



405-415 N Avalon Blvd, Wilmington, CA 90744

Offering Memorandum

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PRESENTED BY

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KW Executive 388 E. Valley Blvd #106 Alhambra, CA 91801

Executive Summary

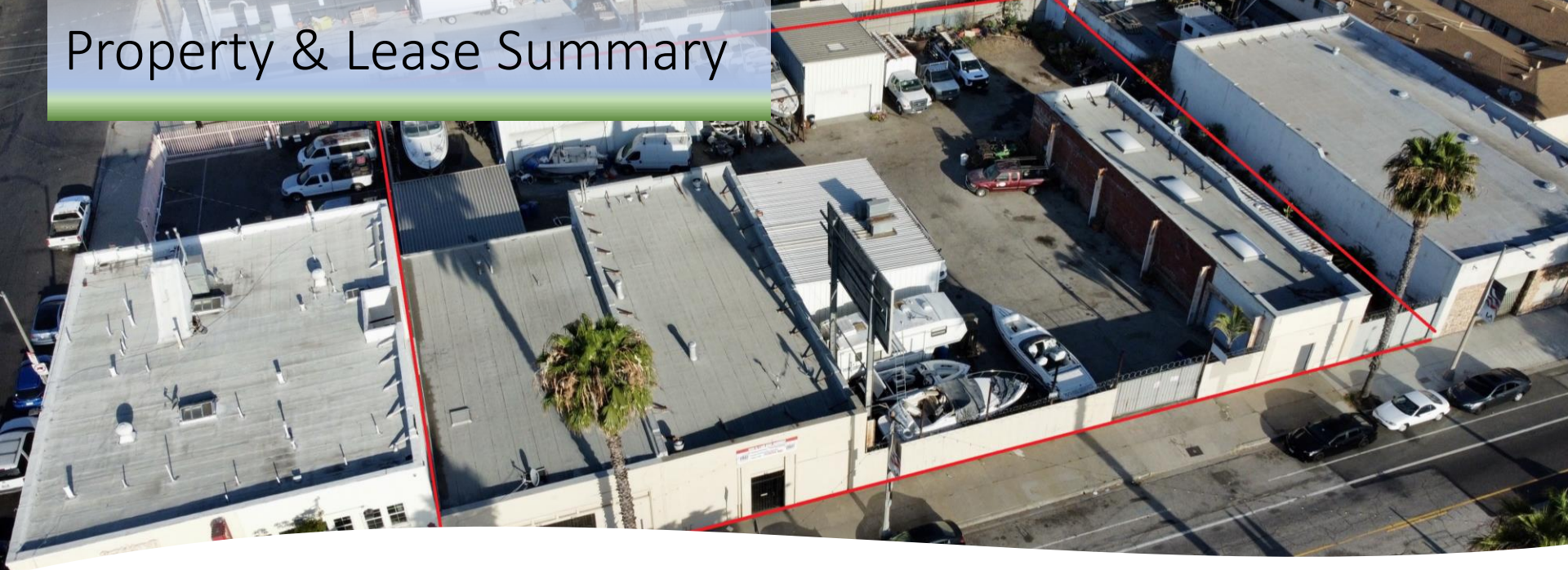


KW Commercial is pleased to present a great owner-user or investment opportunity to acquire a 0.64 AC, 4 lot industrial property located in Wilmington, CA.

Investment Highlights:

- Approximately 182' frontage on Avalon Blvd
- Commercial Manufacturing Zone, and some industrial uses (warehouse/storage)
- Value-add. Below market rent with month-to-month tenants
- Rare Purchase Opportunity near the Ports of Los Angeles / Long Beach
- Redevelopment opportunity of industrial flex / warehouse or affordable housing

Property & Lease Summary



Property Address

405-415 N Avalon Blvd, Wilmington, CA 90744

APNs 7418-014-004, 7418-014-005, 7418-014-019, 7418-014-012

Type Industrial

Building Size **Total +/- 7,533 SF (2080 SF, 2409 SF, 3044 SF)**

Lot Size **Total +/- 27,649 SF / 0.63 AC (2,374 SF & 2,374, 17, 692 & 5,209 SF)**

Features 184' frontage on Avalon Blvd. Fenced yard

Year Built 1923, 1922, 1946

Tenants \$6,000+ monthly rent from 5 Tenants Month-to-Month + Billboard

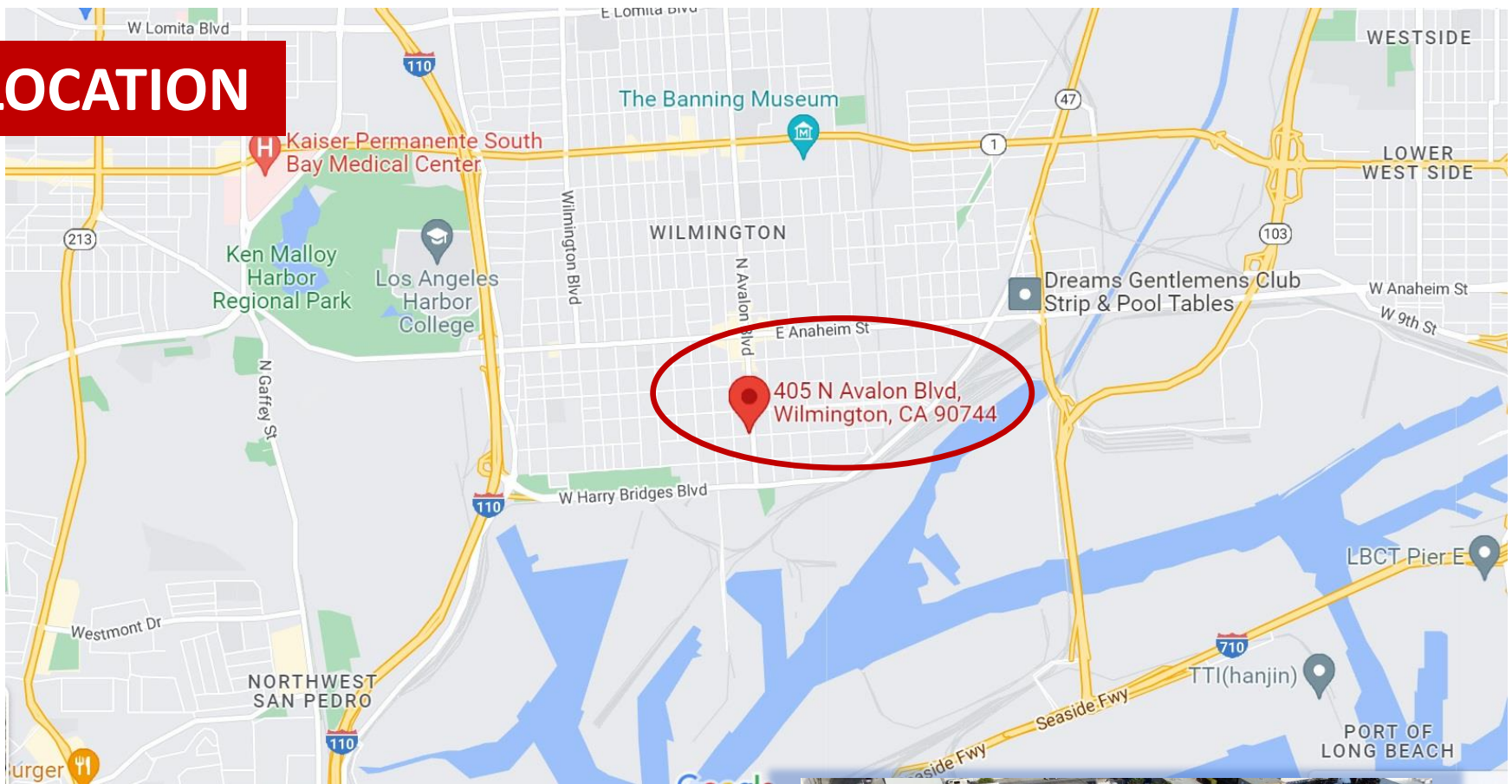
Zoning CM (Commercial Manufacturing) Limited Industrial

Opportunity Zone, HubZone
State Enterprise Zone



* Buyer & Buyer agent to verify information during Due Diligence Period

LOCATION



- Easy Access to I-110, I-710
- Within 7 miles to Port of Long Beach and Port of Los Angeles
- Close proximity to industrial business park (west) and commercial areas (north)





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