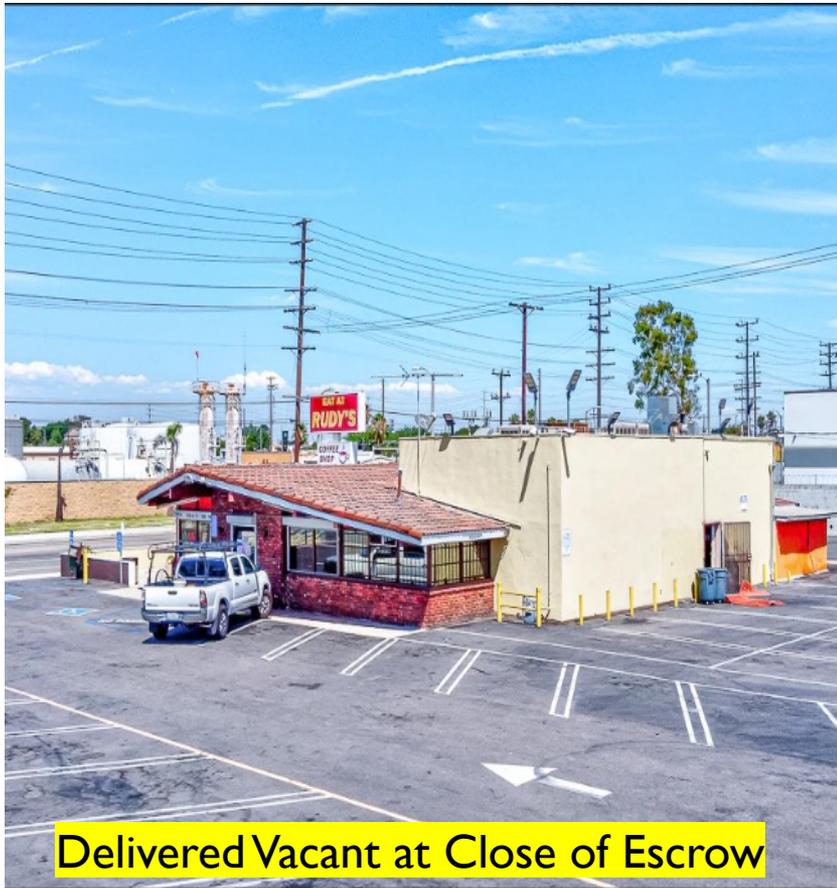


# Freestanding Restaurant Property

558 E Anaheim St | Wilmington, California



Delivered Vacant at Close of Escrow

**Asking Price: \$2,650,000**

Building Size: 3,248 SF

Lot Size: 21,443 SF (0.49 Acres)

Parking: 77 Spaces

***Freestanding Historic Restaurant Building  
– Wilmington, CA***

The property includes an ABC Type 4I Beer & Wine License, transferable subject to California ABC approval.

***Future Use: Owner-User Restaurant |  
Investment Property | Redevelopment  
Opportunity***

# Property Metrics

Building Size: 3,248 SF

Lot Size: 21,443 SF

Parking: 77 Spaces

Zoning: LAM2 (City of Los Angeles)

Opportunity Zone: Yes

# Investment Highlights

Freestanding restaurant building on large parcel

Delivered vacant allowing new restaurant concept

Drive-Thru Potential (Buyer to Verify)

Large parking field supporting high volume dining

Located near major employment hubs

## Existing restaurant infrastructure and kitchen:

Current operating hours: 6:30 AM – 2:00 PM

Opportunity to expand into dinner and evening operations

Large lot provides site flexibility for restaurant concepts



# Replacement Cost Advantage

Estimated Development Cost: \$3.7M – \$5.1M

Construction + permits in Los Angeles can take 12–24 months

Acquire existing restaurant infrastructure below replacement cost

## Regional Location Drivers

Port of Los Angeles

Port of Long Beach

Los Angeles Harbor College

Strong logistics and industrial workforce

Anaheim Street commercial corridor

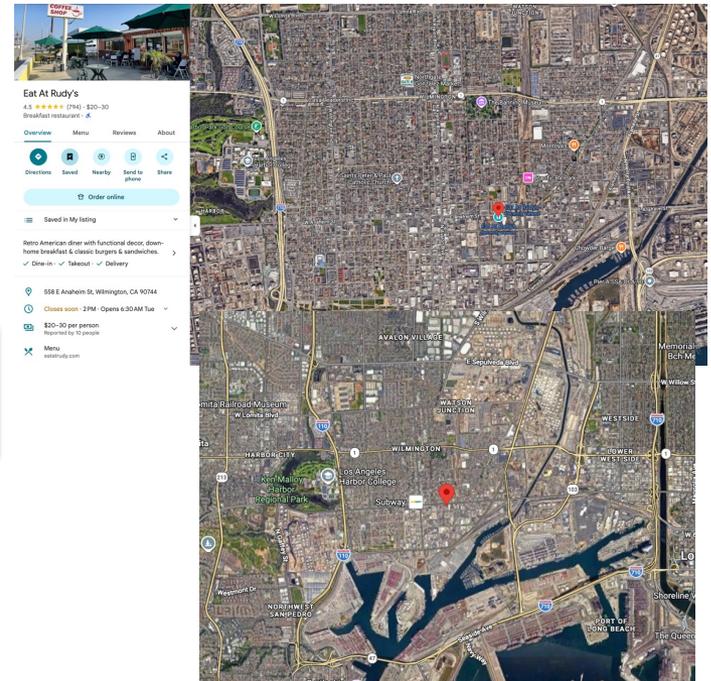
## Market Demographics

Trade Area Population: 202,500

Trade Area Employees: 162,800

Median Household Income: \$82,300

Median Age: 38



## Financial Options to Purchase

Purchase Price: \$2,650,000

### 1. SBA 504 Loan (Owner-User)

Best for: A buyer who plans to operate their business inside the building and currently have operating history.

Example: Property Price: \$2,650,000

Buyer Down Payment (10%) \$265,000

Why buyers use SBA 504

- Only 10% down payment
- loan term 25 years
- Lower fixed interest rate

### 2. SBA 7(a) Loan (Owner-User)

Another option for someone who wants to operate their business inside the building.

Example: Property Price: \$2,650,000

Buyer Down Payment (15%) \$397,500

Why buyers use SBA 7(a)

- Lower down payment
- Can be easier to qualify in some situations
- Flexible loan structure

### 3. Commercial Real Estate Loan (Investor)

This option is for someone who wants to buy the property as an investment and lease it to a restaurant operator.

Example: Property Price: \$2,650,000

Buyer Down Payment (30–35%) \$795,000 – \$927,500

Why investors use this

- Faster approval
- No SBA restrictions
- Common for rental income properties



## **Young Kim**

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Senior Partner &  
Advisor

## **Hana Realty & Investment**

**Hana Realty & Investments is a Southern California–based commercial real estate brokerage and advisory firm specializing in the sale, acquisition, and strategic positioning of businesses and investment properties. The firm focuses on restaurant properties, retail assets, mixed-use investments, and owner-user opportunities throughout Los Angeles County, Orange County, and the greater Southern California market.**

**With extensive experience in business sales, real estate transactions, and investment advisory, Hana Realty & Investments provides clients with a full-service approach that integrates market analysis, transaction structuring, financing coordination, and strategic marketing. The firm regularly assists both owner-operators and investors in navigating complex transactions involving business transfers, commercial property acquisitions, and redevelopment opportunities.**

**Through an established network of qualified buyers, private investors, lenders, and industry professionals, Hana Realty & Investments is positioned to connect sellers with serious buyers while helping investors identify opportunities aligned with their long-term objectives.**

**The firm is committed to delivering professional guidance, market insight, and disciplined execution throughout every stage of a transaction.**