

FOR LEASE

FORMER RITE AID - EL SUPER ANCHORED SHOPPING CENTER
108 WEST ANAHEIM STREET | WILMINGTON, CA 90291



DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

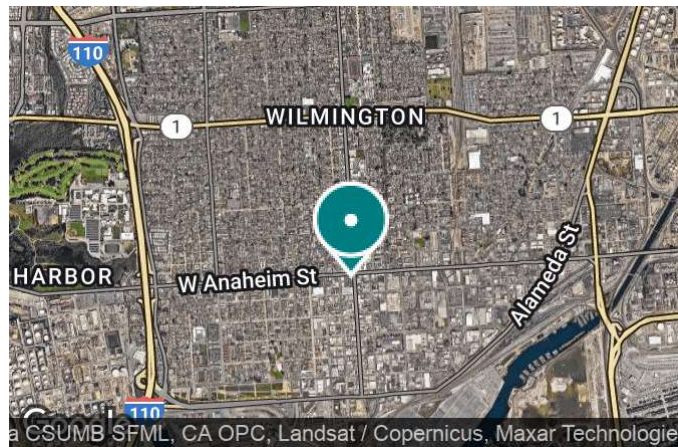
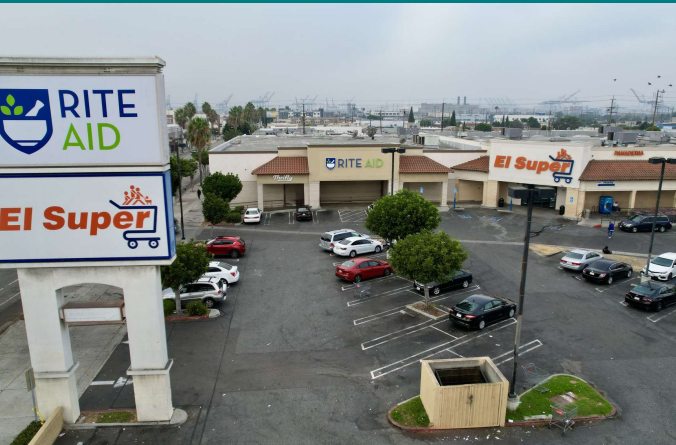
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

EL SUPER GROCERY ANCHORED SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291 BROCHURE | PAGE 2



FEATURES & AMENITIES

- ±16,188 SF former Rite Aid anchor space
- Located at Anaheim Street & Avalon Boulevard, a major signalized intersection with high daily traffic counts
- Anchored by El Super Grocery Store with strong national/regional co-tenants (Wingstop, Subway, Yoshinoya, Cricket Wireless, Ace Check Cash Express)
- Highly visible center spanning a full block on Anaheim Street with monument signage
- Multiple ingress/egress points with a spacious parking field
- Flexible layout suitable for retail, medical, fitness, or service uses

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,239	40,326	155,560
Total Population	33,425	131,619	450,557
Average HH Income	\$76,091	\$103,700	\$109,862

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

EL SUPER GROCERY ANCHORED SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291 BROCHURE | PAGE 3



PROPERTY DESCRIPTION

±16,188 SF former Rite Aid anchor space available in a premier community shopping center at the major signalized intersection of Anaheim Street and Avalon Boulevard, in the heart of Wilmington's vibrant commercial corridor. The large-format space offers excellent visibility, prominent storefront signage, and flexible layout options suitable for a variety of retail, medical, and service uses. Anchored by El Super Grocery Store, the center is complemented by strong co-tenants including Wingstop, Baskin Robbins, Subway, Yoshinoya, Cricket Wireless, and Ace Check Cash Express. The property spans a full city block along Anaheim Street, featuring multiple access points from three surrounding streets, a generous onsite parking field, and prominent monument signage along Anaheim Street.

LOCATION DESCRIPTION

El Super Grocery Store – anchored community shopping center situated on Anaheim Street between Marine Avenue and Avalon Boulevard in prime Wilmington. Anaheim Street and Avalon Boulevard form a heavily trafficked, signalized intersection with excellent visibility and access. The property is surrounded by a dense residential population of more than 247,000 residents with an average household income exceeding \$90,000 within a 3-mile radius.

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OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	16,188 SF
Building Size:	64,040 SF

SPACES	LEASE RATE	SPACE SIZE
108	\$1.75 SF/month	16,188 SF

ADDITIONAL PHOTOS

EL SUPER GROCERY ANCHORED SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291 BROCHURE | PAGE 4



Top Billing on Monument Signage Available



Interior Photo

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INTERIOR FLOOR PLAN

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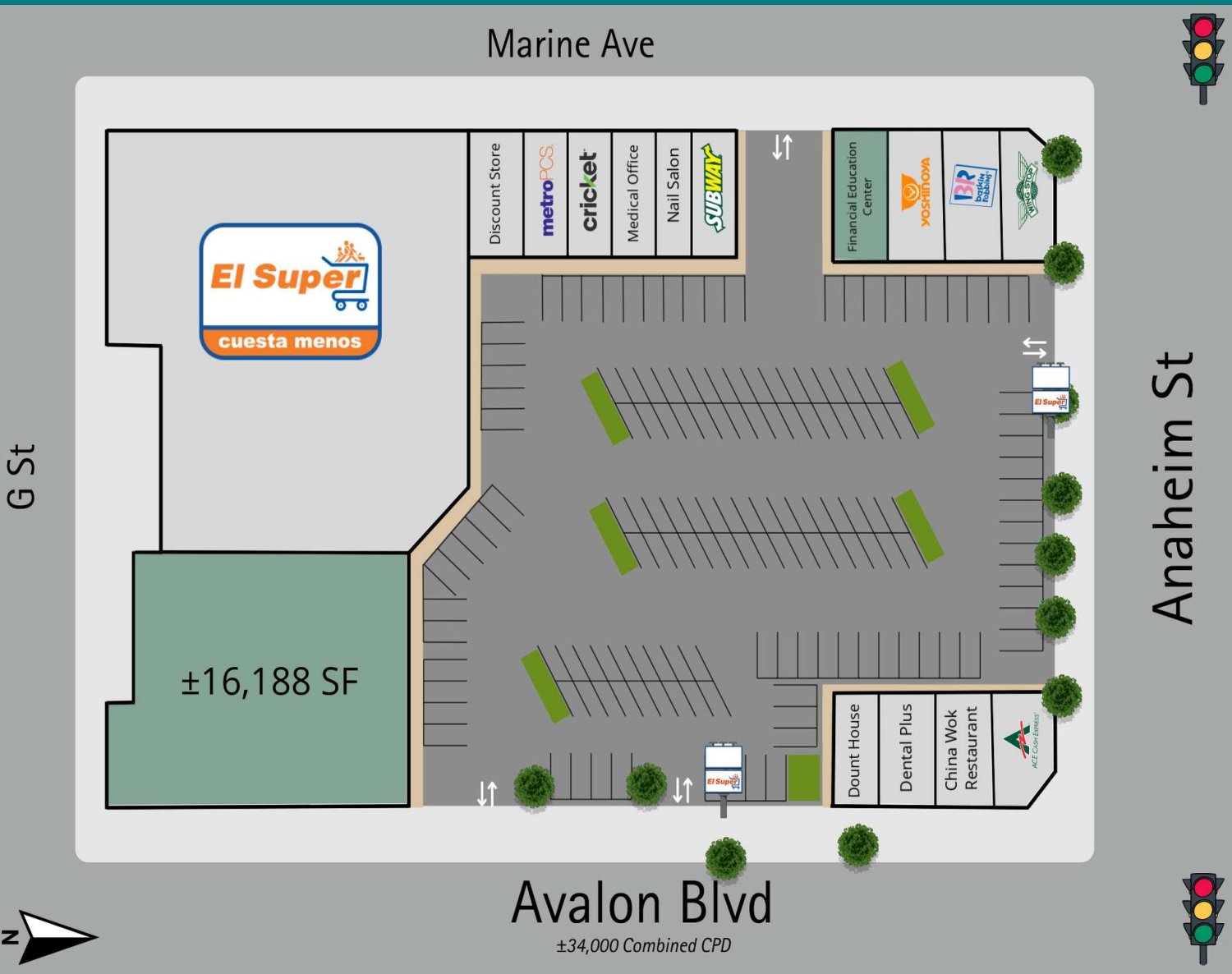
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PLANS

EL SUPER GROCERY ANCHORED SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291 BROCHURE | PAGE 6



SUITE	TENANT	SIZE
104	Dount House	910 SF
104A	Ace Check Cash Express	1,265 SF
104B	China Wok Restaurant	1,200 SF
104C	Dental Plus	2,000 SF
108	Available	16,188 SF
120	El Super Market	29,631 SF
122	Discount Store	2,616 SF
124	Metro PCS	910 SF
126	Cricket Wireless	1,200 SF
128	Medical Office	1,200 SF
130	Nail Salon	1,200 SF
132	Subway	1,100 SF
140A	Wingstop	1,600 SF
140-A1	Baskin Robbins	1,300 SF
140B	Yoshinoya	1,300 SF

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RETAILER MAP

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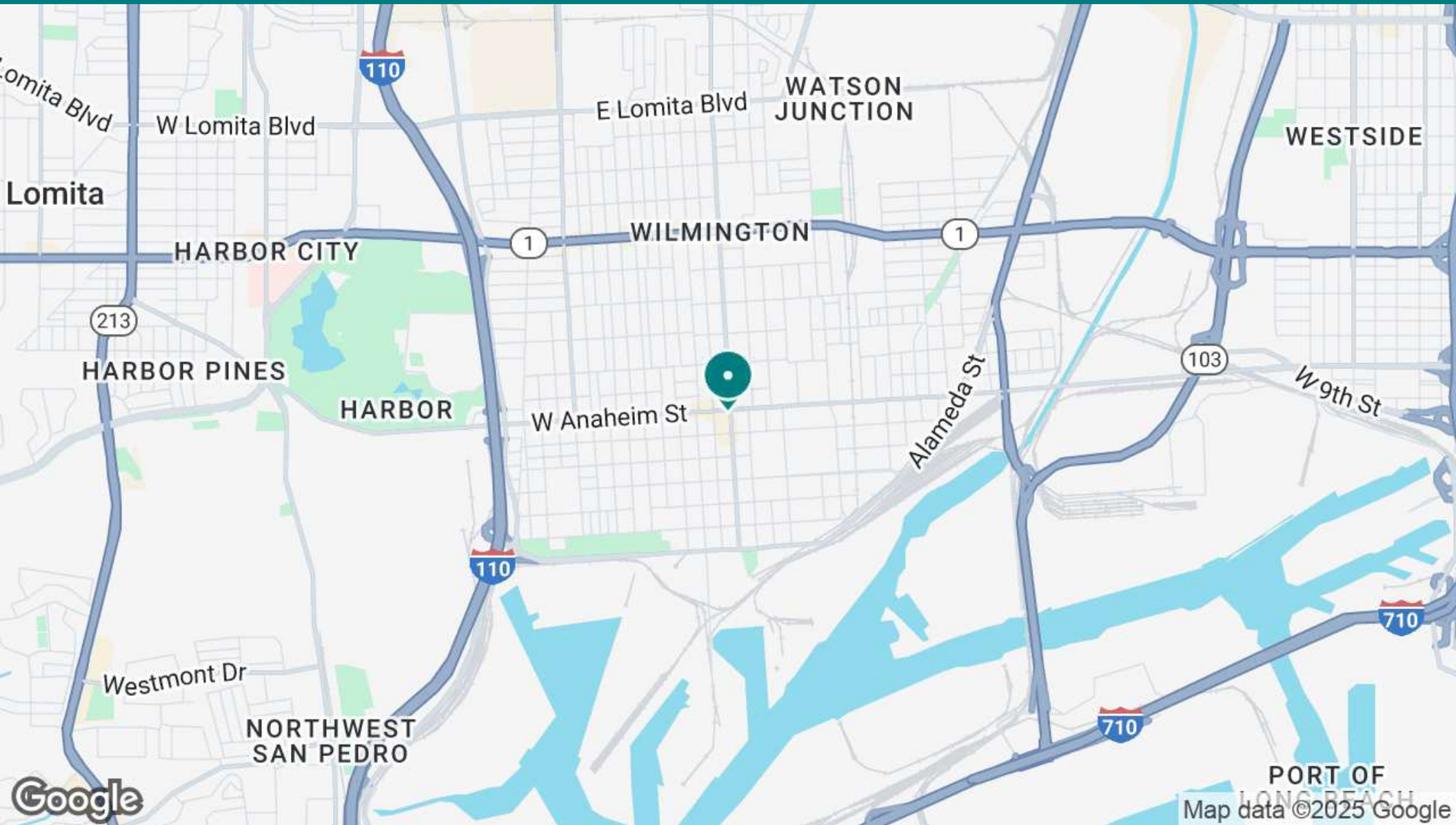


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,425	131,619	450,557
Average Age	35	39	41
Average Age (Male)	35	38	40
Average Age (Female)	36	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,239	40,326	155,560
# of Persons per HH	3.6	3.3	2.9
Average HH Income	\$76,091	\$103,700	\$109,862
Average House Value	\$664,446	\$718,409	\$784,336

RACE	1 MILE	3 MILES	5 MILES
% White	14.9%	19.9%	24.4%
% Black	3.2%	7.8%	10.3%
% Asian	1.7%	14.2%	18.1%
% Hawaiian	0.6%	0.9%	0.9%
% Other	61.1%	39.5%	30.0%
% Latino	91.5%	67.1%	51.4%

TRAFFIC COUNTS

Avalon X Anaheim CPD 34,000/day

Demographics data derived from AlphaMap

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