



**FOR SALE**

**718 N FRIES AVE  
WILMINGTON, CA 90744**



INTERACTIVE  
OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY:

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# INVESTMENT HIGHLIGHTS

## • PRIME LOCATION IN WILMINGTON, CA

- **Strategic Position:** Wilmington is centrally located near the Port of Los Angeles, one of the busiest ports in the U.S., making it a prime location for logistics and distribution businesses.
- **Proximity to Key Infrastructure:** The property is within close proximity to major highways, including the I-110 and I-710, providing easy access to regional and national markets.
- **Access to Labor Force:** The area benefits from a skilled labor pool, including workers experienced in manufacturing, warehousing, and logistics.

## • HIGH DEMAND FOR INDUSTRIAL SPACE

- **Industrial Growth in LA Area:** Wilmington is seeing increased demand for industrial space due to the growing e-commerce, logistics, and manufacturing sectors in the greater Los Angeles area.
- **Low Vacancy Rates:** The industrial real estate market in Wilmington is characterized by low vacancy rates, which indicates a strong demand for available space, especially for properties of this size.

## • STRONG TENANT MARKET

- **Diverse Tenant Base:** The area is home to various industries such as logistics, warehousing, manufacturing, and distribution, ensuring a broad market for potential tenants.
- **Potential for Long-Term Leases:** Given the industrial nature of the area, tenants typically sign long-term leases, offering stable, recurring cash flow for property owners.
- **Ideal Space for Mid-Sized Tenants:** The 6,048 SF size is perfect for small to medium-sized businesses in need of flexible space for warehousing, light manufacturing, or distribution.

## • STRONG ECONOMIC FUNDAMENTALS

- **Supportive Local Economy:** Wilmington benefits from its connection to the Port of Los Angeles and other key infrastructure that supports a thriving industrial economy.
- **Growing Job Market:** As the logistics and manufacturing sectors continue to grow, the demand for industrial space in Wilmington is expected to increase, driving both rental income and property appreciation.

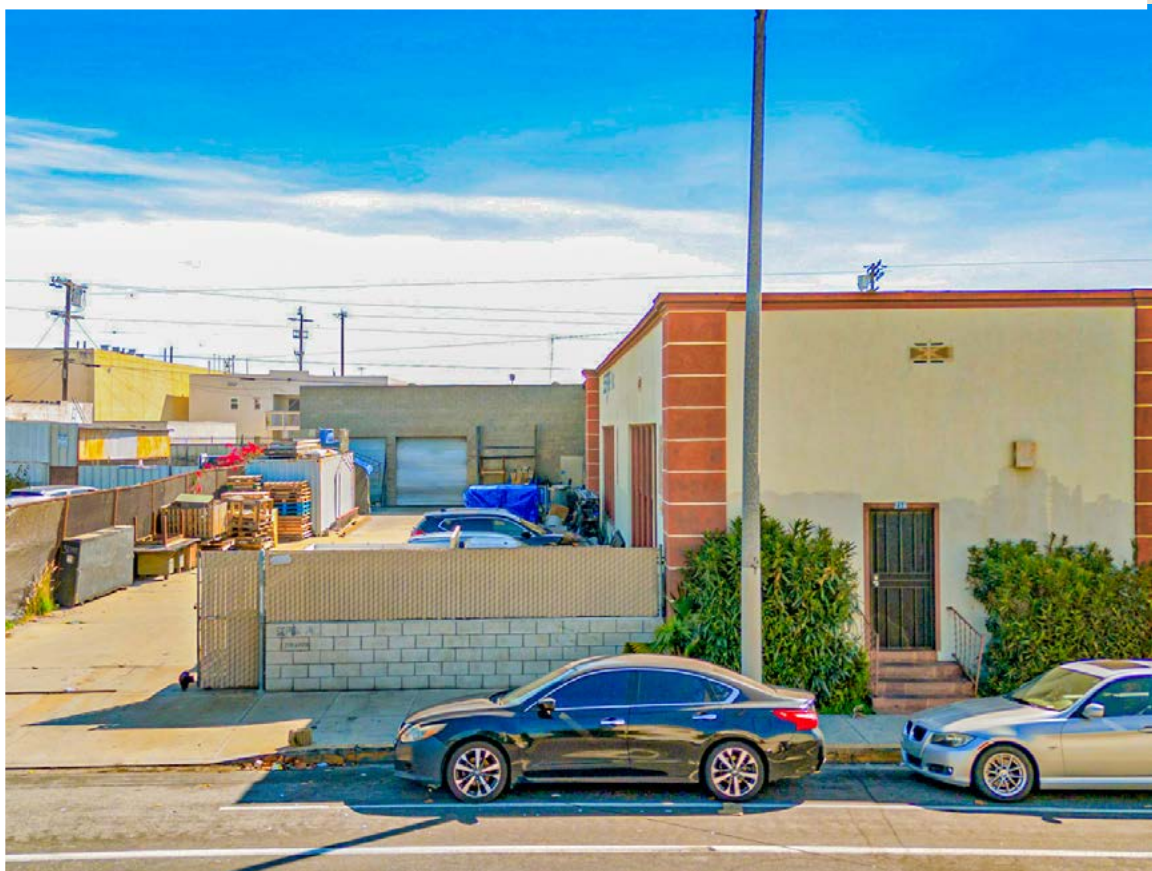
## • PROXIMITY TO KEY MARKET DRIVERS

- **Port of Los Angeles:** The property is located near one of the largest ports in the world, which drives the demand for warehousing, distribution, and logistics space.
- **Nearby Warehousing and Distribution Hubs:** Many large logistics companies and warehouses are located in the vicinity, ensuring that Wilmington remains a key hub for industrial activity.

## • OPTIMAL SIZE FOR VERSATILE USE

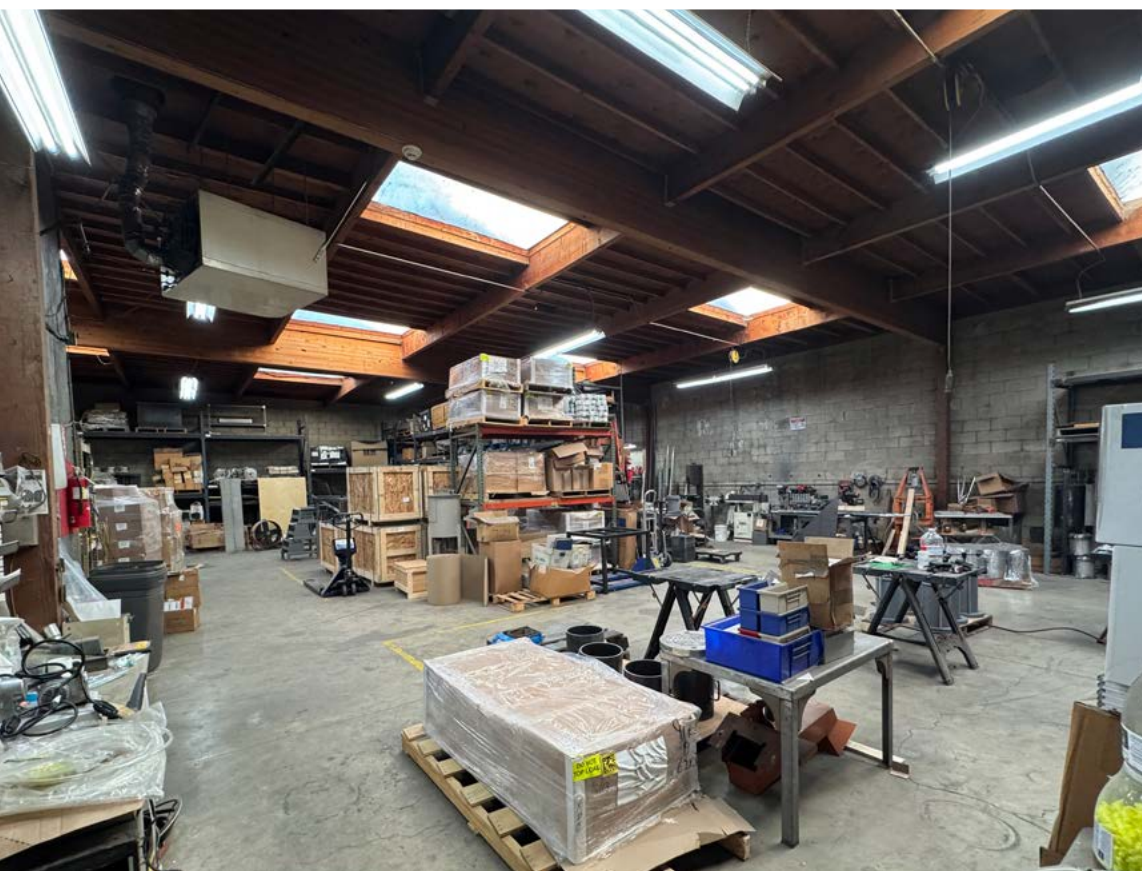
- **6,048 Square Feet of Usable Space:** This size provides an ideal layout for companies looking for a balance between operational space and cost efficiency. It offers flexibility for both small to medium-sized businesses needing space for light manufacturing, warehousing, or office setup.
- **Scalability:** This 6,048 SF building offers room for growth within the property, making it an attractive option for businesses that may want to expand or reconfigure their space as their needs evolve.







# INTERIOR PHOTOS







PORT OF LONG BEACH

PORT OF LOS ANGELES



Potential Industries Inc.

HARBOR EXPRESS

WEST COAST AEROSPACE, INC.



FleetPride  
TRUCK & TRAILER PARTS

El Super  
SUBWAY  
RITE AID

GSSI

SOLO

WGST

SUBJECT  
PROPERTY

FOOD 4 LESS



Little Caesars

N FRIES AVE

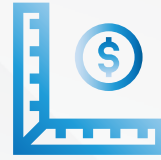


# FINANCIAL OVERVIEW



**\$1,512,000**

LIST PRICE



**\$250.00**

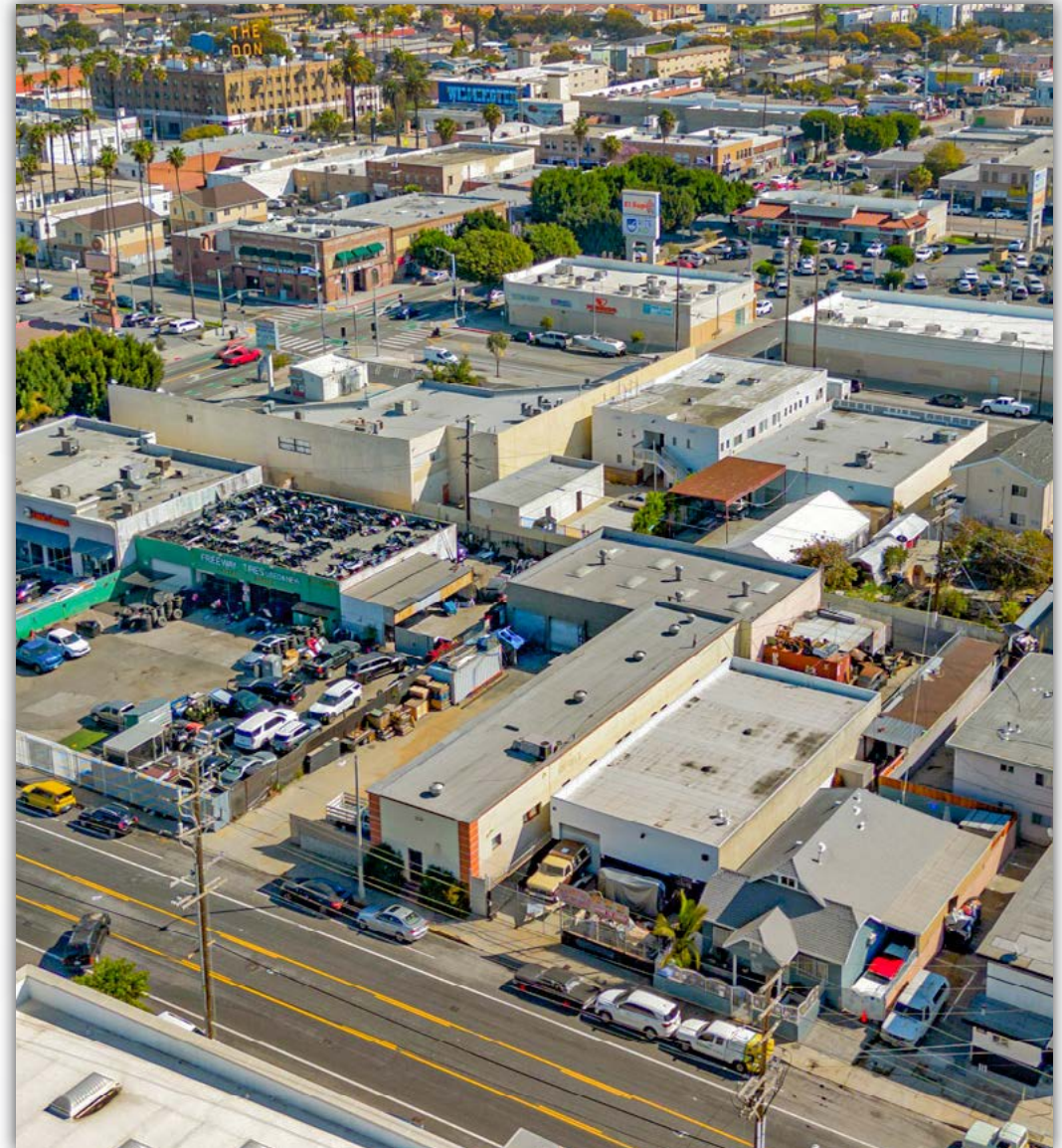
PRICE/SF



**±6,048 SF**

TOTAL BUILDING SF

» ADDRESS	718 N Fries Ave, Wilmington, CA 90744
» TOTAL BUILDING SF	±6,048 SF
» OFFICE SF	±1,900 SF
» ACRES	±0.24 AC
» LOT SF	±10,461 SF
» BUILDING/LOT COVERAGE	58%
» CONSTRUCTION	Lathe and Plaster
» WAREHOUSE CLEAR HEIGHT	14'-16'
» GRADE LEVEL DOORS	Two (2)
» YEAR BUILT	1945/1981
» ZONING	C-2







## PORT OF LOS ANGELES







DOWNTOWN  
LOS ANGELES

LOS ANGELES  
INTERNATIONAL  
AIRPORT

BNSF RAILWAY  
HOBART YARD

LONG BEACH  
AIRPORT

PORT OF  
LOS ANGELES

10 MILES

20 MILES

30 MILES

**WILMINGTON, CA**

**DISTANCE MAP**

- 1 INTERSTATE 110  
0.5 MILES
- 2 PORT OF LONG BEACH  
5 MILES
- 3 INTERSTATE 405  
5 MILES
- 4 LONG BEACH AIRPORT  
12 MILES
- 5 LOS ANGELES INTERNATIONAL AIRPORT  
17 MILES
- 6 BNSF RAILWAY - HOBART YARD  
22 MILES
- 7 DOWNTOWN LOS ANGELES  
23 MILES



POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	35,134	156,897	432,920
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2024 Households	9,623	49,564	146,023
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$70,864	\$100,945	\$103,618





MARKET OVERVIEW

12.6M

METRO AREA  
POPULATION

292

AVERAGE  
SUNNY DAYS

50.3M

VISITORS

\$1.06

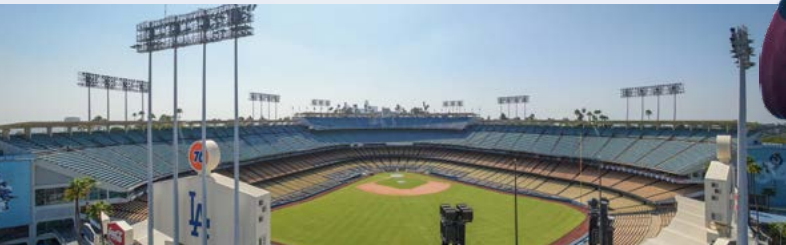
TRILLION

2022 REAL GDP OF LA METRO

THE CITY

OF ANGELS

Los Angeles County is a powerhouse in entertainment, manufacturing, and international trade, boasting a rapidly expanding high-tech and digital media industry. With an annual output of \$807 billion, Los Angeles County stands among the world’s largest economies, ranking 19th globally if it were an independent nation.







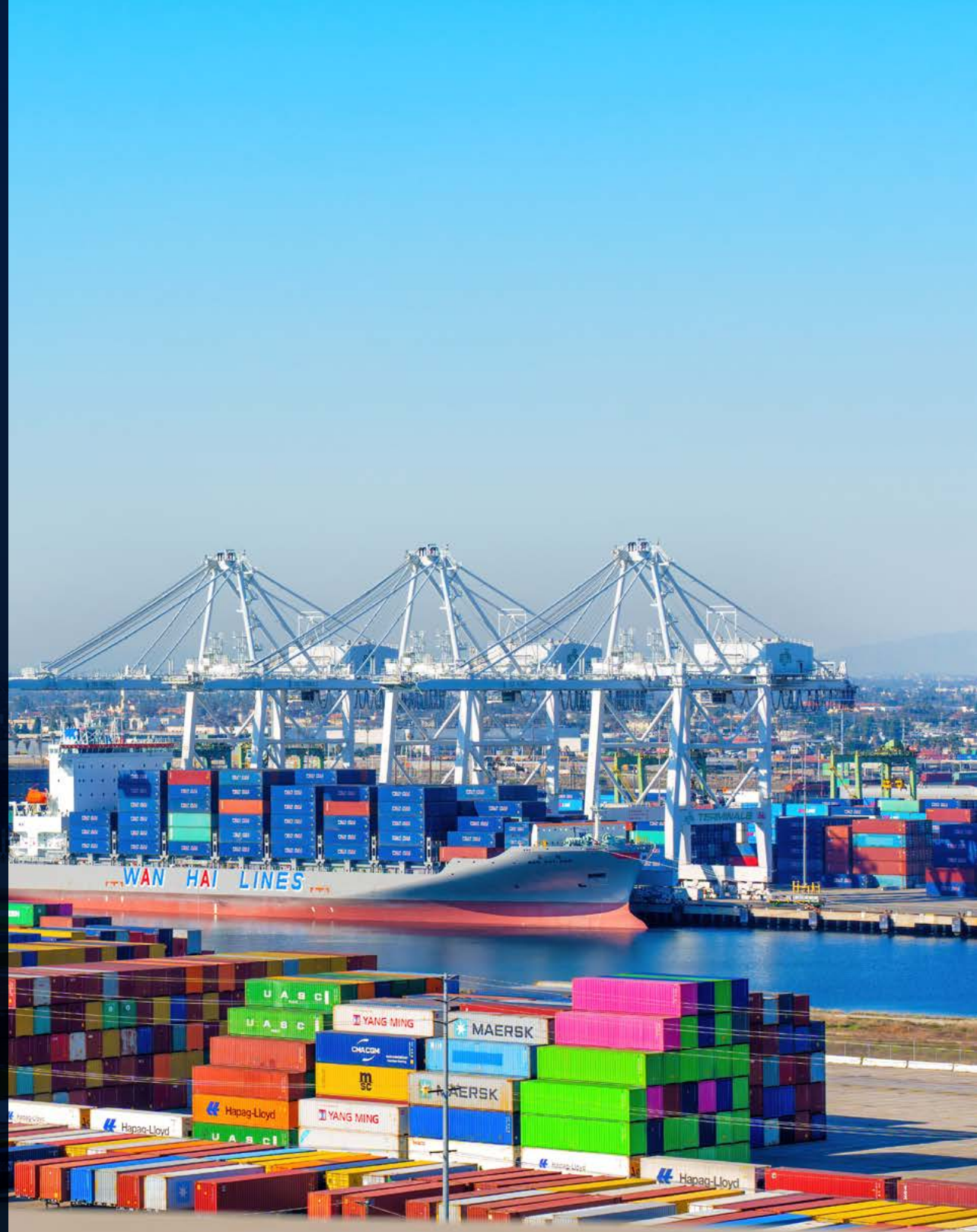
# PORT OF LOS ANGELES

The Port of Los Angeles is the busiest port in the United States, handling over 9.2 million TEUs of cargo annually and serving as a key driver of economic activity in Southern California. It generates over \$300 billion in economic impact each year and supports more than 1.6 million jobs in the region. The port's extensive infrastructure, including major freeway and rail connections, enhances supply chain efficiency, making it a prime location for warehousing, distribution, and logistics operations. Industrial properties near the port benefit from reduced transportation costs, improved access to global markets, and increasing demand for storage and distribution space. Ongoing infrastructure investments and sustainability initiatives continue to expand the port's capacity, reinforcing its role as a critical asset for industrial real estate.

**9.2 MILLION**  
TEU's Annually (1st amongst US Ports)

**1.6 MILLION**  
Jobs supported

**\$300+ BILLION**  
Economic Impact





## LOS ANGELES INDUSTRIAL ECONOMY

Los Angeles, situated in Southern California, is a diverse and vibrant city where industrial companies play a significant role in shaping the local economy. The city's economy is heavily influenced by a range of industries, including manufacturing, aerospace, entertainment, technology, and healthcare. Industrial companies in Los Angeles contribute significantly to job creation and economic growth, with major employers such as Boeing, SpaceX, and Northrop Grumman driving innovation in aerospace and defense. Additionally, the entertainment industry, centered in Hollywood, plays a pivotal role in Los Angeles' economy, with major studios like Warner Bros., Universal Pictures, and Walt Disney Studios employing thousands of individuals in film, television, and digital media production. Los Angeles also benefits from a robust healthcare sector, with prominent institutions such as Cedars-Sinai Medical Center and UCLA Health providing healthcare services and contributing to the city's economic vitality. Overall, industrial companies form a cornerstone of Los Angeles' economy, driving innovation, employment, and economic diversification in this dynamic and culturally rich metropolis.

## C2 ZONING

C2 zoning typically refers to a classification for industrial or manufacturing areas in many zoning ordinances.

C2 zoning usually includes regulations on building height, lot size, setbacks, and other aspects to ensure compatibility with surrounding land uses. If you have a specific location in mind, such as Wilmington, CA, checking the local zoning code would provide precise information.

**WITH \$807 BILLION IN ANNUAL OUTPUT, LOS ANGELES COUNTY RANKS AMONG THE WORLD'S LARGEST ECONOMIES. ITS GDP, WHICH WOULD RANK NO. 19 IN THE WORLD IF IT WERE A STANDALONE NATION, IS LARGER THAN SWITZERLAND AND SAUDI ARABIA, AND RIGHT BEHIND NETHERLANDS AND TURKEY, UNDERSCORING THE MAGNITUDE OF THE REGION'S ECONOMY.**

## MAJOR EMPLOYERS IN LOS ANGELES





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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