



**FOR SALE: COMMERCIAL/RESIDENTIAL LAND SITE**  
**11908 Wilmington Avenue, Los Angeles**  
**Total Est. Area: +/- 0.1493 acres**



**PROPERTY DETAIL**

<b>Address</b>	11908 Wilmington Avenue, Los Angeles, CA 90059
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	Specific Plan, Willowbrook TOD Specific Plan, MU-1
<b>Ownership</b>	County of Los Angeles
<b>County</b>	Unincorporated Los Angeles County
<b>Parcel No.</b>	6150-007-924
<b>Land Area</b>	+/- 0.1493 acres (+/- 6,500 square feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	\$500,000.00
<b>Other Notes</b>	Contact Agent for Questions

**SITE HIGHLIGHTS**

- It is served directly by the I-105 Freeway, which is connected to the I-110, I-710 and I-605 freeways.
- Within driving distance to Los Angeles International and Long Beach airports.
- +/- 11,000 Average Daily Traffic volumes on Wilmington Avenue.
- The property is across from Martin Luther King, JR Medical Campus, and Kenneth Hahn Plaza, which features a grocery store, retail space, and several quick-serve eateries.
- The Charles Drew University of Medicine is nearby, along with elementary, middle schools, and Centennial High School.
- A business-friendly county government that supports business attraction, retention, and growth.
- The site is near to the Willowbrook/Rosa Parks Station, Cal-State University, Dominguez Hills, Compton Community College, and several community parks, including the Earvin Magic Johnson Recreation area.
- If this property is used to build ten or more housing units, the development will be subject to a restrictive housing covenant requiring at least 15% of the units built to be set aside for affordable housing (lower income).

**CONTACT**



**Brian Moncrief**  
 Senior Managing Director  
 CA DRE #01932052  
 (805) 469-7364  
[bmoncrief@kosmontrealty.com](mailto:bmoncrief@kosmontrealty.com)



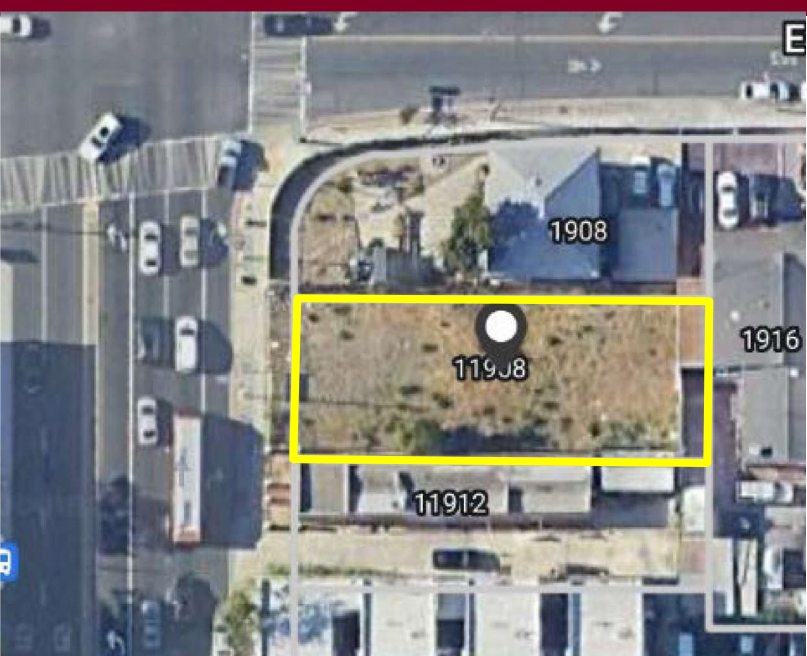
**Julio Fuentes**  
 Senior Managing Director  
 CA DRE #02058613  
 (626) 607-7515  
[jfuentes@kosmontrealty.com](mailto:jfuentes@kosmontrealty.com)



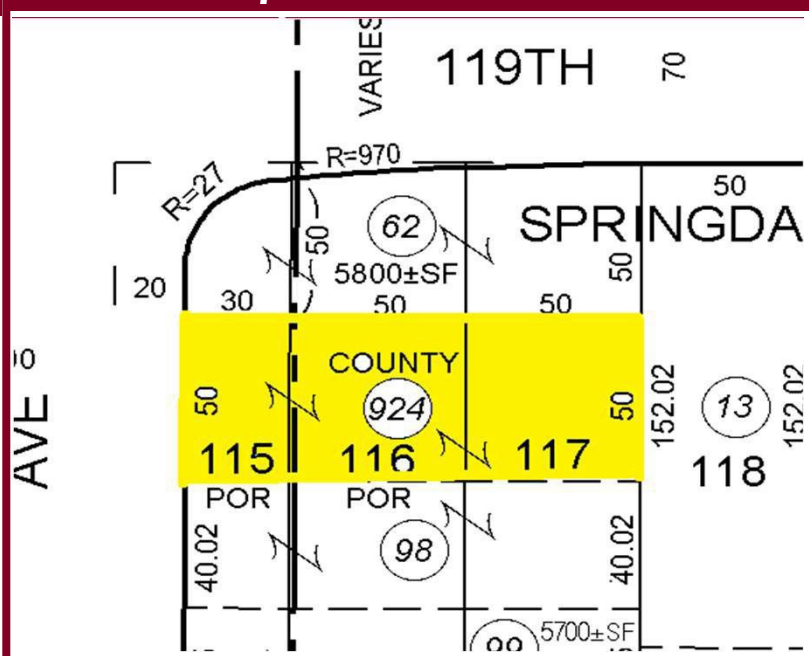
Kosmont Real Estate Services  
 1601 N. Sepulveda Blvd, #382  
 Manhattan Beach, CA 90266  
 TEL: (424) 297-1070  
[www.kosmontrealty.com](http://www.kosmontrealty.com)



# Aerial View



# Parcel Map



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## DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	43,045	352,773	561,116
<b>HOUSEHOLDS</b>	10,301	88,450	156,937
<b>MEDIAN AGE</b>	27.5	29.5	31.3
<b>INCOME &amp; HOME VALUES</b>			
Avg. Household Income	\$43,300	\$58,840	\$57,840
Avg. Home Value	\$510,578	\$548,811	\$602,576

## REGIONAL MAP



**DISCLAIMER:** Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if it is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to County/Public Agency/Successor Agency approval.