



INVESTMENT OWNER-USER OPPORTUNITY

1241 N AVALON BLVD, WILMINGTON, CA

 Douglas Elliman

 Kidder Mathews

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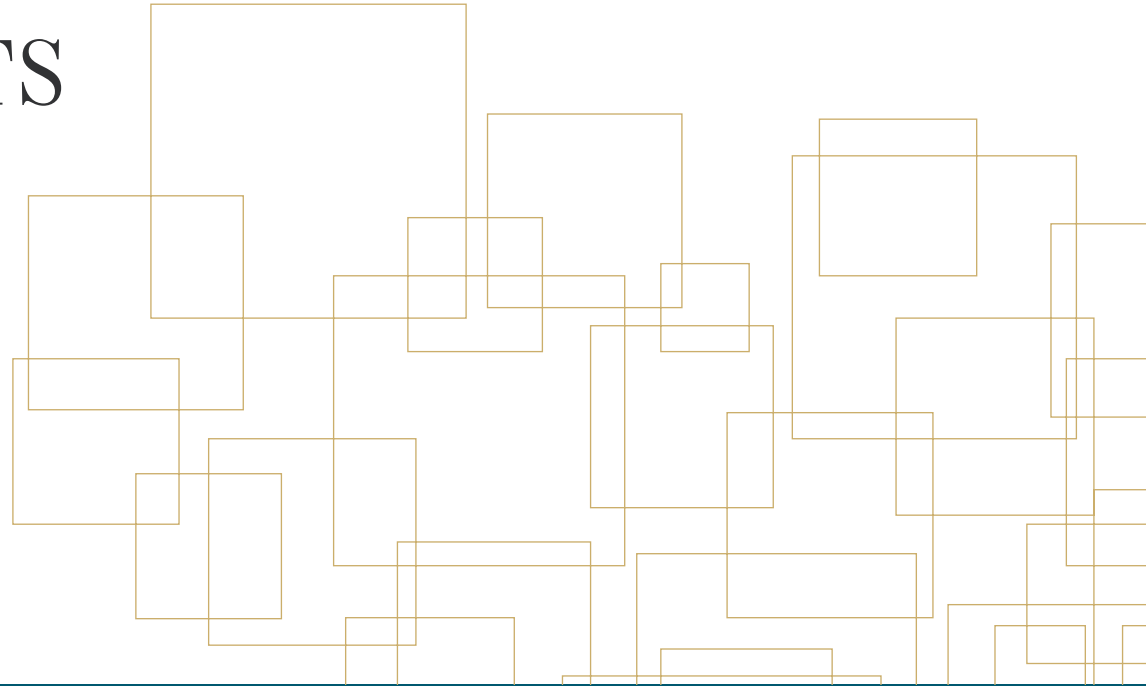
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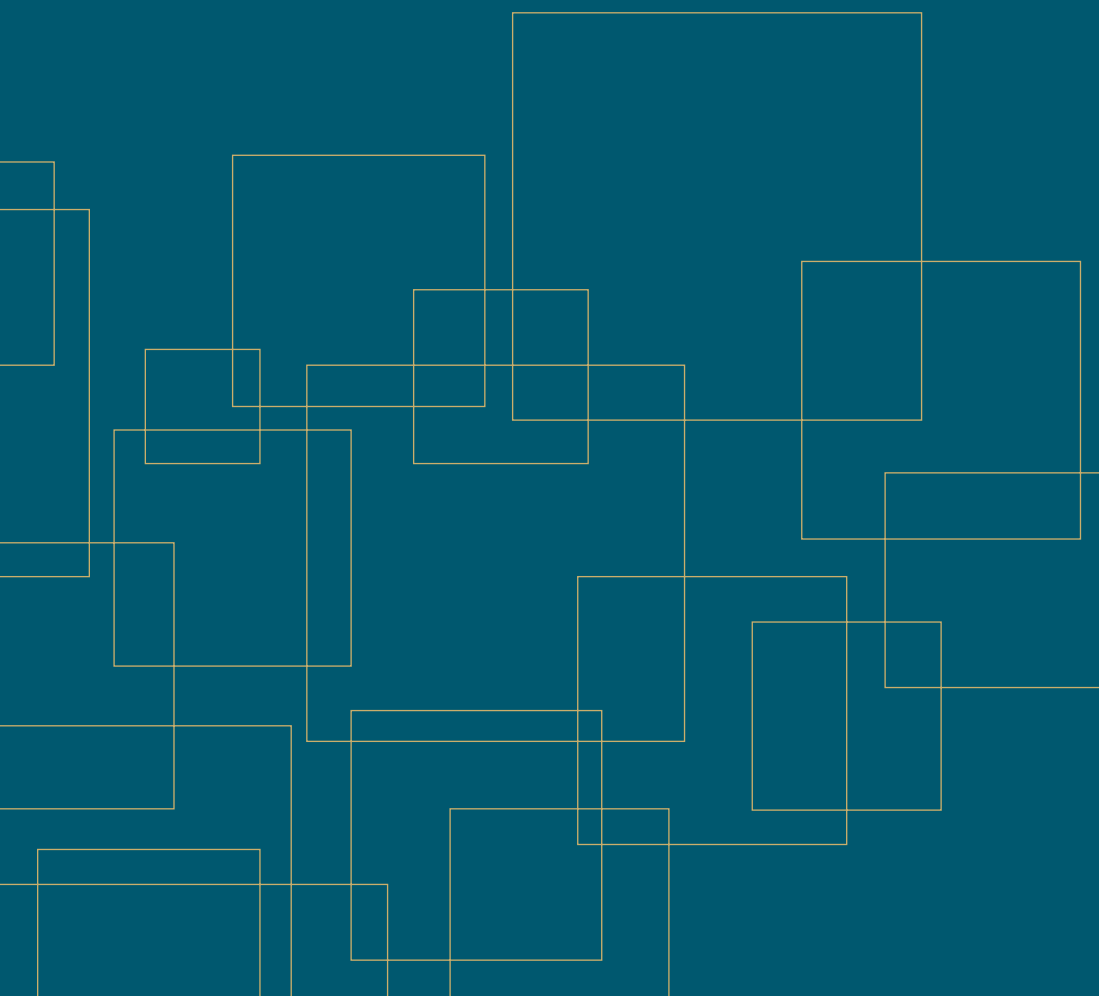
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EXECUTIVE SUMMARY

RETAIL INVESTMENT OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire 1214 N Avalon Boulevard.

Start or expand your restaurant business at 1241 N Avalon Boulevard in Wilmington, CA. This property boasts a generous building size of 2,100 square feet, providing ample space for your restaurant's seating and kitchen equipment. Additionally, the property includes a spacious lot size of 5,798 square feet. This commercial property is conveniently located near three major airports, offering your business easy access to a wide range of potential customers. Long Beach-Daugherty Field Airport is just a short 15-minute drive away, while Los Angeles International Airport is only 25 minutes away by car. Furthermore, John Wayne Airport can be reached in just 38 minutes, making it an ideal location for travelers and local residents alike.

This area is home to a thriving local economy with a high demand for quality dining establishments. With its prime location, your restaurant business will have excellent visibility and a high volume of foot traffic, which will help you attract new customers and retain your existing clientele.

Whether you are looking to start a new restaurant venture or expand your existing business, this property offers an unbeatable location and numerous advantages for your operations. Do not miss out on this opportunity to own a successful restaurant in a highly desirable location.



ADDRESS	1241 N Avalon Blvd, Wilmington, CA
SUBMARKET	Wilmington
PROPERTY TYPE	Retail
YEAR BUILT	1946
GROSS BUILDING AREA	±2,100 SF
LOT AREA	±5,798 SF
ZONING	C2
PARCEL NO	7420-008-028
PARKING	8 Spaces per 1,000 SF

INVESTMENT HIGHLIGHTS

Generous building size of 2,100 square feet on a spacious 5,798 SF lot

Conveniently located near three major airports: Long Beach-Daugherty Field Airport (15-minute drive), Los Angeles International Airport (25-minute drive), and John Wayne Airport (38-minute drive).

High demand for businesses in warehousing, distribution, freight forwarding, trucking, and shipping services

Wilmington offers a diverse range of business opportunities, including industrial, residential, and commercial spaces.



EXECUTIVE SUMMARY





LOCATION OVERVIEW

LOCATION OVERVIEW



PHINEAS BANNING
SENIOR HIGH SCHOOL

ARCO

Foster's
FREEZE

El Pollo
Loco

McDonald's

Public Storage

PACIFIC COAST HWY

1

41,000 VPD

PACIFIC COAST HWY

1

El Pollo
Loco

RED WEST
PIZZA

38,013 VPD

SUBJECT
PROPERTY

THE BANNING MUSEUM

Mirador
Mexican Restaurant

HOJAS

17,176 VPD

La Buz

N RAVENNA AVE

W DENNI ST

19,359 VPD

STONKS

W DENNI ST

WILMINGTON BLVD

EL ZOCALO

STONKS

N AVALON BLVD

EAT AT
RUDY'S

W ANAHEIM ST

FISH
MARKET

W ANAHEIM ST



WILMINGTON MARKET IS RIPE FOR RANGE

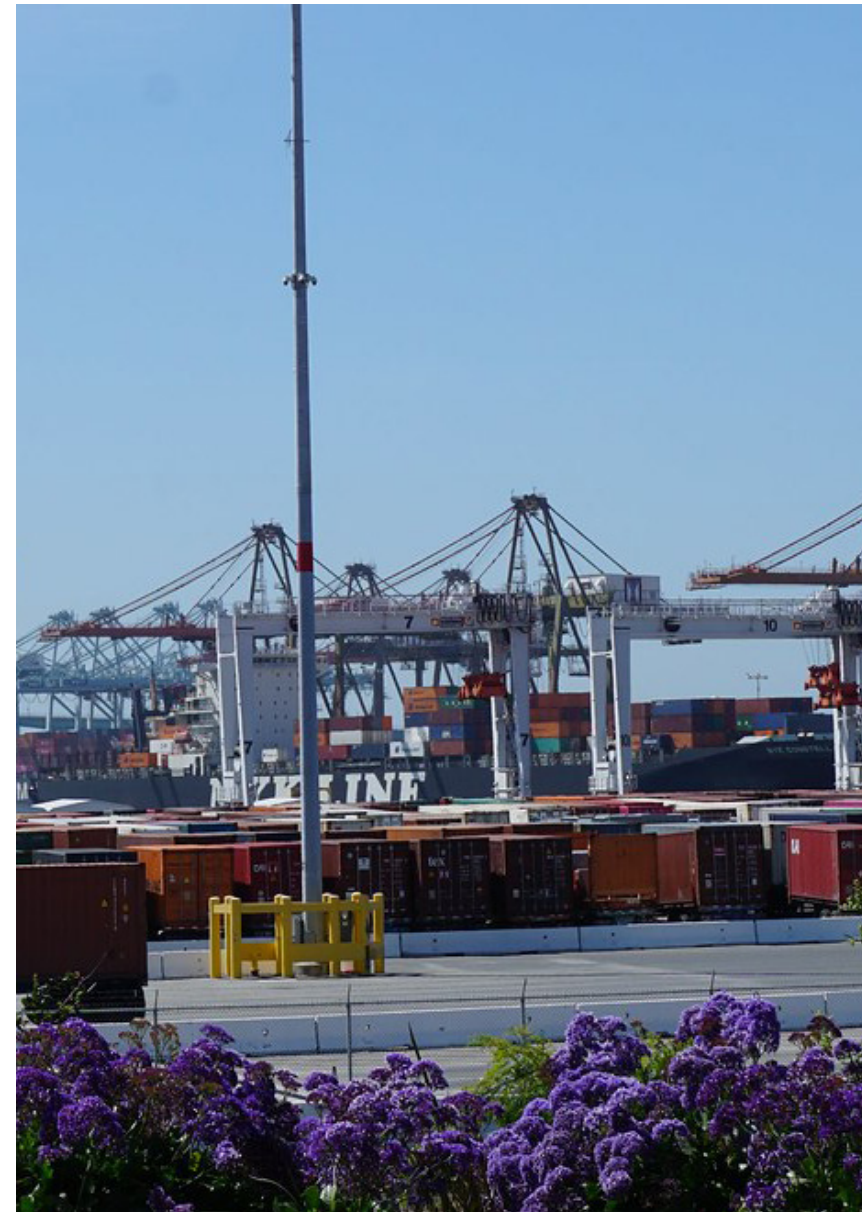
OVERVIEW

The Wilmington neighborhood offers a diverse range of business opportunities for entrepreneurs and investors. With a strong industrial presence and a mix of residential and commercial spaces, the area has the potential to support a variety of businesses across multiple industries. Wilmington is primarily a residential neighborhood, but it also has a significant industrial presence due to its proximity to the Port of Los Angeles, which is one of the busiest ports in the world. The neighborhood has a mix of single- family homes and apartments, as well as some small businesses and retail shops. In addition, there are several parks and recreational areas in the neighborhood, including the Wilmington Waterfront Park, which features a fishing pier, picnic areas, and a playground.

Wilmington, California offers a range of business opportunities. One of the most promising areas for investment is the city's thriving transportation and logistics industry. With its proximity to the Port of Los Angeles, Wilmington is an ideal location for businesses that specialize in warehousing, distribution, and freight forwarding. Companies that offer transportation services, such as trucking and shipping, are also in high demand.

Another area that presents a great opportunity for business growth in Wilmington is the food and hospitality industry. The city is home to a variety of restaurants, cafes, and bars, and there is a constant demand for new dining experiences. Businesses that offer unique and innovative culinary options can quickly become popular in Wilmington, attracting both locals and tourists alike.

From transportation and logistics to food and hospitality, healthcare, and renewable energy, the city's diverse economy offers numerous possibilities for entrepreneurs and businesses looking to establish a presence in the area.

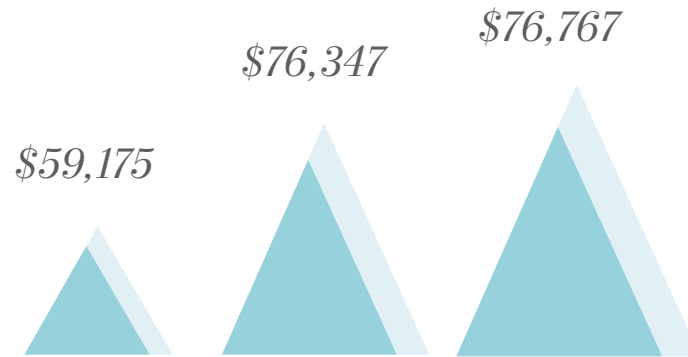


DEMOGRAPHICS

ESTIMATED POPULATION



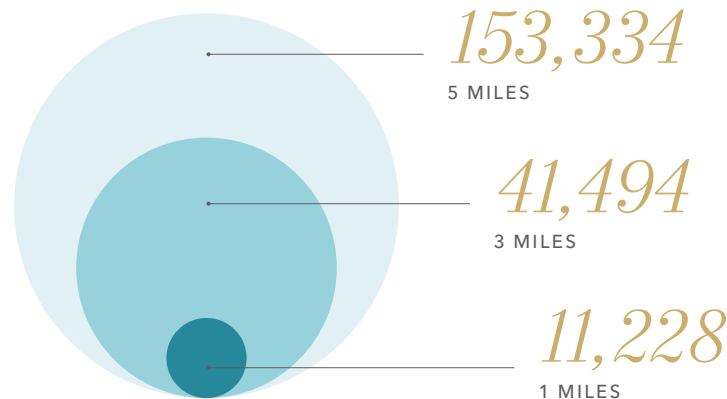
MEDIAN HOUSEHOLD INCOME



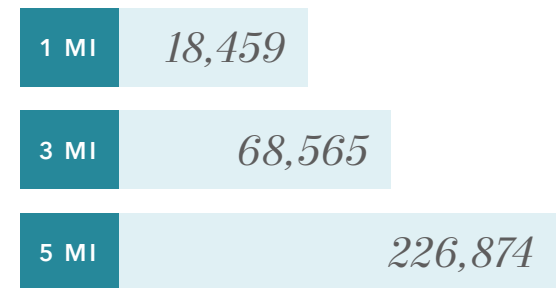
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



FINANCIALS

RENT ROLL

Unit #	SF	Building Share	CURRENT				PRO FORMA		
			Base Rent	PSF	CAM	CAM PSF	Base Rent	PSF	Lease Type
1243	1,100 SF	52.4%	\$3,500.00	\$3.18	\$0.00	\$0.00	\$3,700.00	\$3.36	
1247	1,000 SF	47.6%	\$1,600.00	\$1.60	\$0.00	\$0.00	\$2,000.00	\$1.25	
Monthly Total	2,100 SF		\$5,100.00	\$2.43 Avg.	\$0.00	\$0.00 Avg.	\$5,700.00	\$2.71 Avg.	
Annual Total			\$61,200.00	\$29.14 Avg.	\$0.00	\$0.00 Avg.	\$68,400.00	\$32.57 Avg.	



FINANCIALS

VALUATION

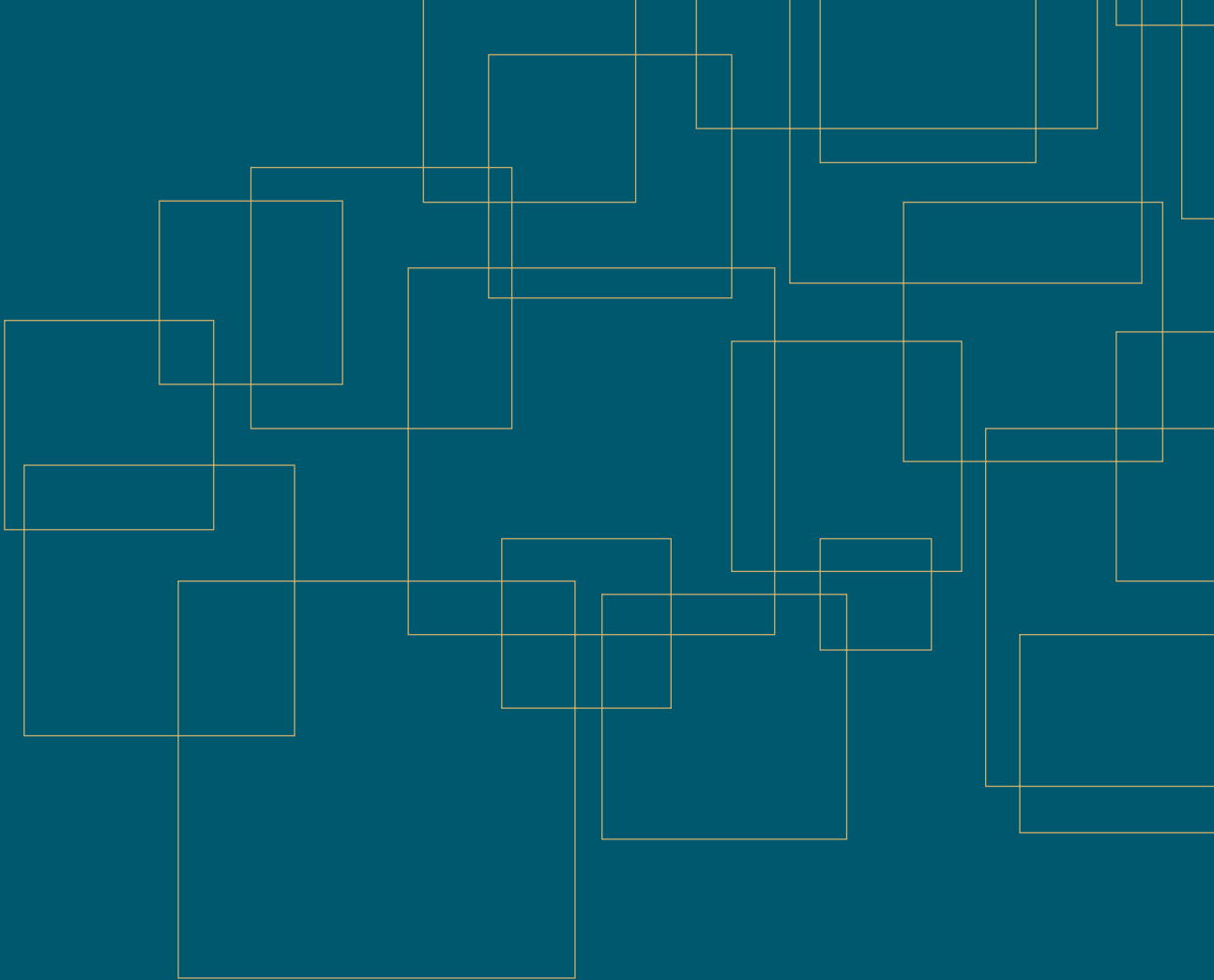
SUGGESTED ASKING PRICE	\$925,000.00
CURRENT CAP RATE	5.29%
PRO FORMA CAP RATE	5.55%
GROSS BUILDING AREA	± 2,100 SF
BUILDING PSF	\$440.48
LOT SIZE	± 5,798 SF
LAND PSF	\$159.54

ANNUALIZED OPERATING DATA

	Current	Pro Forma
Potential Base Rent	\$61,200	\$68,400
Gross Potential Income	\$61,200	\$68,400
LESS: VACANCY (3%)		(\$2,052)
OTHER INCOME	\$0	\$0
Effective Gross Income	\$61,200	\$66,348
Operating Expenses	(\$13,125)	(\$15,861)
EXPENSE RATIO (EGI)	21.4%	23.9%
Net Operating Income	\$48,075	\$50,487

OPERATING EXPENSES

	Current	PSF	Pro Forma	PSF	Calculation
REAL ESTATE TAXES (1.17%)	\$11,655	\$5.55	\$11,655	\$5.55	1.17% of Suggested Asking Price
INSURANCE	\$945	\$0.45	\$945	\$0.45	\$0.45 Per SF (Annual)
UTILITIES	\$0	\$0.00	\$0	\$0.00	\$0.40 Per SF (Annual)
TRASH REMOVAL	\$0	\$0.00	\$0	\$0.00	\$0.40 Per SF (Annual)
GROUNDS MAINTENANCE	\$525	\$0.25	\$525	\$0.25	\$0.25 Per SF (Annual)
REPAIRS & MAINTENANCE	\$0	\$0.00	\$0	\$0.00	\$0.75 Per SF (Annual)
MANAGEMENT FEE (4%)	\$0	\$0.00	\$2,736	\$1.30	4% of Potential Base Rent \$0.20 Per SF (Annual)
TOTAL OPERATING EXPENSES	\$13,125	\$6.25	\$15,861	\$7.55	



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