

For Sale & Lease

\$3,828,000
(\$169 /SF)

\$17,670 /mo
(\$0.78 /SF Gross)

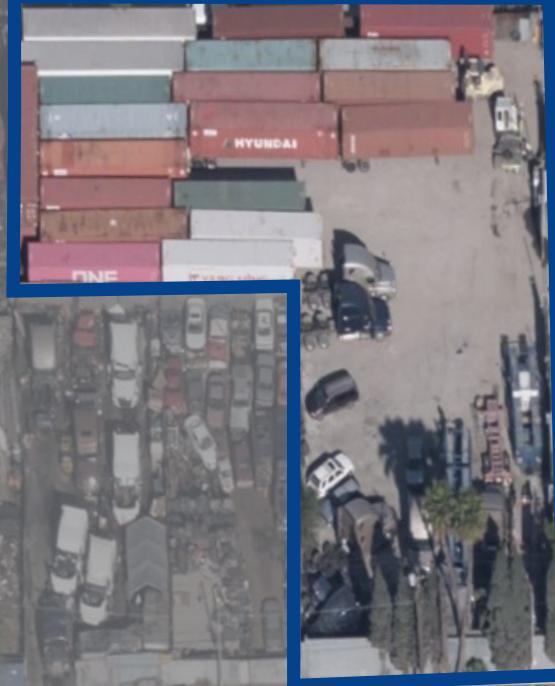
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517 N Banning Blvd Wilmington, CA 90744

Property Highlights

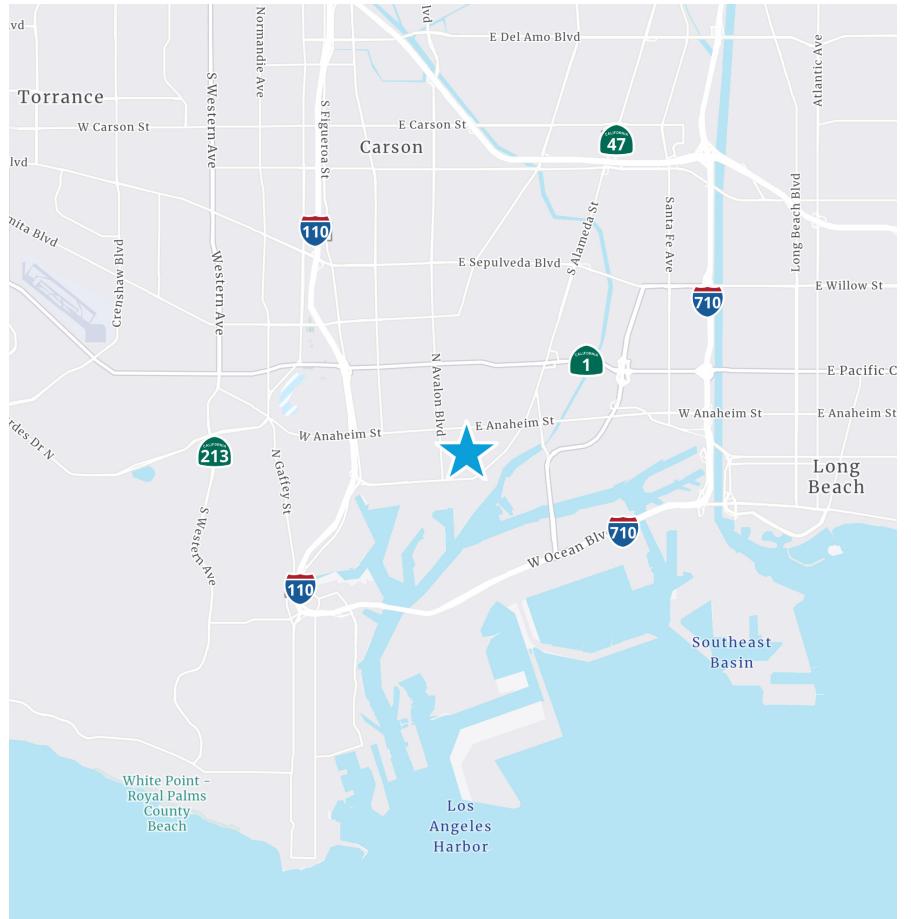
- Lot: ±22,651 SF Truck Drayage Yard
- Yard: Solid Steel Fenced, Concrete Pave and Lits
- Utilities: Electric and Water
- Zoning: M2 - Industrial (verify with city)
- Location: Strategic location near the Ports of Long Beach and Los Angeles
- Location: Quick access to I-110, 710 & 405 Freeways and close proximity to PCH
- Location: In a federally designated Opportunity Zone (verify)
- Location: Excellent visibility and access for logistics, storage, or redevelopment
- Surrounded by major infrastructure and logistics hubs
- Ideal for owner-users or investors seeking long-term value
- APN: 7418-009-006; 007; 029; 030; 031

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Location

Logistics & Accessibility

- ±2.5 miles to Port of Los Angeles
- ±4.3 miles to Port of Long Beach
- ±18 miles to LAX Airport
- ±22 miles to Downtown Los Angeles
- Quick access to I-110 (Harbor Fwy)
- Public transit within walking distance along Avalon Blvd and Pacific Coast Hwy



Corporate & Government Neighbors

- Port of Los Angeles Operations – Multiple Facilities with 2-3 mi
- Intermodal Bridge Transport (IBT) – 1919 E PCH
- Toyota Logistics Services – Automotive logistics
- Tesoro Refinery – Major energy employer
- Drum Barracks Civil War Museum – 1052 N Banning Blvd
- The Banning Museum – 401 E M St



Photos





Los Angeles, CA - Port & San Pedro Region

Los Angeles is a dynamic global city located in Southern California and serves as the economic engine of the West Coast. With a population exceeding 3.8 million, it is the largest city in California and the second-largest in the United States. The city is internationally recognized for its diverse industries, cultural landmarks, and strategic infrastructure.

The Port of Los Angeles, located in the San Pedro Bay, is the busiest container port in the United States and a critical hub for international trade. Adjacent to the Port of Long Beach, this combined port complex handles over 40% of the nation's containerized imports, making it a vital asset for industrial and logistics operations. The San Pedro area, once known primarily for its fishing and naval heritage, has evolved into a vibrant mixed-use district with a growing industrial base,

creative spaces, and waterfront redevelopment.

Los Angeles offers unparalleled connectivity via the I-110, I-710, and I-405 freeways, as well as proximity to LAX and regional rail lines. Neighboring communities include Wilmington, Harbor City, Torrance, and Rancho Palos Verdes. The region supports a robust labor force and is home to major employers such as the Los Angeles Unified School District, Kaiser Permanente, Northrop Grumman, and the City of Los Angeles.

With a strong presence in aerospace, logistics, advanced manufacturing, and maritime services, the Port and San Pedro region continues to attract industrial users seeking strategic access to global markets and Southern California's vast consumer base.





LOS ANGELES, CA

The property is located in East Wilmington, Los Angeles County, zoned M2 for heavy & light industrial. It is near the World Port of Los Angeles, Wilmington Recreation Center, and Wilmington Waterfront Park. The area is characterized by industrial use, open storage yards, trucking and drayage operations and heavy/light manufacturing.

Amenities & Lifestyle

Restaurants & Cafes:

- *J.Tran's Ristorante* - 584 W 9th St, San Pedro,
- *Maya Mexican Restaurant* - 401 N Avalon Blvd
- *COMPAGNON Wine Bistro* -384 W 6th St, San Pedro
- *Isaac's Café* - 1201 N Avalon Blvd
- *L'Opera Ristorante* - 101 Pine Ave, Long Beach
- *Santa Luna Restaurant* - 422 N Avalon Blvd
- *Hojas Tea House* - 1203 N Avalon Blvd

Hotels Nearby:

- *Best Western Los Angeles Worldport Hotel*
- *DoubleTree by Hilton San Pedro*

Executive Housing:

- Quick Access to *Palos Verdes Estates* and the Beach Cities including *Manhattan Beach*
- *Camden Harbor View Apartments* - Downtown Long Beach
- *Vue Apartments* - San Pedro

Infrastructure & Development Activity

- **Wilmington Waterfront Promenade** - Opened Feb 2024; 8-acre site with landscaping, seating, bike racks
- **Avalon Promenade & Gateway Project** - Pedestrian bridge construction Nov 2024-May 2027; \$65M budget
- **AltaSea Ocean Tech Hub** - \$29M redevelopment of historic warehouses at Port of LA, completion in 2024
- **West Harbor Development** - \$160M mixed-use waterfront project opening in 2025



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Locational Stability & Market Fundamentals

- **Mature Industrial Base:** *Wilmington is a long-established industrial hub with proximity to both ports.*
- **Labor Pool:** *Access to skilled, cost-effective labor from surrounding South Bay communities.*
- **Freeway Access:** *I-110, I-710, and SR-47 provide regional connectivity.*
- **Demographics:** *Diverse workforce with strong representation in logistics, manufacturing, and port operations.*

Owner-User & Investor Appeal

- **Business Appeal:** *Strategic location near ports, freeways, and industrial infrastructure supports operational efficiency.*
- **Tenant Demand:** *High demand for industrial land and storage yards in port-adjacent areas.*
- **Zoning & Incentives:**
 - *Zoned M2 (heavy industrial)*
 - *Located within a federally designated **Opportunity Zone**, offering potential capital gains tax deferral or elimination for qualified investments*