



ZACUTO GROUP
COMMERCIAL REAL ESTATE



SAN PEDRO



1319 N WILMINGTON BLVD

WILMINGTON BLVD

1319
N WILMINGTON BLVD
WILMINGTON, CALIFORNIA

FOR SALE
MULTIFAMILY / RESIDENTIAL DEVELOPMENT

EXECUTIVE SUMMARY

1319 N WILMINGTON BLVD, WILMINGTON, CA 90744

Matthew Luchs with Zacuto Group is pleased to present an outstanding ground-up development opportunity at 1319 N Wilmington Blvd in Wilmington, CA. This ±8,125 SF site offers a rare combination of high-density development potential, favorable zoning, and deep regulatory incentives, positioning it as one of the most compelling infill opportunities in the Harbor region of Los Angeles.

Zoned C1.5, the property benefits from R4-equivalent residential density allowances (one unit per 400 SF of land), making it ideal for multifamily or mixed-use development. The zoning supports a variety of residential uses by right, and developers may unlock significant additional capacity by leveraging the site's TOC Tier 3 designation, AB 2334, CHIP-AHIP, or its eligibility under Executive Directive 1 (ED1) for 100 percent affordable housing.





1319 N WILMINGTON BLVD

EXECUTIVE SUMMARY

1319 N Wilmington Blvd sits in a Transit Priority Area (TPA), qualifying projects for streamlined CEQA clearance by eliminating aesthetic and parking impacts from environmental review. The site also falls within an Enterprise Zone, offering parking reductions for commercial components and potential economic development incentives. Furthermore, the parcel is part of the City’s 2021–2029 Housing Element Sites Inventory, triggering the “No Net Loss” policy and housing replacement requirements, reinforcing the City’s commitment to housing production.

Overlay constraints are manageable and development friendly. While the site lies within a Clean Up Green Up (CUGU) district and an Oil Drilling (O) District, residential use is permitted, and CEQA-exempt pathways like ED1 or TOC help minimize friction. With a clear regulatory path, significant density upside, and access to ministerial approvals under ED1 or TOC, this site is uniquely positioned to deliver a transformational mid-rise housing project in one of Los Angeles’ most underserved and high-demand submarkets.



PROPERTY INFORMATION

ADDRESS	1319 N WILMINGTON BLVD WILMINGTON, CA 90744
PRICE	\$600,000
LOT SIZE	8,125 SF
PPSF/LAND	\$74/SF
ZONING	C1.5
NUMBER OF UNITS BY RIGHT:	5 Units
NUMBER OF UNITS USING AB 2334:	63 Units
NUMBER OF UNITS USING TOC:	11 Units
NUMBER OF UNITS USING CHIP-AHIP:	70 Units
NUMBER OF ED1 UNITS:	93 Units

*ALL DEVELOPMENT INFORMATION IS SUBJECT TO THE BUYER’S INDEPENDENT INVESTIGATION AND VERIFICATION

LISTING CONTACT



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- **Strategic Location in Wilmington:** Positioned near the Port of Los Angeles and major employment centers, the site is ideally suited for workforce housing and urban development.
- **Flexible Zoning Uses:** Permitted for multiple residential uses, including apartment houses, one-family and two-family dwellings, and home occupations.
- **Transit-Oriented Development Potential:** Located within a Transit Priority Area (TPA) and designated as TOC Tier 3, the site qualifies for substantial development incentives including density bonuses, parking reductions, and CEQA streamlining, making it an ideal location for infill multifamily or mixed-use housing.
- **Executive Directive 1 (ED1) Eligible:** Fully eligible under Mayor Bass's Executive Directive 1, allowing 100% affordable housing projects to be approved ministerially. ED1 projects benefit from CEQA exemption, no discretionary hearings, and fast-tracked plan check timelines.
- **Ministerial Approval Pathways:** Whether pursuing TOC or ED1, the site supports a streamlined ministerial approval process, allowing developers to reduce entitlement risk, shorten timelines, and improve project predictability in one of Los Angeles' most housing-ready submarkets.
- **No Minimum Parking Requirement:** Per AB 2097, developers are not required to provide automobile parking, significantly reducing construction costs and increasing buildable area.
- **High-Demand Housing Market:** The growing need for urban housing in Los Angeles, combined with the site's high-density allowance, makes this an attractive project for developers and investors.



LOCATION OVERVIEW

1319 N Wilmington Blvd is situated in the heart of Wilmington, a dynamic and fast-evolving submarket in South Los Angeles. With proximity to the Port of Los Angeles, I-110 and I-710 freeways, and a regional workforce hub built around logistics, shipping, and industrial employment, the neighborhood is primed for workforce and affordable housing development.

The site sits along Wilmington Blvd, a key north–south arterial with growing transit infrastructure and walkable access to retail, services, and educational facilities. The area is home to a mix of residential and light industrial uses, with ongoing public and private investment in corridor revitalization and port-adjacent community upgrades.

Wilmington’s location at the intersection of economic activity and infrastructure, combined with the City’s planning incentives and policy alignment, positions it for significant growth. Housing demand continues to rise, especially for well-located, transit-adjacent product. The Harbor area’s affordability relative to core LA markets makes it an attractive target for developers seeking volume, velocity, and policy synergy. 1319 N Wilmington Blvd presents an increasingly rare chance to capitalize on a CEQA-exempt, TOC and ED1-eligible multifamily site with strong zoning and embedded housing rights, making it one of the most viable and strategically positioned land opportunities in the greater South Bay.



MINUTES FROM SERVICES, RESTAURANTS & AMENITIES



FRIES AVENUE ELEMENTARY



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N WILMINGTON BLVD
WILMINGTON, CALIFORNIA



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