



## 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>	\$375,000.00
<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.

## CONTACT



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# Aerial View



# Parcel Map



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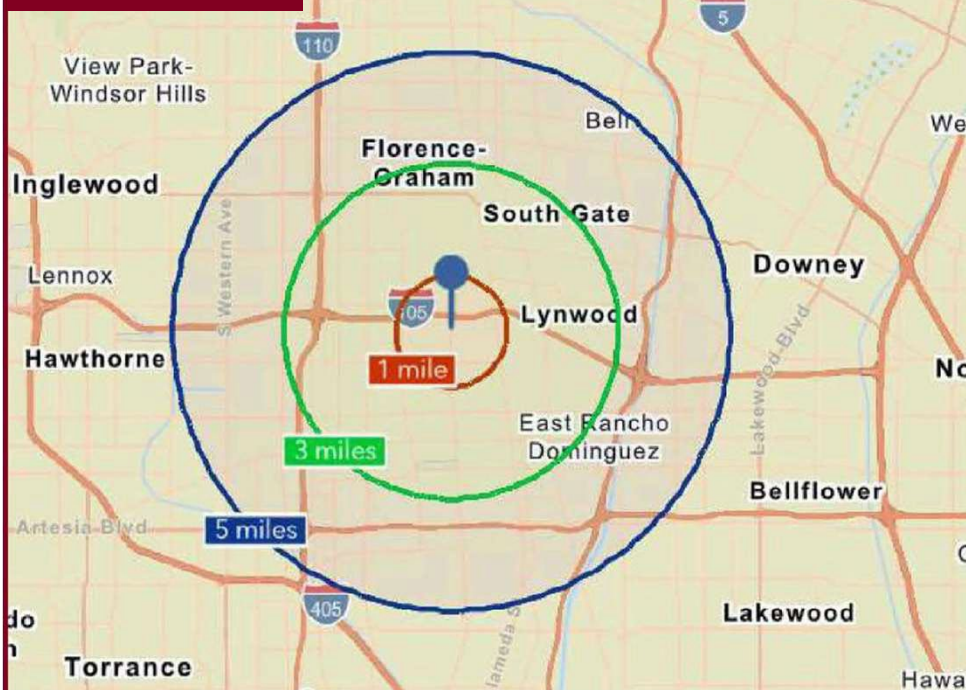


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## DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
POPULATION	43,045	352,773	561,116
HOUSEHOLDS	10,301	88,450	156,937
MEDIAN AGE	27.5	29.5	31.3
INCOME & HOME VALUES			
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.