

±1,800 SF OF MEDICAL SPACE AVAILABLE / WILMINGTON

1239 N Avalon Blvd., Wilmington, CA 90744



JASON BRIGGS

(818) 697-9365 | jbriggs@illicre.com DRE#02204046

TODD NATHANSON

(818) 514-2204 | todd@illicre.com DRE#00923779



MEDICAL SPACE WILMINGTON, CA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

1239 N Avalon Blvd., Wilmington, CA 90744





APPROX. 1,800 SF

MEDICAL SPACE AVAILABLE

- ✓ Property is located on a heavy traffic street
- ✓ Ideal layout for a medical/dental concepts
- ✓ Gated parking located at the rear of the property
- ✓ Directly across the street from Harry Bridges Span School

AREA AMENITIES

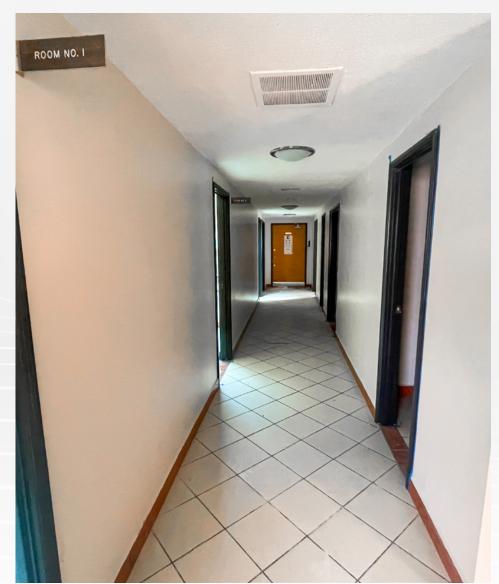
- ✓ Amazing demographics
- ✓ Adjacent to a dense residential community

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	40,526	142,916	467,848
Avg. HH Income	\$77,803	\$98,336	\$100,296
Q Daytime Pop	31,944	116,605	383,378
Traffic Count	± 17,283 CPD ON AVALON BLVD		

INTERIOR PHOTOS

COMMERCIAL REAL ESTATE the sign of a profitable property

1239 N Avalon Blvd., Wilmington, CA 90744







































NORTHGATE MARKET

