
# For Sale

Asking Sale Price:

$795,000.00

*($345.50 PSF)*

**Contact us:**

**Lary Carlton**
Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

**Kyle Degener**
Senior Vice President
+1 310 321 1805
kyle.degener@colliers.com

**Amanda DePierro**
Associate Vice President
+1 310 321 1817
amanda.depierro@colliers.com

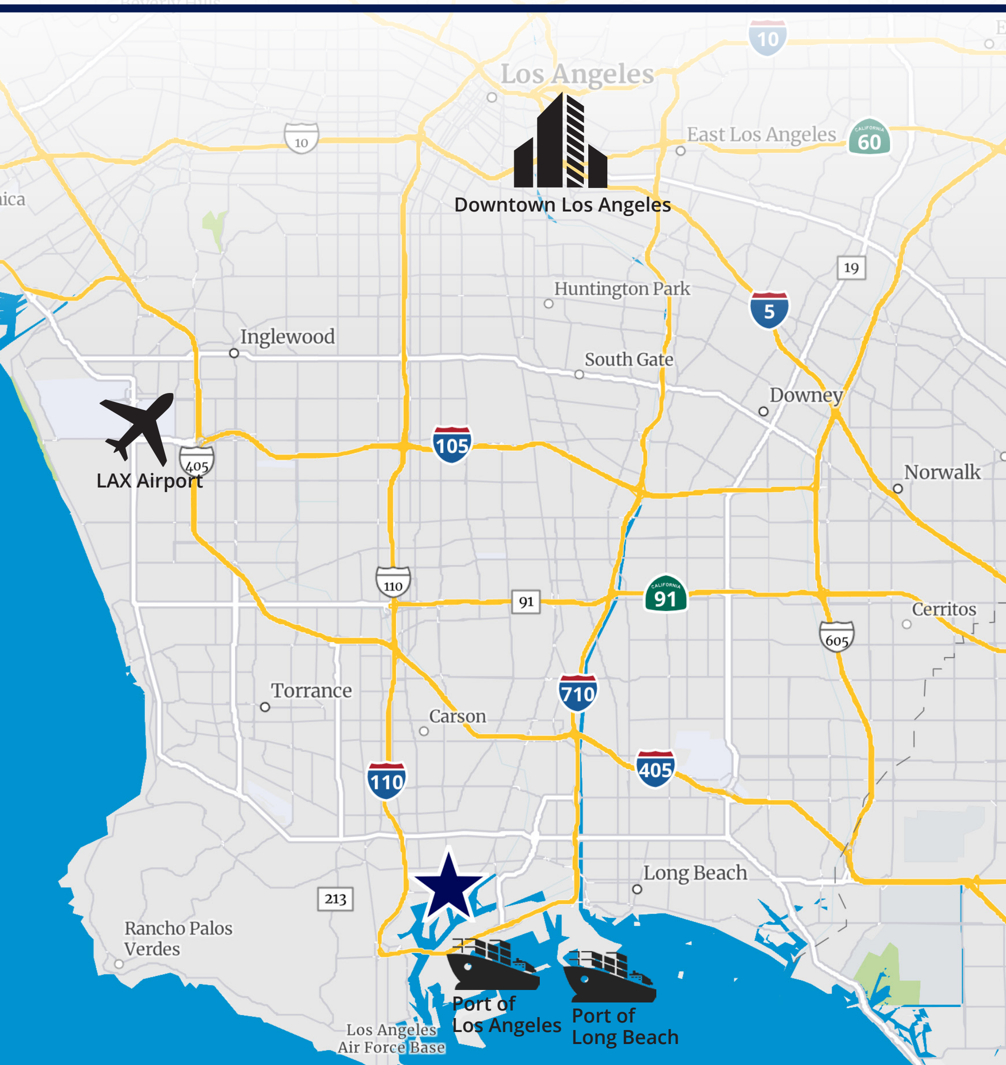
# 326 N Avalon Boulevard, Wilmington, CA 90744

**Features**

- Cross Streets: Avalon Blvd / East D St
- Building: ± 2,301 SF
- Lot: ± 4,887 SF (± 0.11 Acres)
- Yard: Secure Concrete & Wrought Iron Fenced Concrete Paved Yard
- Restrooms: 2
- Loading: 1 Ground Level (1 GL off back alley)
- Power: ± 240 Volts 3 Wire
- Rehab Under Way
- Special Features: Great Location for Industrial Uses, Auto Uses, Contractors, Wholesale, Retail
- Zoning: LA[Q]CM-1VL-O-CYGU
- General Use: Limited Industrial
- Former Uses: Auto / Bar / Cannabis
- APN: 7418-024-010
- Location: Good access to 110 & 710 Freeways, Alameda Corridor, San Pedro
- Location: Near World Ports of Los Angeles and Long Beach
- Location: Provides Good access to executive living, and rich labor supply
- Location: Near World Ports of Los Angeles and Long Beach

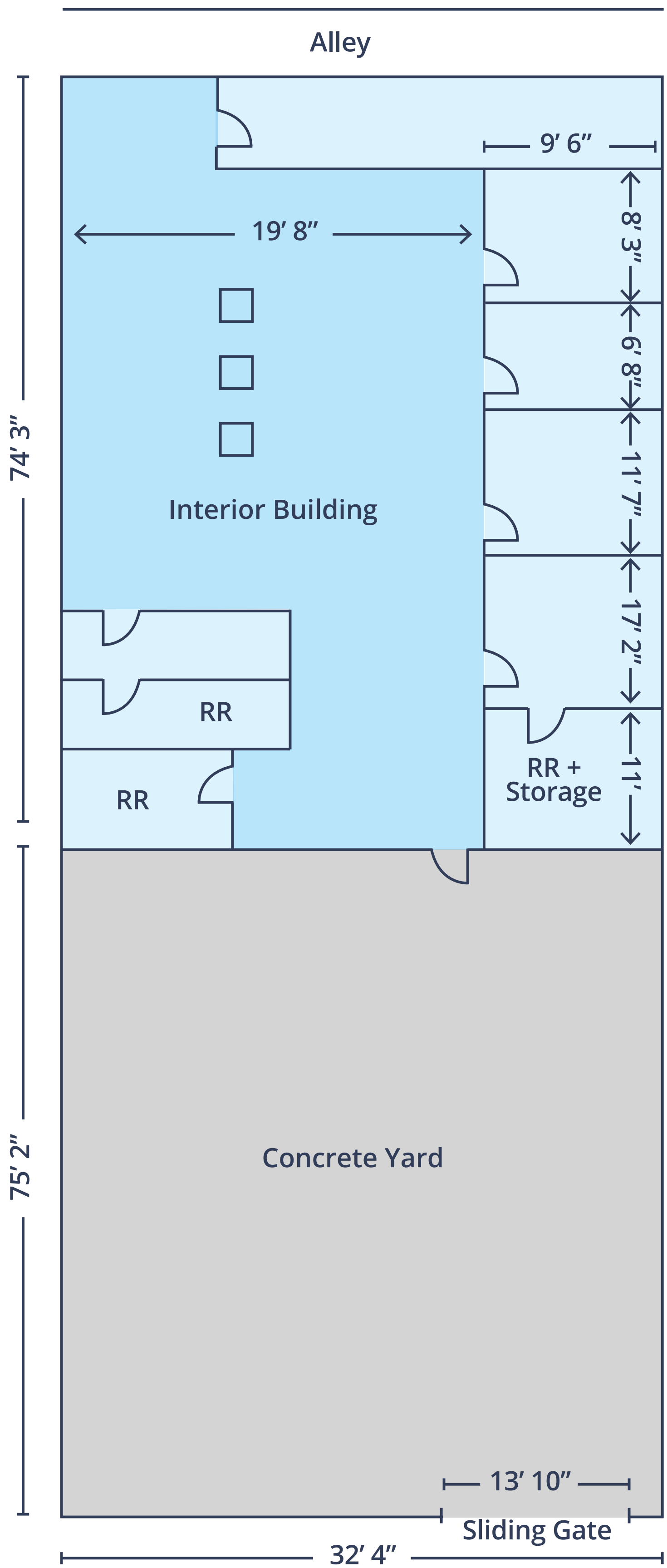
# Parcel **Map**


# Road **Map**




| Approximate Distance from Subject Property | | |
|---|---|---|
| ⚓ | Port of Long Beach | 4.7 Miles |
| ⚓ | Port of Los Angeles | 4 Miles |
| | 405 Freeway | 4.4 Mile |
| | 605 Freeway | 14 Miles |
| | 91 Freeway | 8 Miles |
| | 110 Freeway | 1.2 Miles |
| | 710 Freeway | 3.5 Miles |
| ✈ | Los Angeles International Airport | 18.3 Miles |
| | Downtown Los Angeles | 22.3 Miles |

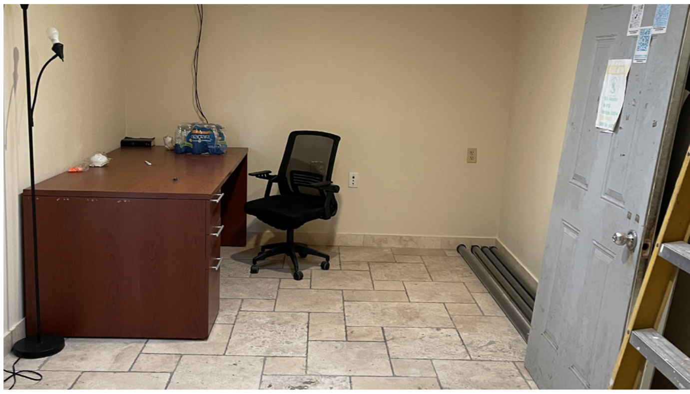
# Site **Plan**




Layout is approximate
Dimensions are approximate

# Property **Photos**


Rehab Under Way




## *Major Investment Project to Transform 440 Acre area of Wilmington, CA*

Redevelopment of Phillips 66 Wilmington refinery calls for warehouses & retail. Phillips 66 will close its Los Angeles 660 acres of refineries in Wilmington & Carson Q4 2025. City of LA sheds light on what's to come in Wilmington.

Catellus Development Corp & Deca Co, engaged by Phillips 66 to redevelop its land. Plan to transform 440-acre Wilmington property into complex "Five Points Union. The proposed specific plan calls for subdividing the site into two areas.

Southern portion of site, which comprises the vast majority of the overall property, would see eight (8) industrial buildings ranging from 55 to 115 feet clr height, totaling 231,000 SF to 1.5 million SF in size.

More than 6.1 million SF feet of industrial space proposed. strategic access to global markets and Southern California's vast consumer base.

Northern section of property, fronts Anaheim Street, pitched as new Town Square - retail uses, recreation spaces, room for community gatherings, & publicly accessible open space. 77-acre area includes +/- 400,000 SF of total development:

- 270,000 SF retail;
- 67,500 SF food & beverage;
- 5,000 SF community offices;
- a 60,000 SF indoor sports facility;
- Two outdoor soccer fields;
- parking for 2,471 vehicles
- Retail u 3,500 SF, as well as larger users
- 40,000 SF grocery store & a 156,000 SF space include a tire center & infrastructure for gas station.
- Proposed soccer fields & sports facility situated on north side of Anaheim St, land abuts Ken Malloy Harbor Regional Park.
- Construction of proposed uses require approval of general plan amendment & zone change by Los Angeles City Council. Pending approvals, construction of full project could be completed as early as 2025, per an environmental document issued by the Planning Department.

A development agreement of 25 years could allow for work to be completed as late as 2053,depending on market conditions.