

702 W Anaheim St
WILMINGTON, CA 90744



Owner/User Opportunity For Sale in Wilmington

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COMMERCIAL REAL ESTATE SERVICES
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Lee & Associates Pasadena is proud to present an owner/user opportunity to acquire a ±4,500 SF retail/industrial building prominently located along the highly traveled Anaheim Street corridor in Wilmington. Positioned on a corner lot with excellent glass frontage and strong street visibility, this former glass shop provides outstanding exposure for a variety of retail, showroom, or light industrial users. The property features a well-appointed front showroom and lobby area with expansive glass along Anaheim Street, creating an attractive street presence and ideal display opportunity. The interior layout includes a private office, storage room, and two restrooms, one of which is equipped with a shower providing added functionality for owner/users and service-oriented businesses.

Operationally, the building has a 16 ft. clear height and is equipped with two 14 ft. grade level loading doors. One door provides convenient access from the rear alley, allowing for discreet loading and deliveries. The second 14 ft. grade level door is located on the side of the building and sits behind a large security fence, offering controlled access and additional flexibility for equipment, vehicles, or inventory.

A major highlight of the property is the completely enclosed yard, which provides secure outdoor storage, fleet parking, or material staging. The fenced yard enhances operational efficiency while maintaining security and privacy. Combined with the highly visible Anaheim Street showroom frontage, the property offers a rare blend of retail exposure and industrial functionality.

With C2-1VL zoning 702 W Anaheim Street provides flexibility for retail, mixed-use office, residential, or service commercial uses, making it an attractive opportunity for owner/users seeking visibility, functionality, and secure yard space in a strategic Wilmington location.



PRICING DETAILS

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List Price \$1,212,500

Price Per SF \$269.44



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PROPERTY DETAILS

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Property Address: 702 W Anaheim St., Wilmington, CA

APN: 7416-020-035

Building Size: ±4,500 SF

Parcel Size: .22 Acres

Built: 1964

Construction: Concrete Block

Zoning: C2-1VL

Clear Ceiling Height: 16FT

Grade Level Doors: 2-14 FT

Power: 200 Amp

Exhaust: 6 Exhaust fans

Restrooms: Two bathrooms onsite
(rear bathroom includes a shower)

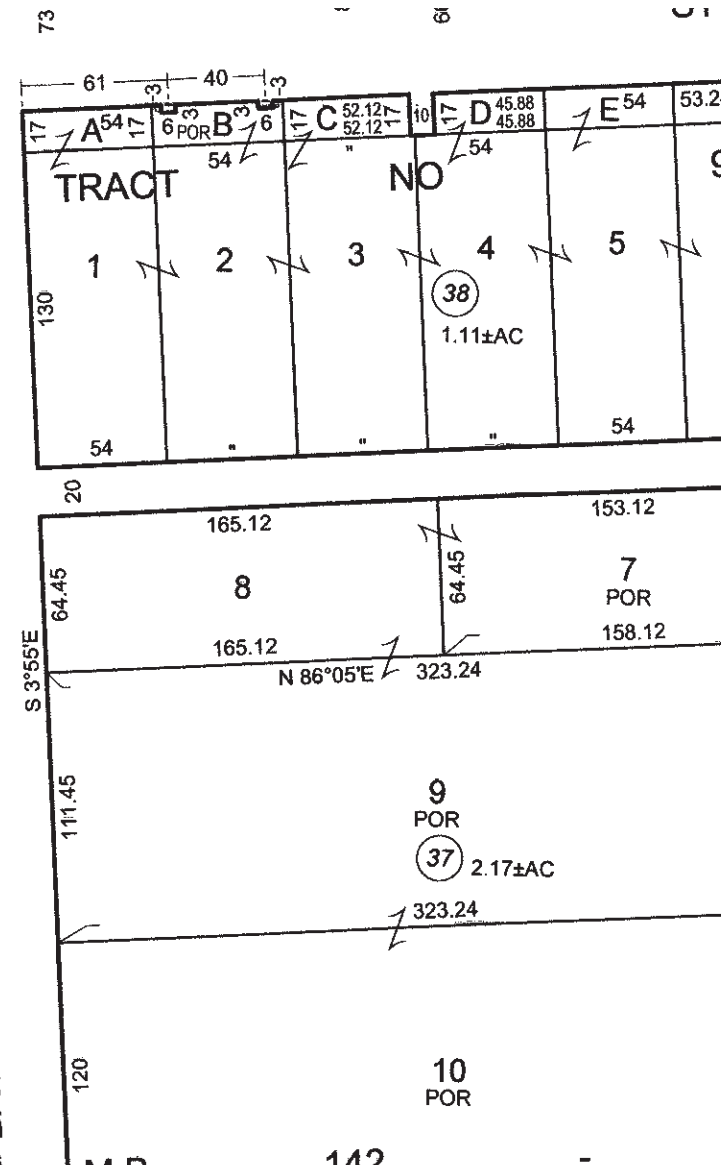
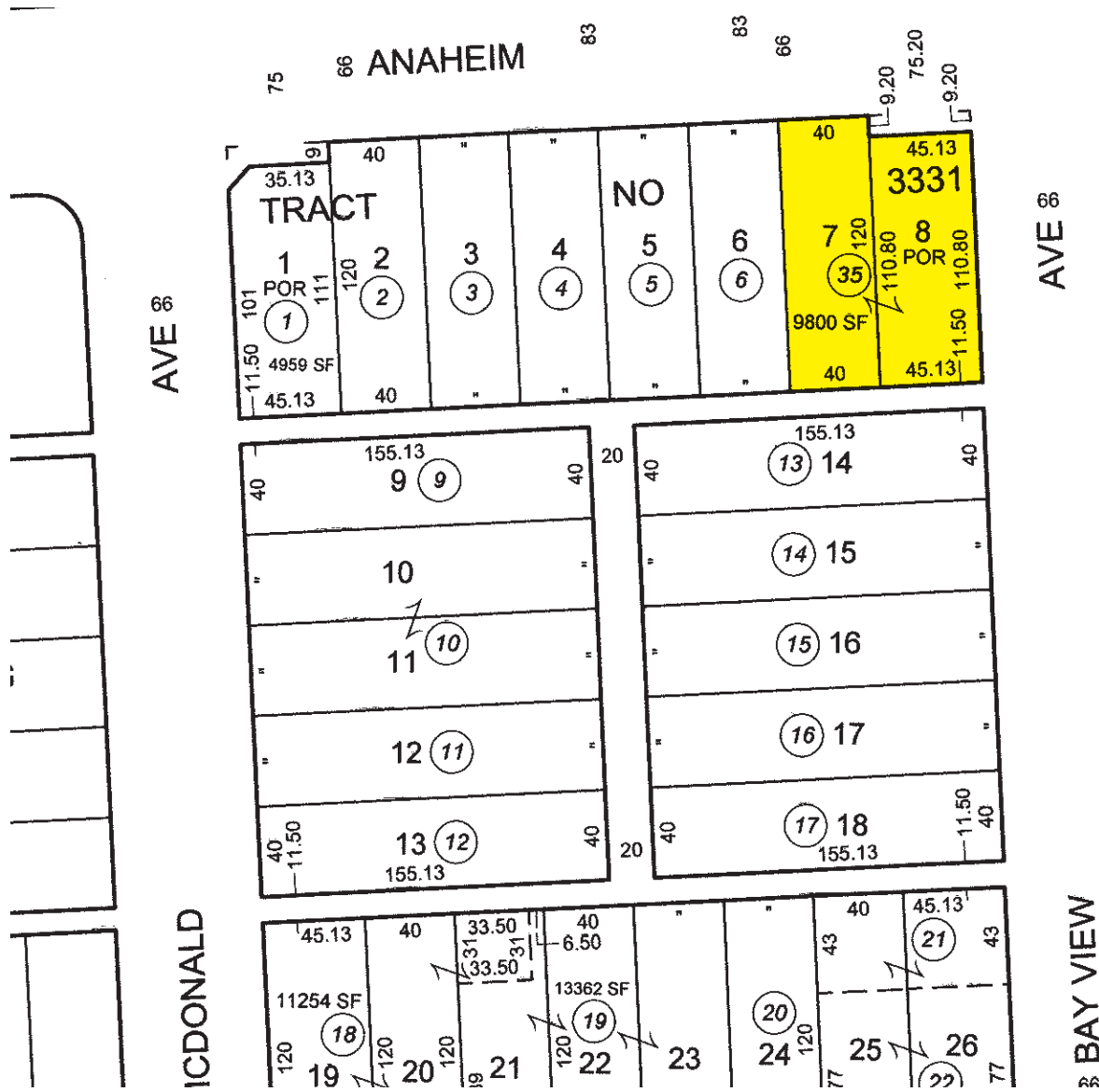


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PARCEL MAP

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EXTERIOR PHOTOS

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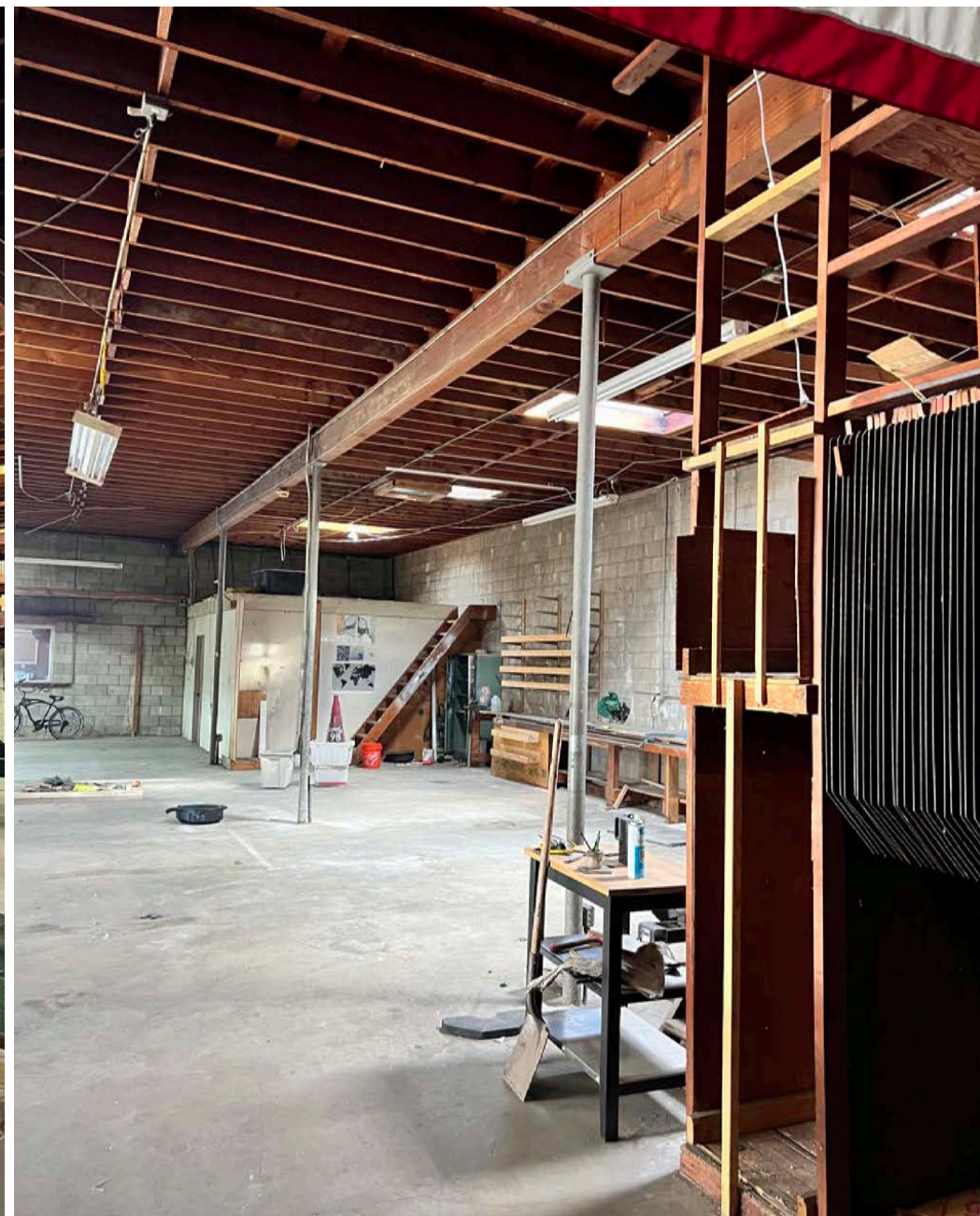
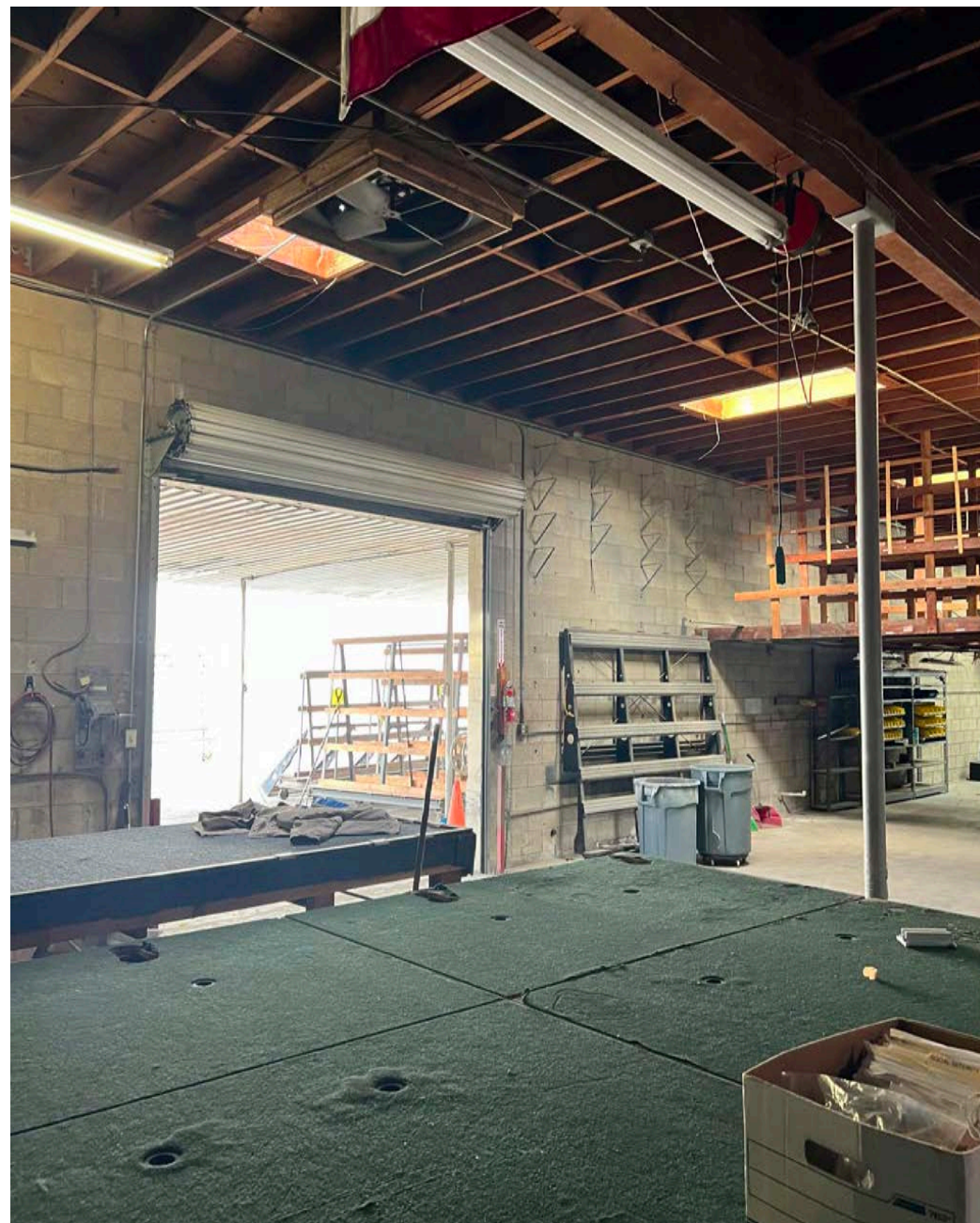


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INTERIOR PHOTOS

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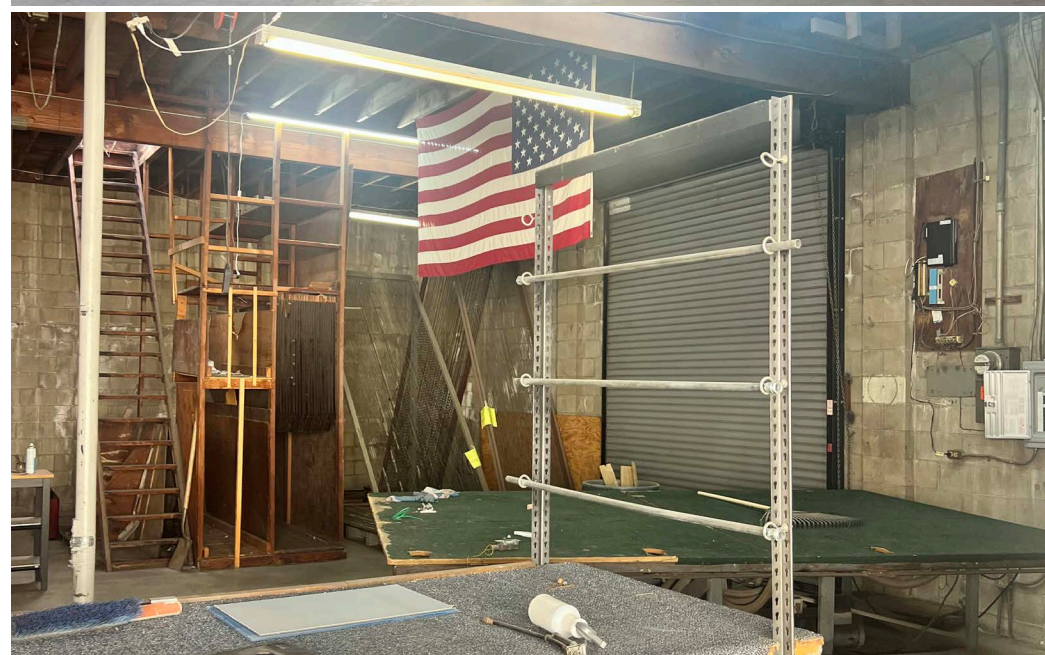
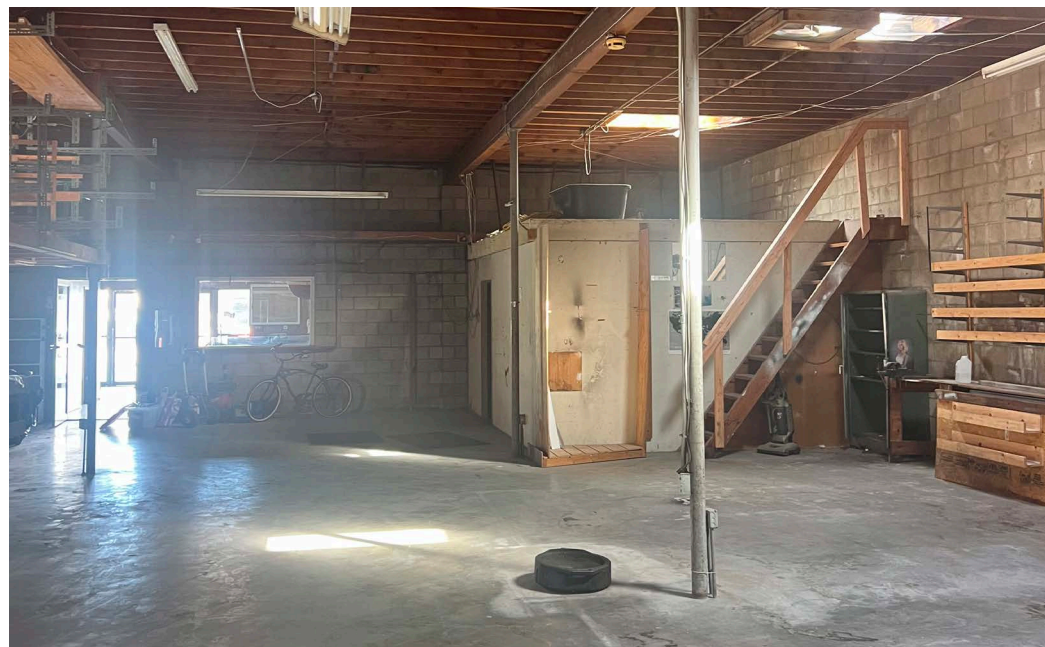


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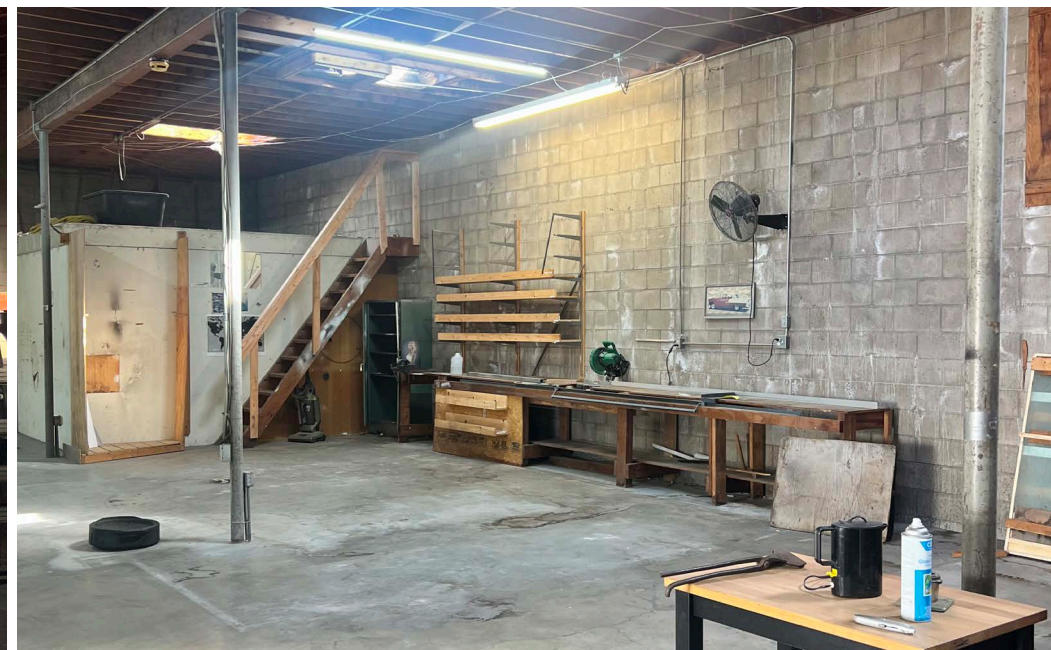


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PROPERTY OVERVIEW

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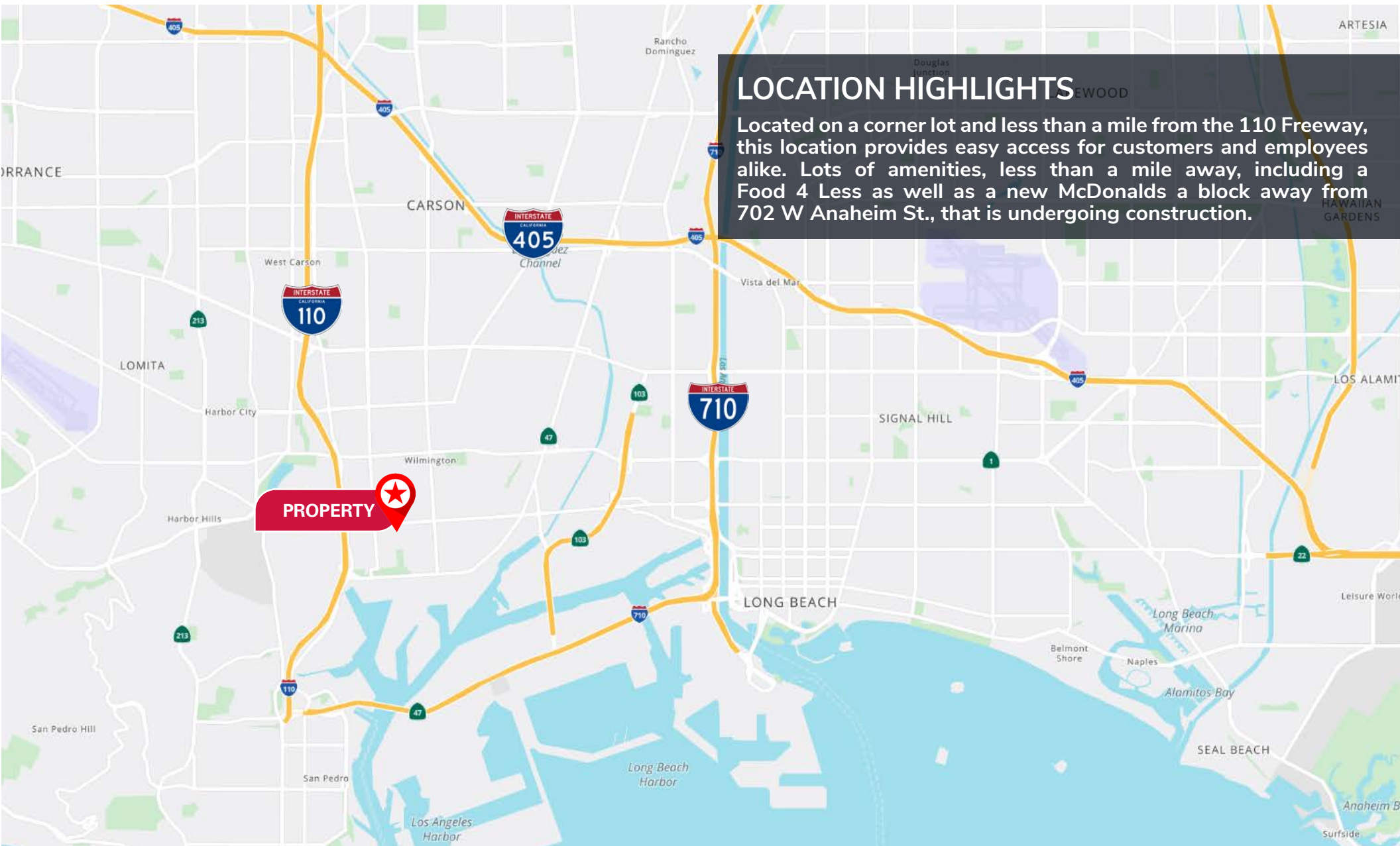


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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

Located on a corner lot and less than a mile from the 110 Freeway, this location provides easy access for customers and employees alike. Lots of amenities, less than a mile away, including a Food 4 Less as well as a new McDonalds a block away from 702 W Anaheim St., that is undergoing construction.

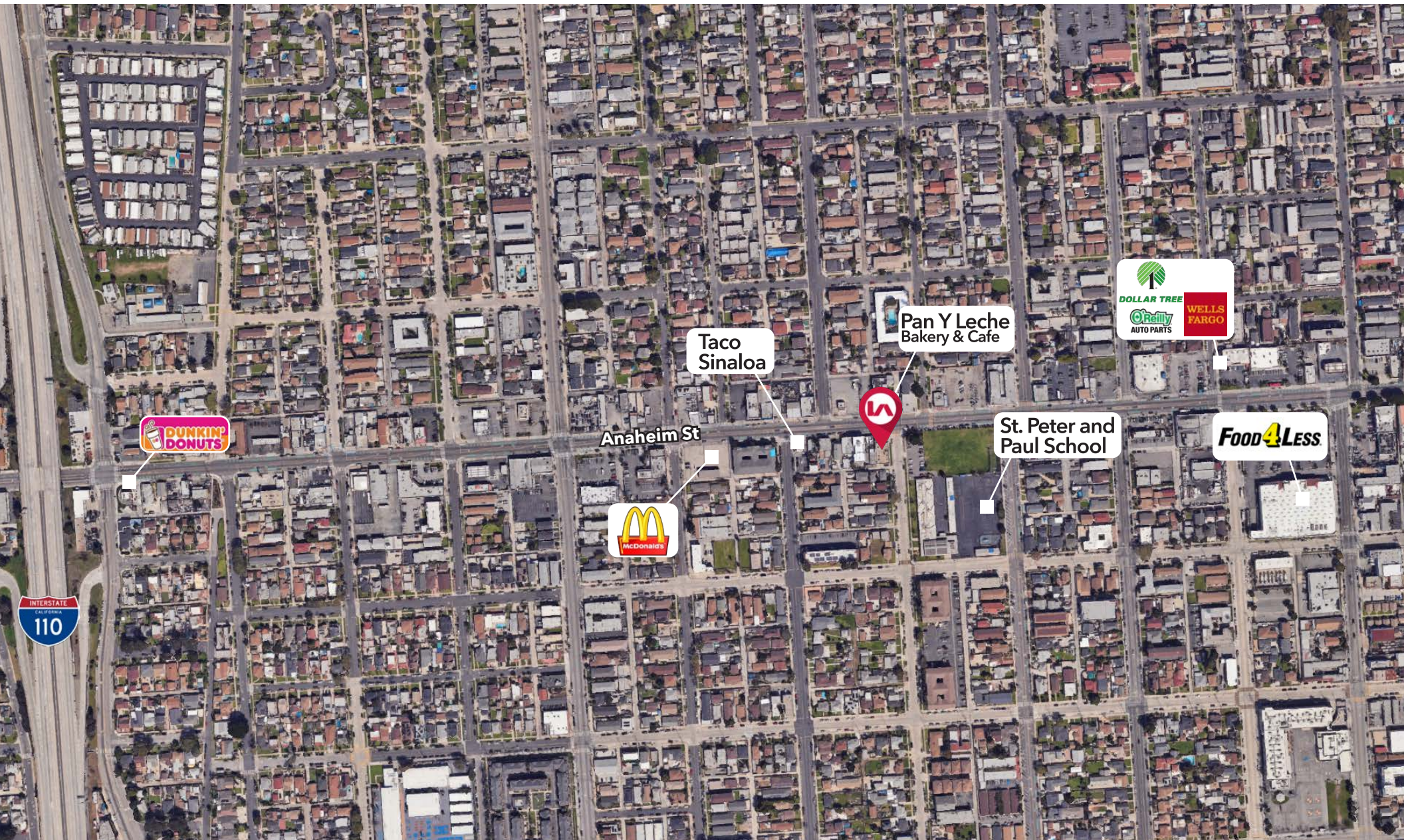


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AMENITIES MAP

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CITY OF WILMINGTON

HISTORIC HARBOR COMMUNITY WITH HEART AND INDUSTRY

Wilmington is a historic and culturally rich neighborhood in the Harbor region of Los Angeles, defined by its deep roots in Southern California's development and proximity to the Port of Los Angeles. Originally part of the Rancho San Pedro land grant in the late 18th century, Wilmington was later renamed by Phineas Banning, an early pioneer of the Los Angeles harbor, and was annexed into the City of Los Angeles in 1909. Covering over nine square miles along the coast, this community blends residential blocks with active industrial zones, including one of the largest oil fields in the continental United States. Landmarks such as the General Phineas Banning Residence Museum and the Drum Barracks Civil War Museum reflect Wilmington's long legacy and historical importance in the region's growth.

Today, Wilmington's population is predominantly Hispanic/Latino and youthful, with a strong family and community orientation. The neighborhood features a mix of older established homes and newer residential options, with housing affordability that tends to appeal to working-class and middle-income residents. While Wilmington's industrial backdrop contributes to the local economy, it also brings environmental and infrastructure challenges, and community pride is often rooted in cultural traditions, local schools, waterfront parks, and easy access to nearby Long Beach and greater Los Angeles. Wilmington offers residents practical access to urban amenities alongside a tight-knit, diverse neighborhood character shaped by decades of growth and change.



DEMOGRAPHICS

702 W Anaheim St.
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POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	33,618	147,508	435,627
Median age	33.2	38.7	39.9

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	9,172	46,481	147,299
Total persons per HH	3.5	3	2.8
Average HH income	\$69,233	\$98,614	\$101,999
Average house value	\$577,267	\$677,256	\$721,353

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,979	29,988	100,841
Black	1,361	10,292	37,835
American Indian/Alaskan Native	712	2,322	5,795
Asian	771	20,110	80,342
Hawaiian & Pacific Islander	223	1,273	4,301
Two or More Races	26,571	83,523	206,512
Hispanic Origin	29,708	91,399	218,236

**Demographic data derived from Co-Star 2024*



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702

W ANAHEIM STREET

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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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