

# FOR SALE

VALUE ADD GEM ADJACENT TO PORT OF LA  
218-236 EAST ANAHEIM STREET | LOS ANGELES, CA 90744



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LEASING  
BROKERAGE  
INVESTMENTS

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# PROPERTY INFORMATION

## SECTION 1

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LEASING

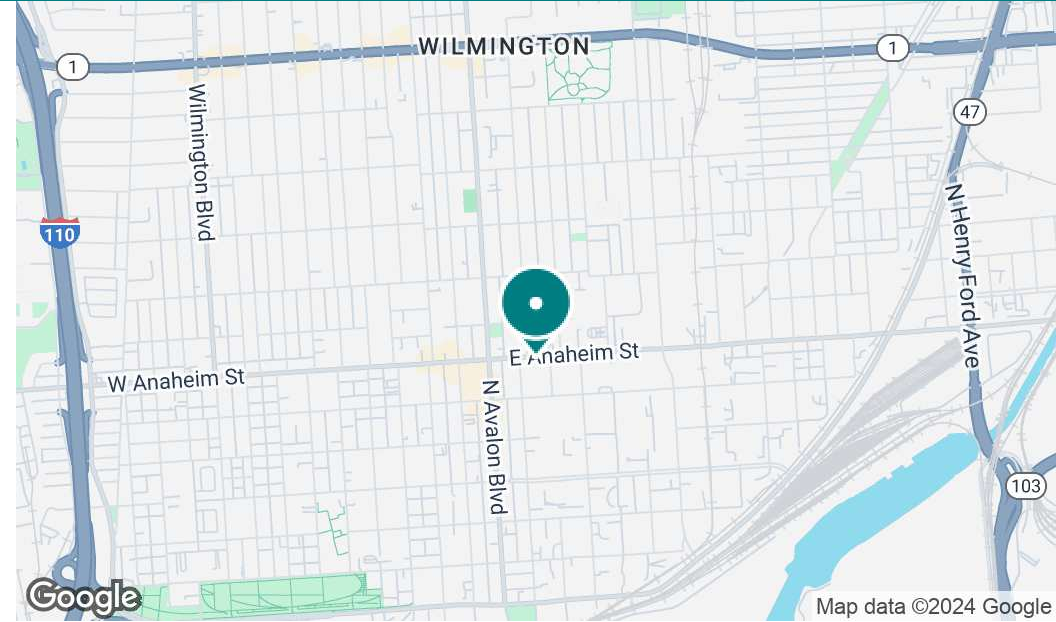
BROKERAGE

INVESTMENTS

## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	8,104 SF
Lot Size:	18,731 SF
Price / SF:	\$289.98
Year Built:	1924
Zoning:	C
Market:	Los Angeles
Submarket:	Beach Cities/Palos Verdes
Traffic Count:	±22,068

### PROPERTY HIGHLIGHTS

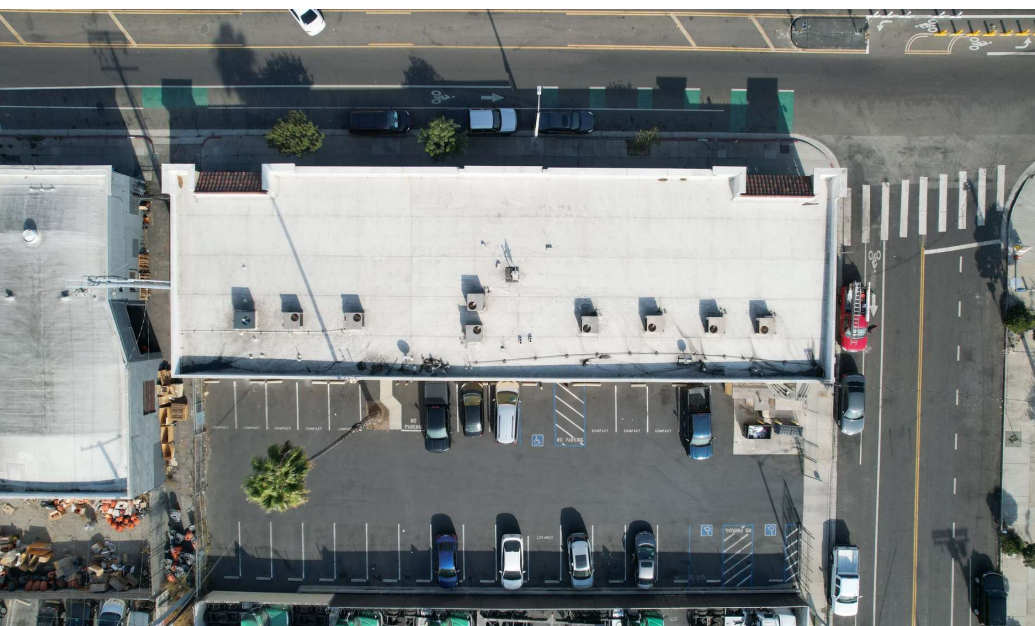
- Fully leased with below-market rents
- Investor can increase income by converting to NNN leases as current leases expire
- Short-term leases create immediate repositioning potential
- 100% occupancy with stable tenant base
- Historical building with unique architectural features
- Zoned C for versatile retail use
- Prime location on East Anaheim Street
- High visibility and foot traffic
- Strong rental income with room for growth
- Well-maintained property with recent updates to roof and parking lot
- Excellent investment opportunity in Los Angeles



## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Located minutes from the Port of Los Angeles—the nation’s busiest container port—this asset benefits from unparalleled access to one of the region’s key economic drivers. Recent developments, such as the \$77.3 million Wilmington Waterfront Promenade and a \$412 million investment in zero-emission infrastructure, have amplified the area’s appeal, driving both growth and foot traffic.

The property boasts prominent street frontage along Anaheim St., excellent visibility, and proximity to major transportation arteries, ensuring strong tenant retention and attracting new tenants in a competitive market.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,199	38,483	155,560
Total Population	33,248	127,780	450,557
Average HH Income	\$76,259	\$101,326	\$109,862

## RENT ROLL

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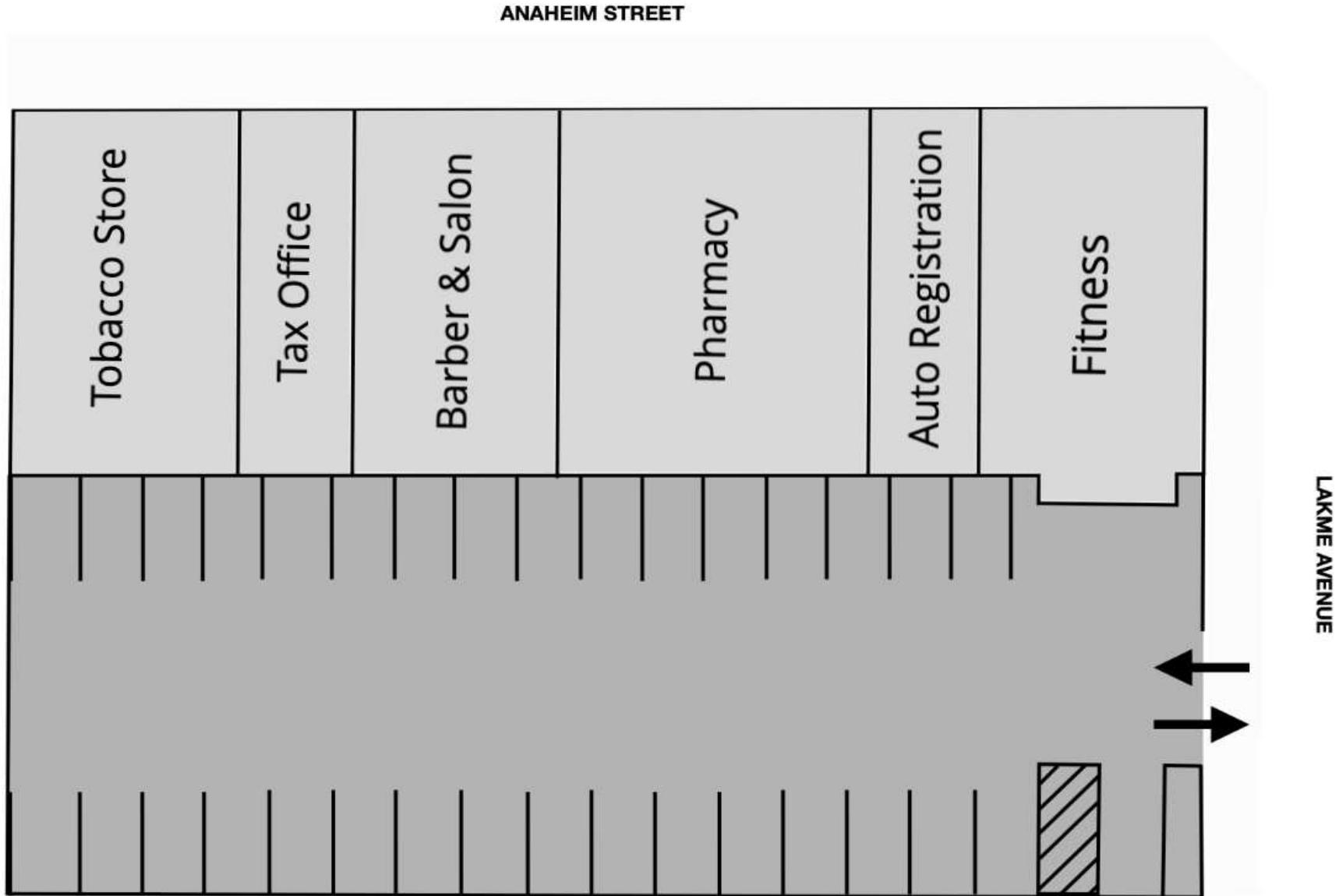
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	% OF GLA	PRICE PER SF/M
Tobacco Store	218-220	±1,400	12/01/2022	05/31/2028	\$25,956	\$2,163	17.28	\$1.55
Tax Office	222	±750	07/19/2004	04/30/2025	\$15,300	\$1,275	9.25	\$1.70
Barber	224	±1,382	01/01/2023	12/31/2025	\$29,355	\$2,442	17.05	\$1.77
Pharmacy (MTM)	228-230	±2,118	08/20/2024		\$44,583	\$3,715	26.14	\$1.75
Vehicle Registration (MTM)	232	±750	08/01/2019		\$15,660	\$1,305	9.25	\$1.74
Fitness	234-236	±996	07/02/2024	06/30/2027	\$24,000	\$1,992	12.29	\$2.01
<b>TOTALS/AVERAGES</b>					<b>\$154,854</b>	<b>\$12,892</b>		<b>\$1.75</b>

# SITE PLAN

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# LOCATION INFORMATION

## SECTION 2

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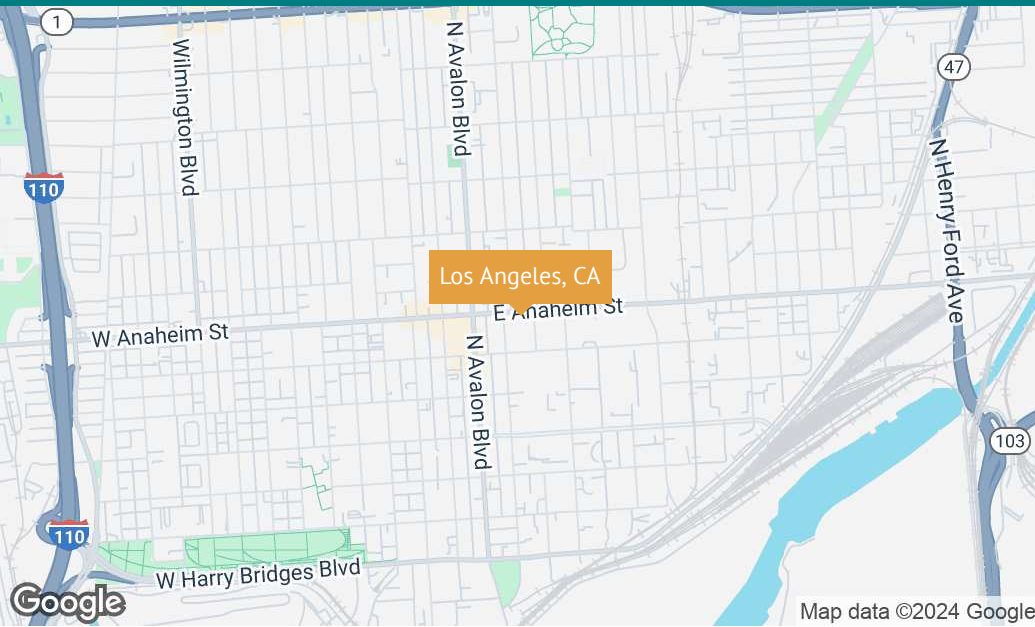




## CITY INFORMATION

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### LOCATION DESCRIPTION

Wilmington, often referred to as the “Heart of the Harbor,” is a bustling area driven by its proximity to the Port of Los Angeles, the busiest container port in the United States. The property is just minutes away from this major economic engine, ensuring a steady flow of business activity and consumer demand.

Wilmington’s revitalization is underway, bolstered by multimillion-dollar public and private investments. The recently opened Wilmington Waterfront Promenade enhances community access and adds to the appeal of this coastal neighborhood. Nearby, improvements in transportation infrastructure, including expanded freeway access and major roadway upgrades, solidify the area as a logistical hub.

The property sits along Anaheim St., a high-traffic arterial road connecting Wilmington to neighboring communities such as Long Beach, San Pedro, and Carson. Surrounded by a growing mix of residential neighborhoods, industrial centers, and retail businesses, this location caters to a wide range of tenant and customer needs.

As part of Greater Los Angeles, Wilmington benefits from the region’s robust economic environment and diverse population. With significant growth projections and a strategic position in one of the most dynamic real estate markets in the world, this location offers unparalleled advantages for investors and businesses alike.

### LOCATION DETAILS

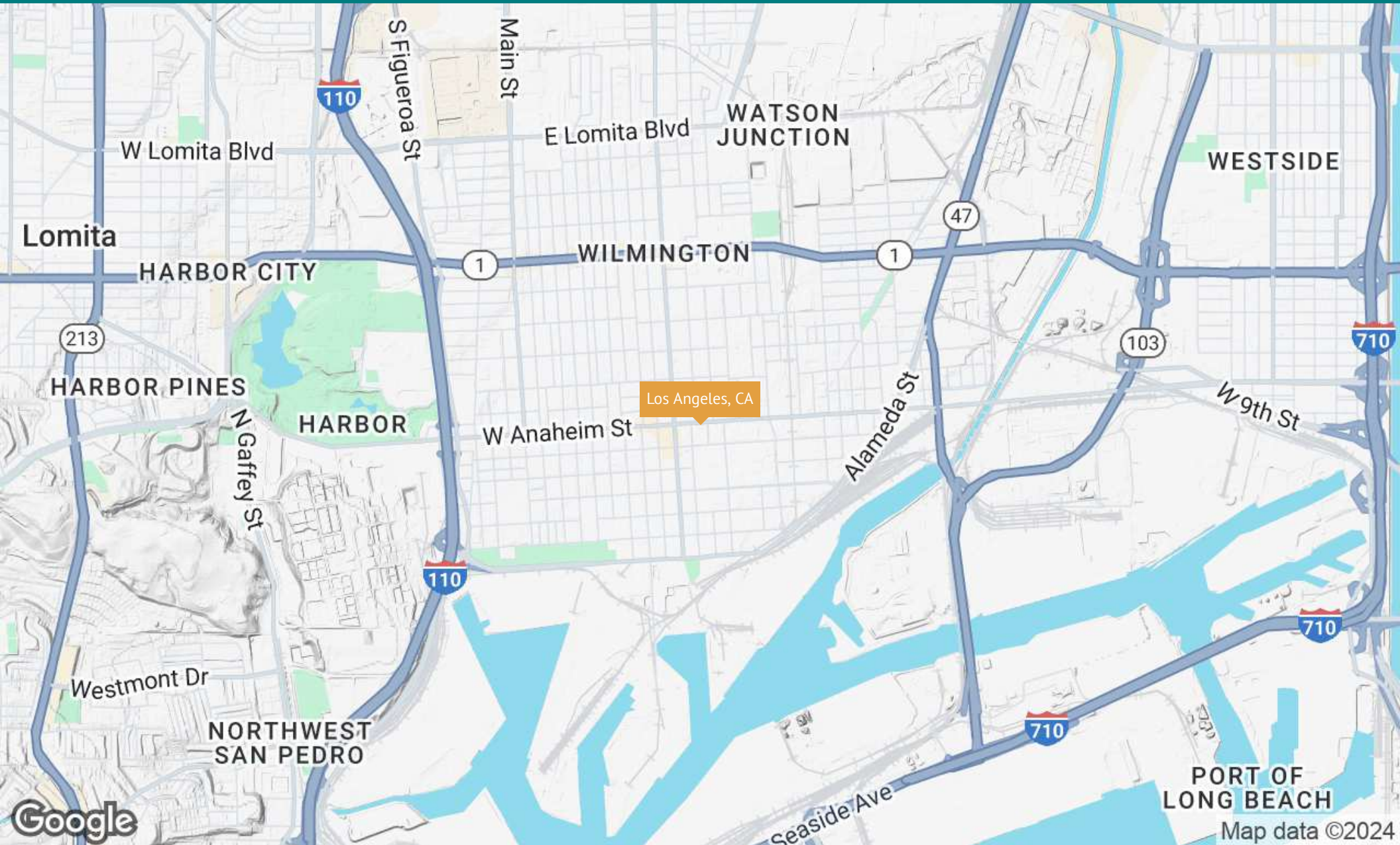
Market	Los Angeles
Sub Market	Beach Cities/Palos Verdes
County	Los Angeles
Cross Streets	Lakme



## REGIONAL MAP

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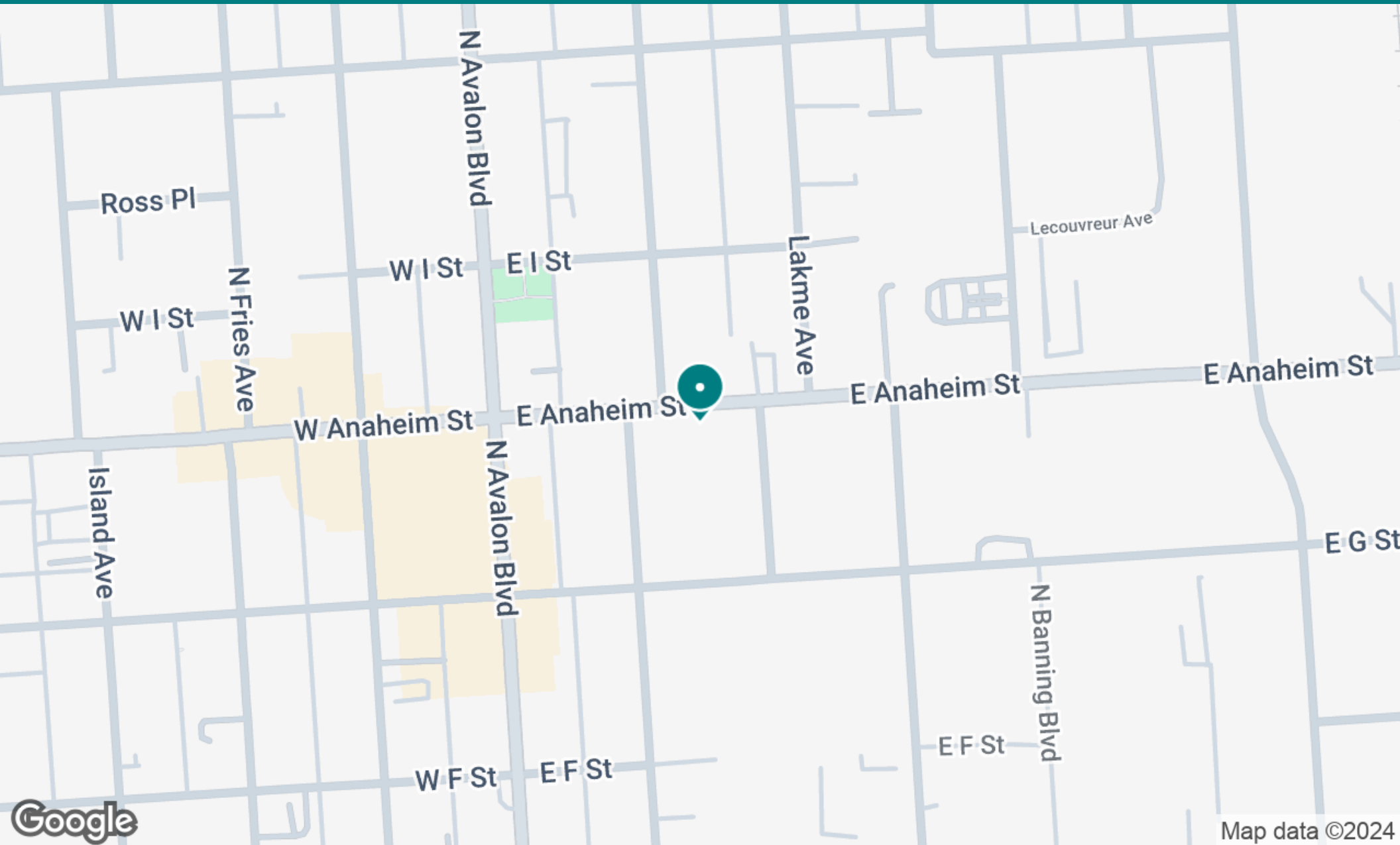




## LOCATION MAP

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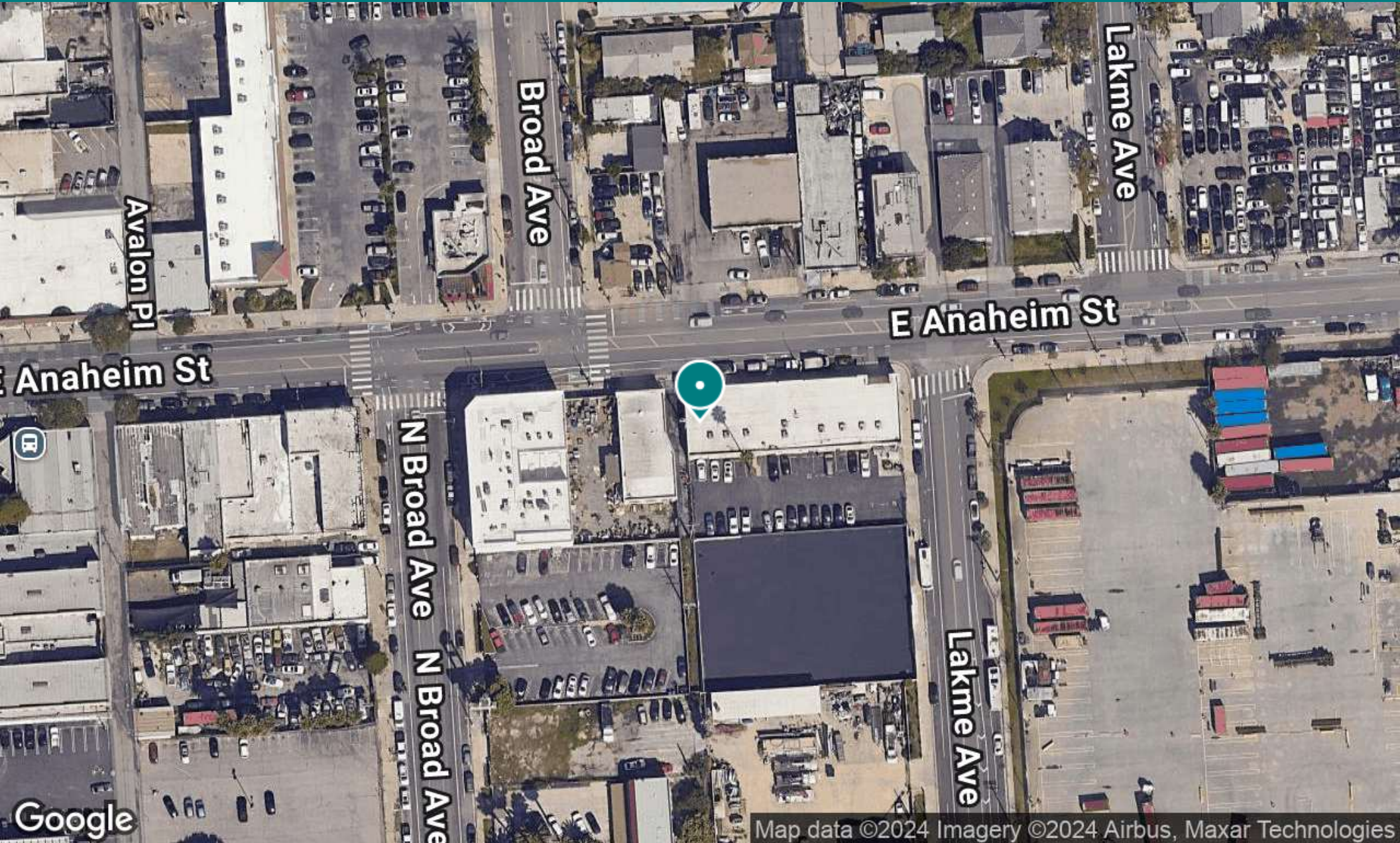




## AERIAL MAP

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



# DEMOGRAPHICS

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## DEMOGRAPHICS MAP & REPORT

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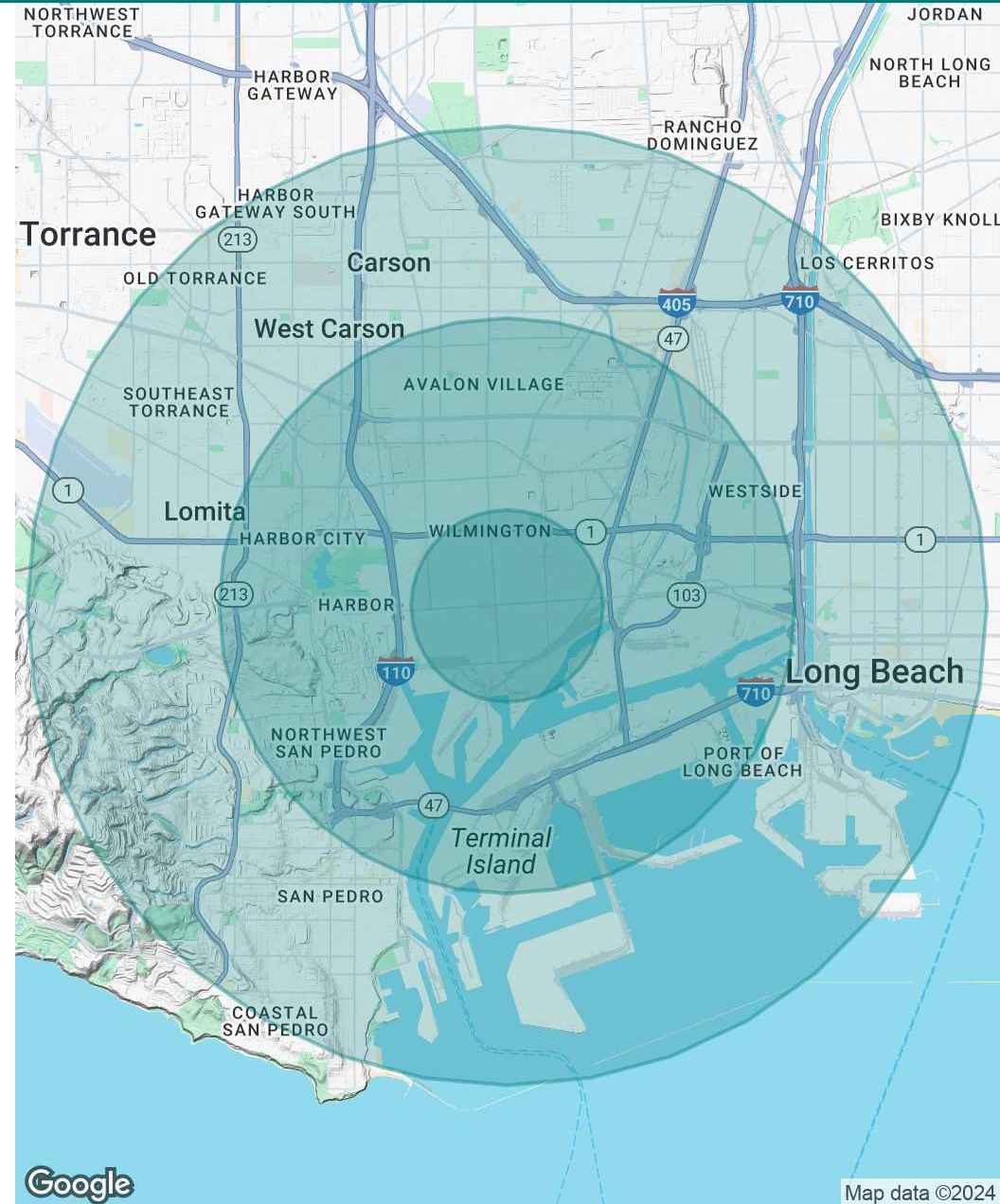
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,248	127,780	450,557
Average Age	36	39	41
Average Age (Male)	35	38	40
Average Age (Female)	36	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,199	38,483	155,560
# of Persons per HH	3.6	3.3	2.9
Average HH Income	\$76,259	\$101,326	\$109,862
Average House Value	\$672,356	\$713,300	\$784,336

RACE	1 MILE	3 MILES	5 MILES
% White	14.8%	18.8%	24.4%
% Latino	91.3%	65.7%	50.4%
% Black	3.0%	7.8%	10.3%
% Asian	1.7%	14.1%	18.1%
% Hawaiian	0.6%	0.9%	0.9%
% American Indian	2.5%	2.0%	1.6%
% Other	61.7%	40.7%	30.0%

TRAFFIC COUNTS	
Lakme	22,068/day

Demographics data derived from AlphaMap



Map data ©2024



# ADVISOR BIOS

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## MEET THE TEAM

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