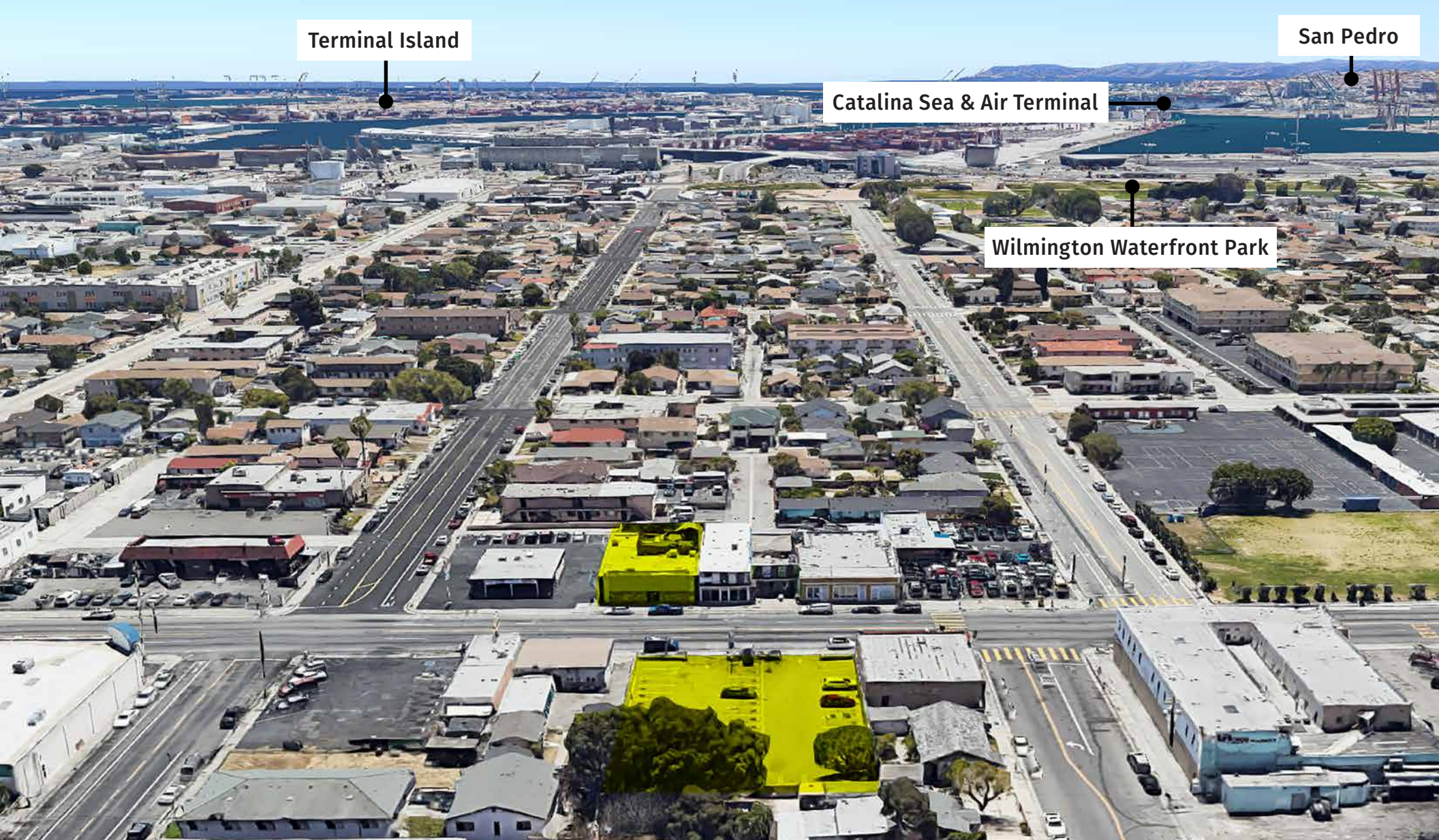


OWNER/USER OR DEVELOPER PURCHASE OPPORTUNITY



Terminal Island

San Pedro

Catalina Sea & Air Terminal

Wilmington Waterfront Park

3,710± SF Commercial Building on 21,520± SF of Land
Located in Designated Opportunity Zone
510 & 517-521 W ANAHEIM ST, WILMINGTON, CA 90744

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

- **Asking Price Reduced!**
- **3,710± SF Commercial Building
(Includes Free 1,478± SF Basement)**
- **15,000 SF Parking Lot Across Street**
- **Must be Purchased Together**
- **Great Wilmington Location**
- **Ideal for Owner/User or Developer**
- **Former Spa**
- **Many Possible Uses:
Retail, Spa, Gym, Creative or
Professional Office Use,
Development Site, Etc.**
- **Opportunity Zone Location**

Exclusively offered by

Jonny Elkouby

Sales Associate

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

510 W ANAHEIM STREET
517-521 W ANAHEIM STREET
WILMINGTON, CA 90744

Property Details

510 W Anaheim Street

Land Use:	Former spa
Building Area:	3,710± Sq.Ft.
Stories:	1
Year Built:	1924/1962
Land Area:	6,520± Sq.Ft.
Zoning:	LA [Q] C2-1VL*
APN:	7416-026-005

517-521 W Anaheim Street

517 W Anaheim St	
Land Use:	Commercial Lot
Building Area:	None
Land Area:	7,500± Sq.Ft.
Zoning:	LA [Q] C2-1VL*
APN:	7416-025-033
No Address (A.K.A. 521 W Anaheim St)	
Land Use:	Commercial Lot
Building Area:	None
Land Area:	7,500± Sq.Ft.
Zoning:	LA [Q] C2-1VL*
APN:	7416-025-032

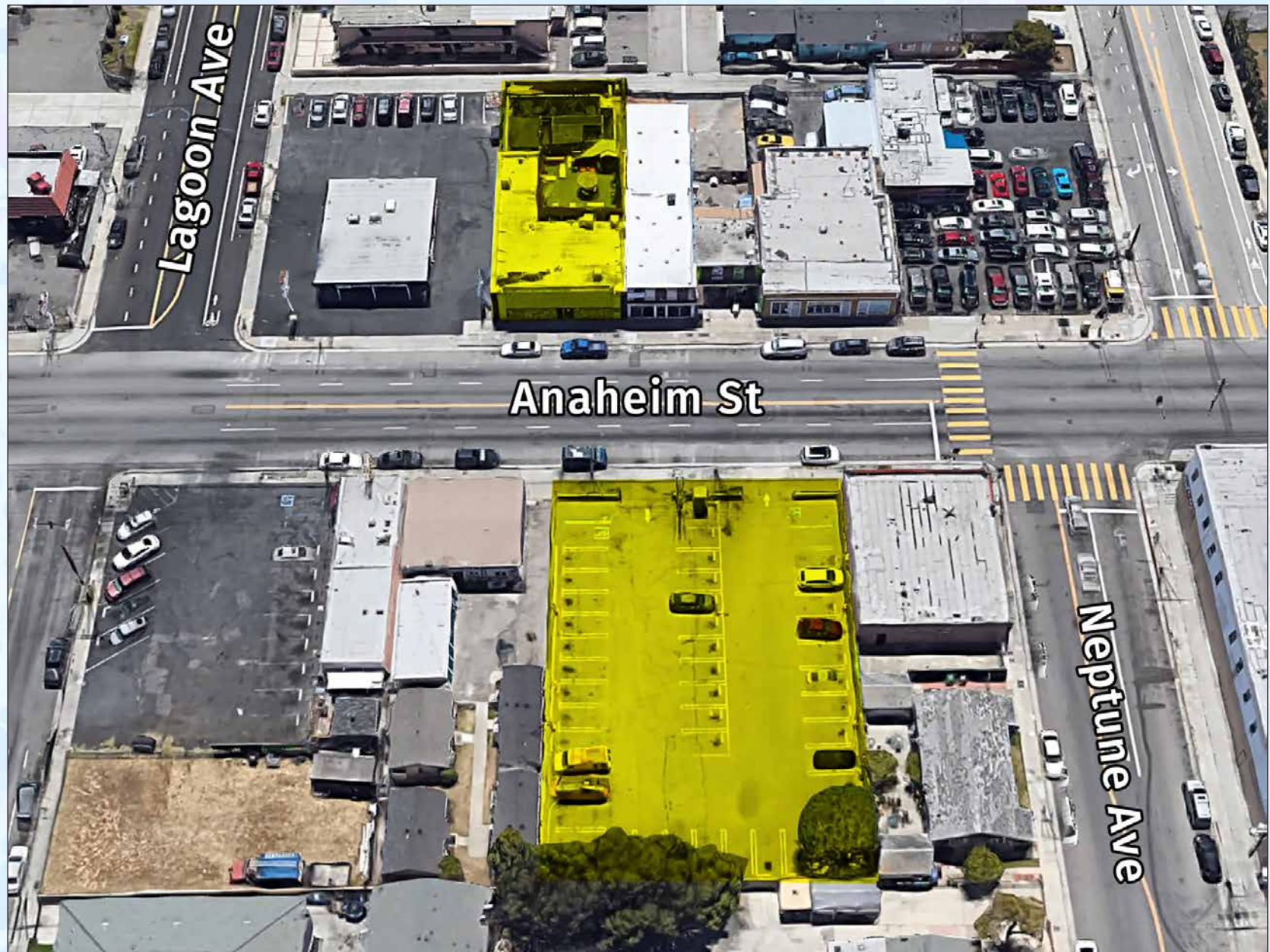
Asking price reduced; seller motivated! \$1,875,000

* Buyer to verify zoning

Property Highlights

- Owner/user or developer purchase opportunity
- Properties must be purchased together
- Located in qualified Opportunity Zone
- 3,710± SF one-story commercial building with roof deck (FREE 1,478± SF basement; not included in total SF)
- 15,000 SF of paved and fenced parking lots are located directly across the street from the building (100' x 150' lot dimensions)
- The subject is situated midway between Wilmington Blvd and Avalon Blvd
- The site offers easy freeway access, as the 110 Freeway is 3/4-mile to the west and the 710 Freeway is 3-1/2 miles to the east. In addition, Pacific Coast Highway (1) is 3/4-mile to the north
- The Cities of San Pedro, Torrance, Carson and Long Beach border Wilmington

Property Aerial



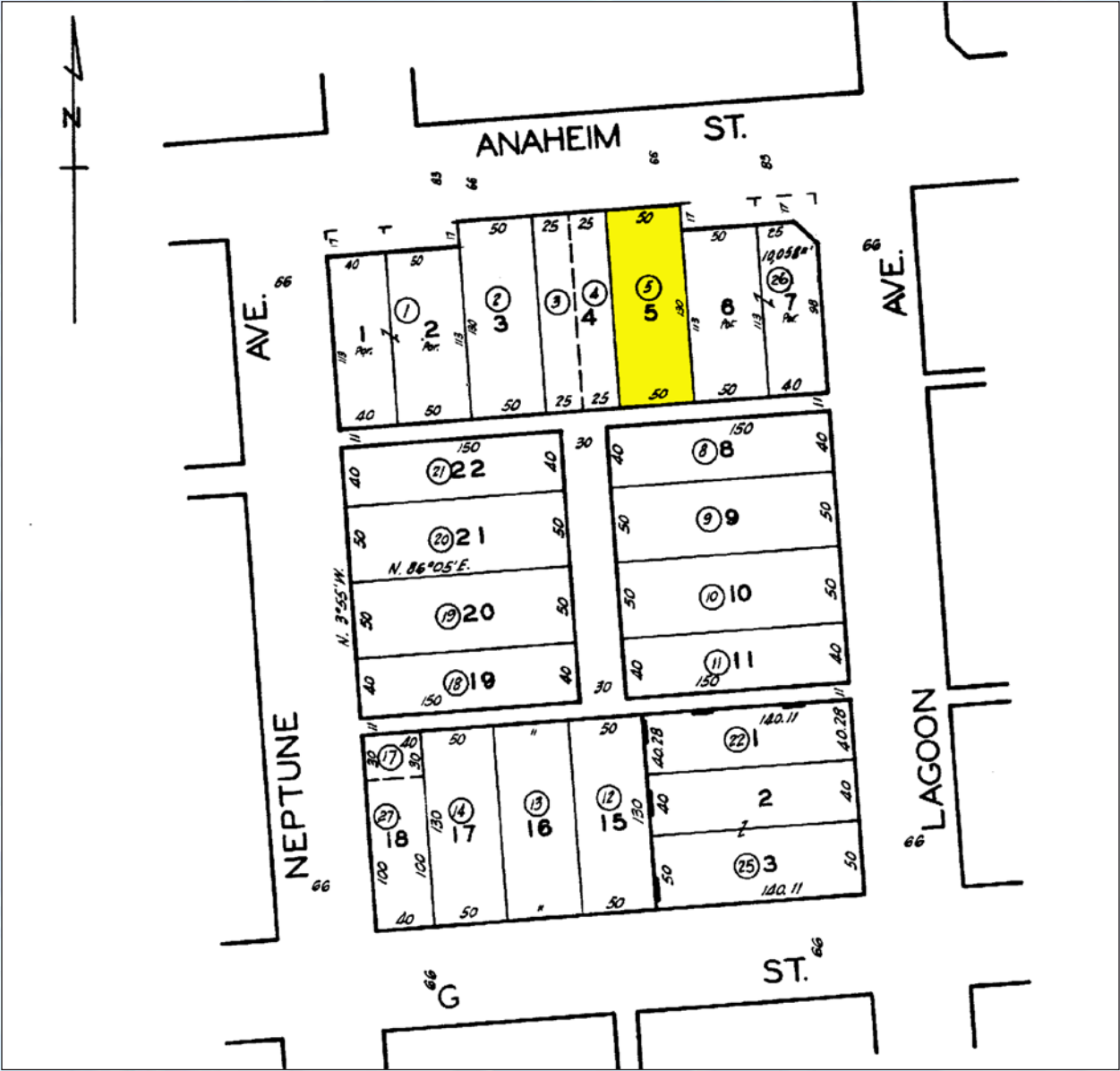
Property Photos



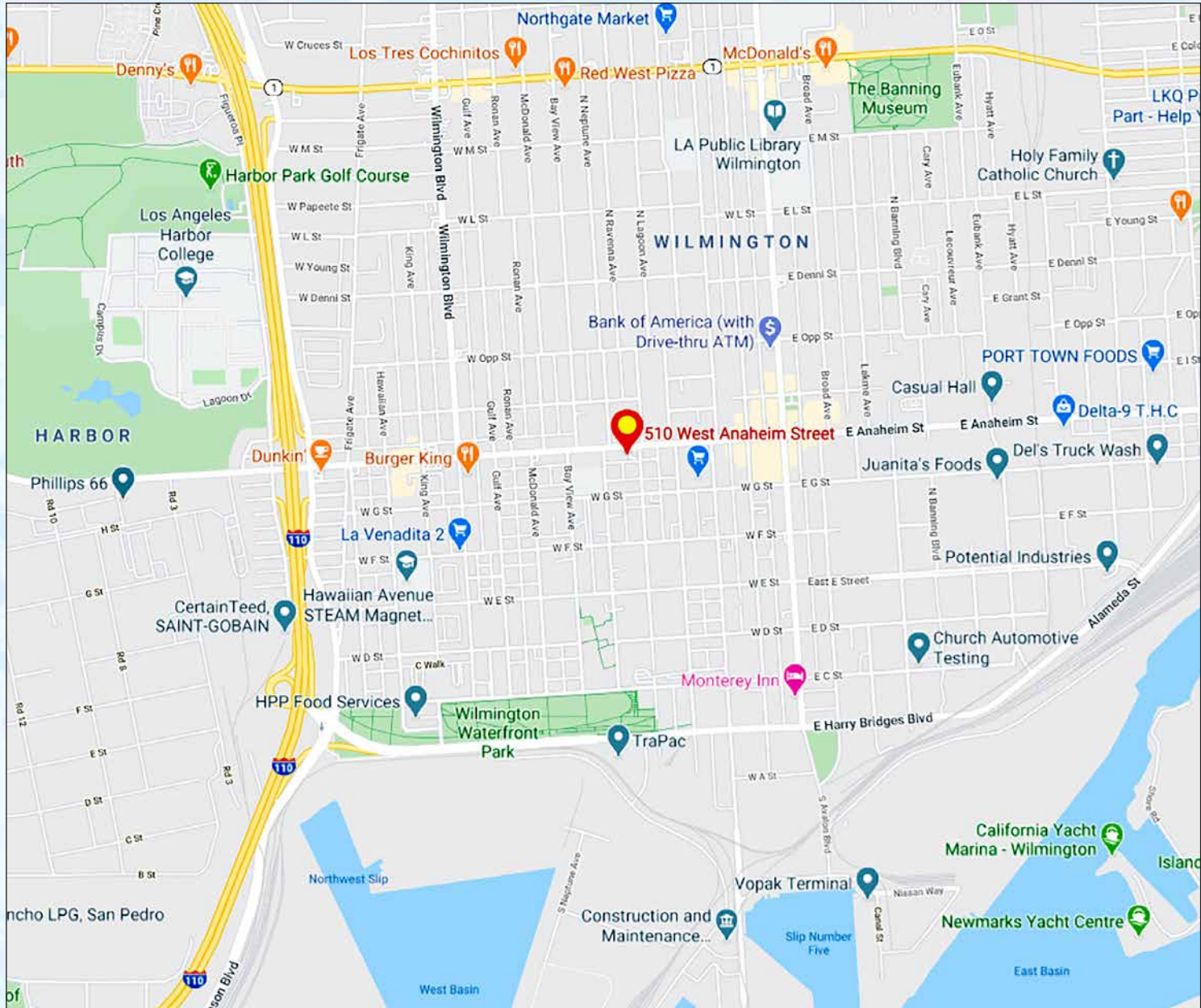
Property Photos



510 W Anaheim Street Plat Map

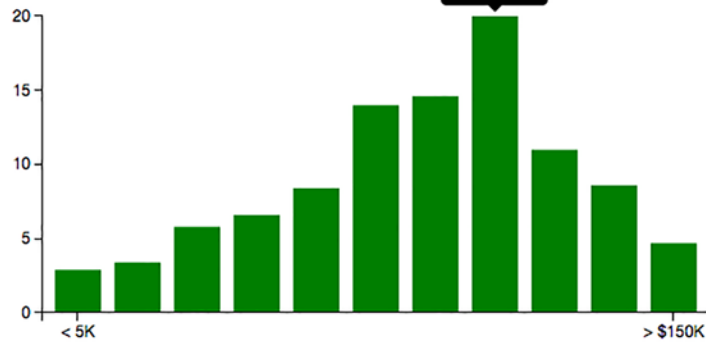


Area Map



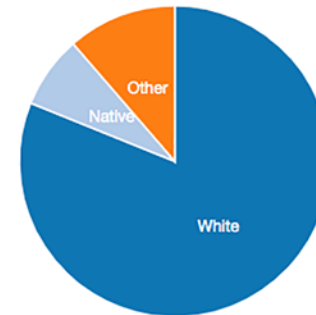
90744 Demographics

Household Income





Median household: \$42,112
Median individual: \$19,368

Race



Mode: 59.3% White

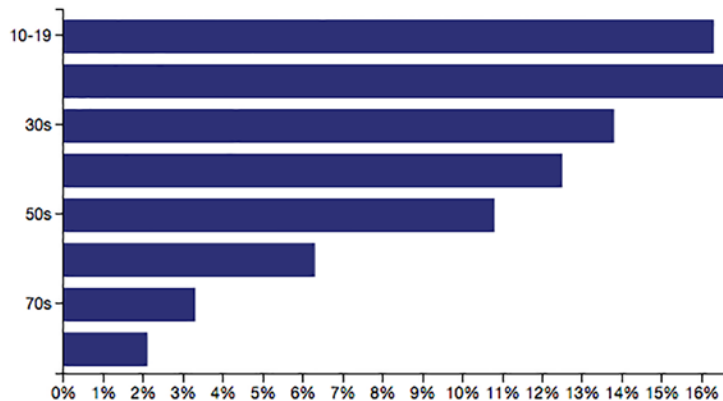
Gender

 50.1% female 

Rent

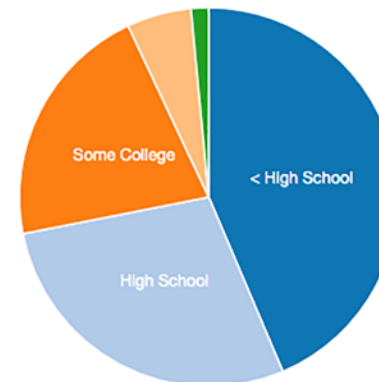
 \$1032 / month

Age



Median: 29.3 years old

Education



With at least college degree: 7.0%
With STEM degree: 44.5%

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517-521 W Anaheim Street
Wilmington, CA 90744**

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21,520± SF of Land**

**Owner/User or Developer
Purchase Opportunity**

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