



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## **±1,800 SF OF MEDICAL SPACE AVAILABLE / WILMINGTON**

1239 N Avalon Blvd., Wilmington, CA 90744



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# PROPERTY FEATURES

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
 Daytime Pop	31,944	116,605	383,378
 Traffic Count	± 17,283 CPD ON AVALON BLVD		

MEDICAL SPACE  
WILMINGTON, CA

# INTERIOR PHOTOS

1239 N Avalon Blvd., Wilmington, CA 90744







**LAHC**  
LOS ANGELES  
HARBOR COLLEGE  
Education Changes Everything!

**target**

**THE HOME DEPOT**

**CHASE**

**CVS pharmacy**

**NORTHGATE MARKET**

**AutoZone**

**Goodwill**

**Bus Jr.**

**Starbucks**

**FRIES AVENUE ELEMENTARY**

**AVAILABLE**

**Pollo Loco**

**McDonald's**

PACIFIC COAST HWY

N MARINE AVE  
N AVALON BLVD

**EL KIOSCO PUPUSERIA**

**986 PHARMACY**

**HARRY BRIDGES SPAN SCHOOL**

**THE BANNING MUSEUM**

**99c only STORES**

**O'Reilly AUTO PARTS**

**Food 4 Less**

**WING STOP**

**RITE AID**

**El Super**

**HOLAS**

**FedEx**

**AutoZone**

**CHASE**

**CVS pharmacy**

**Dominos Pizza**

**EL KIOSCO PUPUSERIA**

**El Super**

**THE HOME DEPOT**

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**target**

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**HOLAS**

**986 PHARMACY**

**AERIAL MAP**



1239  
**AVAILABLE**  
illicre  
COMMERCIAL  
REAL ESTATE



**COMMERCIAL**  
REAL ESTATE

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