Sf or < 50 ft: No.
- Transitional height requirements: No.
- Easement and Encroachment: 10 ft FUT alley easement along shared by RD1.5 lot.
- Title Report Provided:
- The Owner's Development Objectives:
- Opportunity Zone: Yes



DENSITY + FLOOR AREA + LIMITATIONS

ACTUAL NUMBER OF UNITS WILL BE DETERMINED AFTER CONCEPTUAL DESIGN

DENSITY & FAR CALCULATIONS

Property Zoned: [Q]C2-1VL-O-CUGU

Base Density per Zoning: 1 unit per 1,500 sq.ft.

Base Density per GPLU: 1 unit per 400 sq.ft.

Total Lot Area: 6,758.2 sf + (5 x 42.1) + (5 x 160.82)

Buildable Area: 6,758.2 sq.ft.

Base Floor Area Ratio: The base FAR is 1.5:1 which allows construction of 1.5 times the buildable area.

Total Floor Area Allowed by Zoning Code: 6,758.2 sq.ft. x 1.5 = 10,137 sq.ft.

MARKET RATE

Density Allowed: $7,772.8 / 1,500 = 5$ units (round down per zoning code)

FAR Allowed : 10,137 sq.ft.

TOC

TOC Tier 2 if Qualified: Up to 60% Density Bonus, and increase in FAR to 3.25:1.

Density Allowed (Mixed Income): $6 \times 1.6 \approx 10$ units (roundup per the zoning code)

FAR Allowed (Mixed Income): $6,758.2 \times 3.25 = 21,964$ Sq.ft.

Density Allowed (100% TOC): $6 \times 1.7 \approx 11$ units

FAR Allowed (100% TOC): $6,758.2 \times 3.75 = 25,343$ Sq.ft.

AB2097 + TOC

Density Allowed (Mixed Income): 10 units

FAR Allowed (Mixed Income): 21,964 Sq.ft.

No Parking Required

AB2345 (State Density)

Density Allowed (100% Affordable) : Unlimited

FAR Allowed (100% Affordable): 10,137 sf

No Parking Required

3 Story or 33 Feet Height increase

CHIP - MIIP

Not applicable

SMALL LOT SUBDIVISION

Per SB 684/1123, Small Lot Subdivision is possible on the property.

LIMITATIONS

Height: Restricted to 45 ft.

Setbacks:

- Front Yard Setback Required is at least 0 ft.
- Side Yard Setbacks Required at least 5 ft and additional 1 ft for every story above 2nd.
- Rear Setback Required at least 15 ft and additional 1 ft for every story above 3rd.

Required Parking:

- 2 Spaces Per Unit.
- 0.5 Guest Space per unit.
- If TOC tier 2 qualified, 0.5 space per bedroom or 1 space per unit.

EXISTING USE

Per LA County Assessor's, Commercial parking lot.

NOTES

[Q] Conditions - Residential uses limited to RD1.5 density.

TOC PROGRAM INCENTIVES

REQUIRES CITY PLANNING VERIFICATION

Eligible Housing Development - Housing Development that includes On-Site

Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives.

Housing Development - Construction of five or more residential dwelling units.

On-Site Restricted Affordable Units:

- Tier 1 - 8% ELI, or 11% VLI, or 20% LI of Total number of units.
- Tier 2 - 9% ELI, or 12% VLI, or 21% LI of Total number of units.
- Tier 3 - 10% ELI, or 14% VLI, or 23% LI of Total number of units.
- Tier 4 - 11% ELI, or 15% VLI, or 25% LI of Total number of units.

Base Incentives:

- Residential Density Bonus
 - Tier 1 – 50%
 - Tier 2 – 60%
 - Tier 3 – 70%
 - Tier 4 – 80%
 - Exception - In “RD” Zones
 - Tier 1 – 35%
 - Tier 2 – 35%
 - Tier 3 – 40%
 - Tier 4 – 45%

Floor Area Ratio (FAR):

- Tier 1 – up to 40%, or 2.75:1 FAR in commercial zones, whichever is greater.
- Tier 2 – up to 45%, or 3.25:1 FAR in commercial zones, whichever is greater.
- Tier 3 – up to 50%, or 3.75:1 FAR in commercial zones, whichever is greater.
- Tier 4 – up to 55%, or 4.25:1 FAR in commercial zones, whichever is greater.

- Exceptions
 - RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
 - If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed is limited to 2.75:1.

Automobile Parking:

- Tier 1 - not exceed 0.5 spaces per bedroom.
- Tier 2 - not required to exceed 1 space per unit.
- Tier 3 - not exceed 0.5 spaces per unit.
- Tier 4 - No required parking.

Nonresidential Parking:

- Tier 1 - Up to a 10% reduction.
- Tier 2 - Up to a 20% reduction.
- Tier 3 - Up to a 30% reduction.
- Tier 4 - Up to a 40% reduction

100% ON-SITE RESTRICTED AFFORDABLE HOUSING

On-Site Restricted Affordable Units:

- 100% On-Site Restricted Affordable units, exclusive of a building manager’s unit.

TOC Affordable Housing Incentive Area Tier:

- Eligible for one increase in Tier than otherwise would be provided.

No parking required for below housing developments as property qualifies for AB2334

- 1) AH100 housing development for individuals who are 55 years of age or older with paratransit service.
- 2) AH100 housing development for either a special needs housing development, or a supportive housing development with paratransit service.

TOC ADDITIONAL INCENTIVES (DISCRETIONARY APPROVAL)

REQUIRES CITY PLANNING REVIEW / ENTITLEMENT

All Eligible Housing Developments are eligible to receive Up to three Additional Incentives based upon the affordability requirements. The affordable housing units required per this may also count towards the On-Site Restricted Affordable Units requirement.

On-Site Restricted Affordable Units:

- 1 Additional Incentive - 4% ELI, or 5% VLI, or 10% LI of Base number of units.
- 2 Additional Incentives - 7% ELI, or 10% VLI, or 20% LI of Base number of units.
- 3 Additional Incentives - 11% ELI, or 15% VLI, or 30% LI of Base number of units.

Additional Incentives:

- Yard/Setback
 - Commercial Zones - Utilize yard requirements for the RAS3 zone.
 - Residential Zones -
 - Side and Rear Yards:
 - Tier 1 - Up to a 25% decrease one individual yard or setback.
 - Tier 2 - Up to a 30% decrease one individual yard or setback.
 - Tier 3 - Up to a 30% decrease two individual yards or setbacks.
 - Tier 4 - Up to a 35% decrease two individual yards or setbacks.
 - Exception. Yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property.

Open Space:

- Tiers 1 & 2 - Up to a 20% decrease in required open space.
- Tiers 3 & 4 - Up to a 25% decrease in required open space.

Lot Coverage:

- Tiers 1 & 2 - Up to a 25% increase in maximum lot coverage
- Tiers 3 & 4 - Up to a 35% increase in maximum lot coverage

Lot Width:

- All Tiers - Up to a 25% decrease in required minimum lot width

Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.

Height:

- Total Height - When height or number of stories is limited, this height increase shall permit a maximum of:
 - Tier 1 and 2 – One additional story up to 11 additional feet
 - Tier 3 – Two additional stories up to 22 additional feet
 - Tier 4 – Three additional stories up to 33 additional feet
 - Exception - When height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
- Transitional Height:
 - Tiers 1 and 2 - Height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea.
 - Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea.
 - Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea.

RENT SCHEDULE (NON-HCID-FUNDED PROJECTS)

ACTUAL RENT SCHEDULE DETERMINATIONS ARE MADE ON AN INDIVIDUAL PROPERTY BASIS, DEPENDING ON THE TYPE OF ENTITLEMENTS.

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

- TOC (non-replacement units) – HUD Schedule X
- Density Bonus with or without on-menu incentives – HCD Schedule VI
- 100% affordable Density Bonus project (utilizing AB 1763/AB 2345/AB 2334) with or without on-menu incentives – HCD Schedule VI (20% of total units) and TCAC Schedule IX (80% of the total units)
- Discretionary – HUD Schedule I
- Unpermitted Dwelling Units – HCD Schedule VIII
- Any affordable replacement unit(s) required per a Replacement Unit Determination at the applicable affordability levels – HCD Schedule VI

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2025

	AMI	Net AMI	
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in AMI from 2024 = 8.6%
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in Net AMI from 2024 = 7.8%

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2025

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$530	\$568	\$681	\$787	\$878	\$969
30% AMI	\$795	\$852	\$1,022	\$1,181	\$1,317	\$1,454
35% AMI	\$927	\$994	\$1,192	\$1,378	\$1,537	\$1,696
40% AMI	\$1,060	\$1,136	\$1,363	\$1,575	\$1,757	\$1,939
45% AMI	\$1,192	\$1,278	\$1,533	\$1,772	\$1,976	\$2,181
50% AMI	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196	\$2,423
55% AMI	\$1,457	\$1,562	\$1,874	\$2,166	\$2,415	\$2,666
60% AMI	\$1,590	\$1,704	\$2,044	\$2,363	\$2,635	\$2,908
70% AMI	\$1,855	\$1,988	\$2,385	\$2,757	\$3,074	\$3,393
80% AMI	\$2,120	\$2,272	\$2,726	\$3,151	\$3,514	\$3,878
100% AMI	\$2,650	\$2,840	\$3,406	\$3,938	\$4,392	\$4,846

PROPERTY PHOTOS



PROPERTY INFORMATION

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



Anaheim St and Lagoon Ave Parcel - Wilmington - CA 90744

PROPERTY PHOTOS

PROPERTY PHOTOS | EXTERIOR



SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



ANAHEIM ST AND LAGOON AVE PARCEL

Anaheim St and Lagoon Ave Parcel - Wilmington, Wilmington, CA 90744

Subject Property

Lot Size: 5,125 SF



1559 N AVALON BLVD

Wilmington, CA 90744

Sold 2/12/2026

Price: \$825,000 Lot Size: 11,322 SF

Price/SF: \$72.87



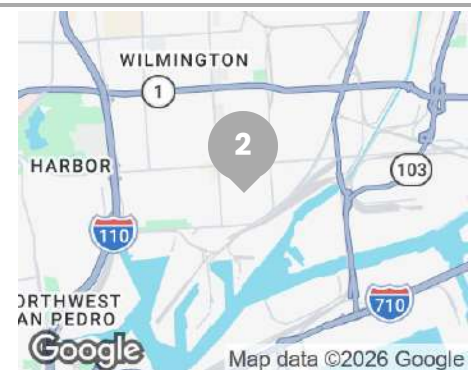
417 E E ST

Wilmington, CA 90744

Sold 12/19/2025

Price: \$558,000 Lot Size: 4,792 SF

Price/SF: \$116.44



SALE COMPARABLES

SALE COMPS



1248 ALAMEDA ST
Wilmington, CA 12/3/2025

Sold 12/3/2025

Price: \$7,600,000 Lot Size: 45,302 SF
Price/SF: \$167.76



516 QUAY AVE
Wilmington, CA 90744

Sold 11/18/2025

Price: \$415,000 Lot Size: 5,316 SF
Price/SF: \$78.07



1027 E G ST
Wilmington, CA 90744

Sold 11/12/2025

Price: \$1,150,000 Lot Size: 10,230 SF
Price/SF: \$112.41



SALE COMPARABLES

SALE COMPS



912-918 N MARINE AVE
Wilmington, CA 90744

Sold 8/8/2025

Price:	\$995,000	Lot Size:	15,246 SF
Price/SF:	\$65.26		



1215 E PACIFIC COAST HWY
Wilmington, CA 90744

Sold 5/5/2025

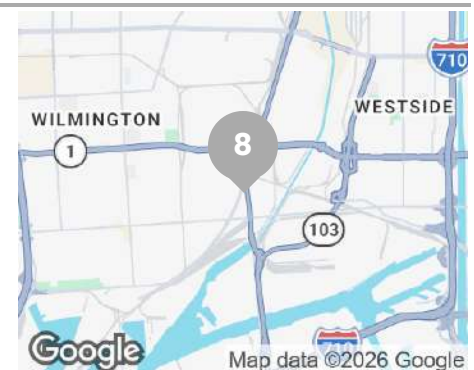
Price:	\$650,000	Lot Size:	6,485 SF
Price/SF:	\$100.23		



1034 CRISTOBAL AVE
Wilmington, CA 90744

Sold 2/10/2025

Price:	\$700,000	Lot Size:	5,612 SF
Price/SF:	\$124.73		



SALE COMPARABLES

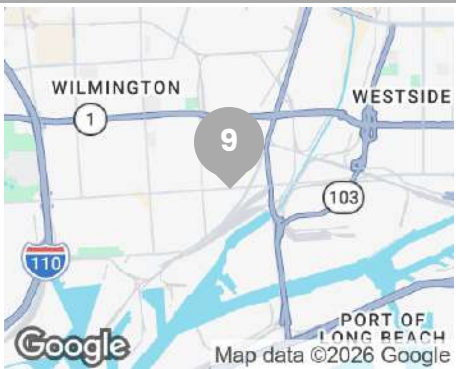
SALE COMPS



1118 E ANAHEIM ST
Wilmington, CA 90744

Sold 10/3/2024

Price:	\$350,000	Lot Size:	4,801 SF
Price/SF:	\$72.90		



SALE COMPARABLES ANALYSIS

Address	Price	Improvements	Zoning	Lot Sqft	Price/ SF Lot	COE
1559 N Avalon Blvd	\$825,000	2,460 sf warehouse	LAC1.5	11,326	\$72.84	2/12/2026
417 E E St	\$558,000	Paved and Fenced	LA-M2	4,792	\$116.44	12/19/2025
1248 Alameda St	\$7,600,000	Building Size: ± 2,400 SF	M3	45,302	\$167.76	12/3/2025
516 Quay Ave	\$415,000		M2	5,316	\$78.07	11/18/2025
1027 E G St	\$1,150,000	500 sf Building	LAM2	10,230	\$112.41	11/12/25
912-918 N Marine ave	\$995,000		LARD1.5	15,246	\$65.26	8/8/2025
1215 E Pacific Coast Hwy	\$650,000	3955 sf Retail	C1 & R1	6,485	\$100.23	5/5/2025
1034 Cristobal Ave	\$700,000		LAM3	5,612	\$124.73	2/10/2025
1118 E Anaheim St	\$350,000		LAM2	4,801	\$72.90	10/3/2024
1702 E Colon St			LAMR2	40,077	\$0.00	Pending
Averages					\$104.72	
Wilmington Parcel - Anaheim and Lagoon	\$399,000		C2	5,125	\$77.85	N/A

LOCATION OVERVIEW

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



100

Over 100 colleges and universities,
including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county
economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



LOCATION OVERVIEW

2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



**ECONOMIC
IMPACT**

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



**INFRASTRUCTURE
INVESTMENTS**

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

CENTRAL TO EMPLOYMENT CENTERS

Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.

Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.

Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.

Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.

Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.

Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

ANDURIL CAMPUS LONG BEACH



Anduril Industries is establishing its second major Southern California campus in Long Beach, signaling a renaissance in advanced manufacturing and defense innovation. Costa Mesa-based Anduril announced late January 2026 plans for a 1.185 million sq ft facility—750,000 sq ft office and 435,000 sq ft industrial—slated to open in 2027 amid surging demand for autonomous military tech.

This joins Anduril's national network of manufacturing sites, following its \$1B Arsenal-1 facility in Ohio.

The campus will generate 5,500 direct jobs plus construction and support roles, revitalizing Long Beach's legacy as a naval and complex aircraft hub.

Nestled in "Space Beach," Anduril neighbors Vast Space, Coronal, Rebel Space Technologies, Orbital Operations, and Boeing, leveraging port proximity, industrial capacity, and deep aerospace talent.

Southern California's \$4.7B in 2025 aerospace/defense funding underscores the ecosystem's dominance in software-driven defense over traditional hardware.



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310.259.7556

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