

High visibility commercial corner land site located immediately next to the 110 FWY between connecting on and off ramps

SWC PCH & 110 FREEWAY

1350 W PACIFIC COAST HIGHWAY

LOS ANGELES, CA 90744



142, 932 CPD

FOR SALE OR LEASE

Prime Development Opportunity

CBRE

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Downtown Los Angeles





Investment Summary

Address	1350 W. Pacific Coast Highway Los Angeles (Wilmington), CA 90744
Land SF	40,419 SF
APN	7415-001-032; 030; 029
Zoning	LAC2



ASKING PRICE

NEGOTIABLE

Investment Summary

CBRE has been exclusively retained by the Seller to offer fee simple interest in a development opportunity located at 1350 W Pacific Coast Highway in Los Angeles, California.

The site consist of 40,419 square feet of land and is zoned LAC2, which allows for multiple development uses.

Ideally situated on the SWC of W. Pacific Coast Highway and S. Figueroa Street with immediate on ramp and off ramp access to the 110 Harbor Freeway, the property is positioned well for an investor or owner-user to acquire a rare large land parcel in the highly desirable Los Angeles submarket at an at an attractive land price per square foot. Additionally, the site is greatly enhanced by its close proximity to major landmarks such as the Port of Los Angeles, Los Angeles Harbor College, and Kaiser Permanente South Bay Medical Center.

Investment Highlights



Excellent location on the SWC of Pacific Coast Highway off the 110 Harbor Freeway



Heavily Trafficked Location: 142k CPD on 110 Freeway, 54,493 CPD on PCH, and 15,696 CPD on Figueroa



Nearby Landmarks include LA Harbor College, Port of Los Angeles, and Kaiser Permanente South Bay Medical Center



Attractive Land Value at \$96 PSF



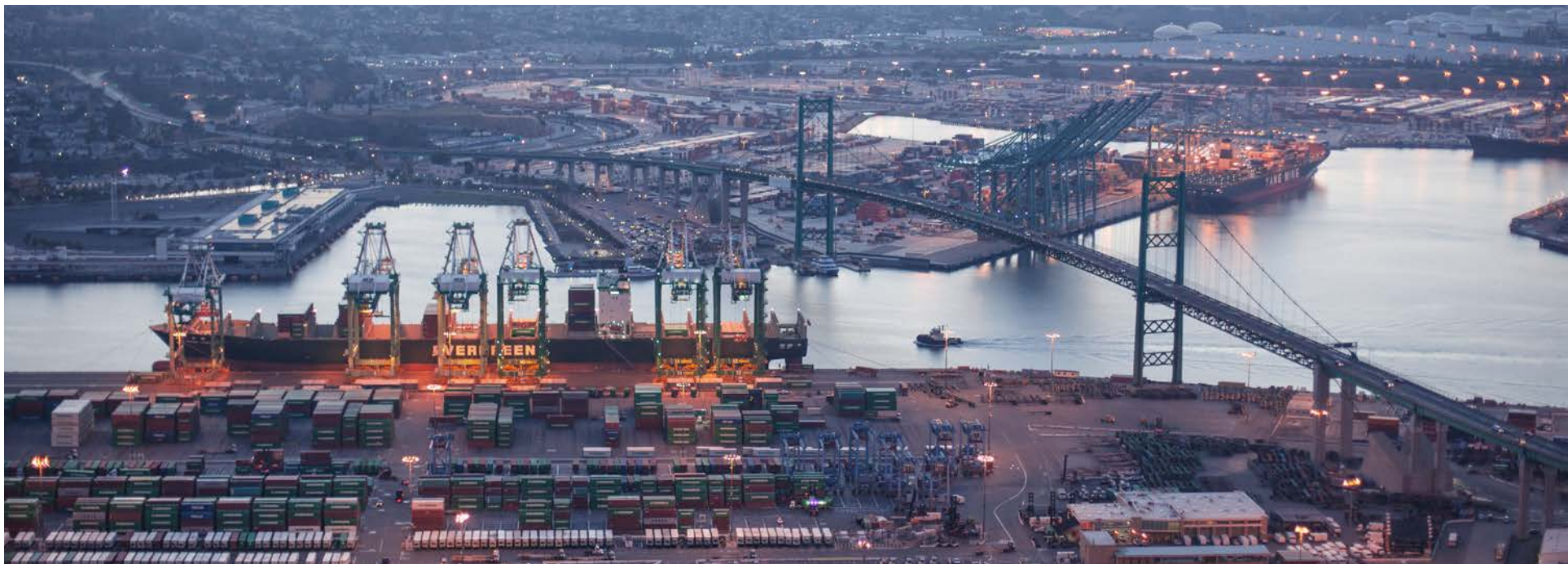
Great Development Opportunity Ideal for an Owner-User or Investor



High Density trade area with over 429,489 located within a 5-mile radius



Owner will deliver city approved CUP for Car Wash Use



Port of Long Beach

Pacific Ocean

Port of Los Angeles

SWC PCH & 110 FREEWAY

1350 W PACIFIC COAST HIGHWAY

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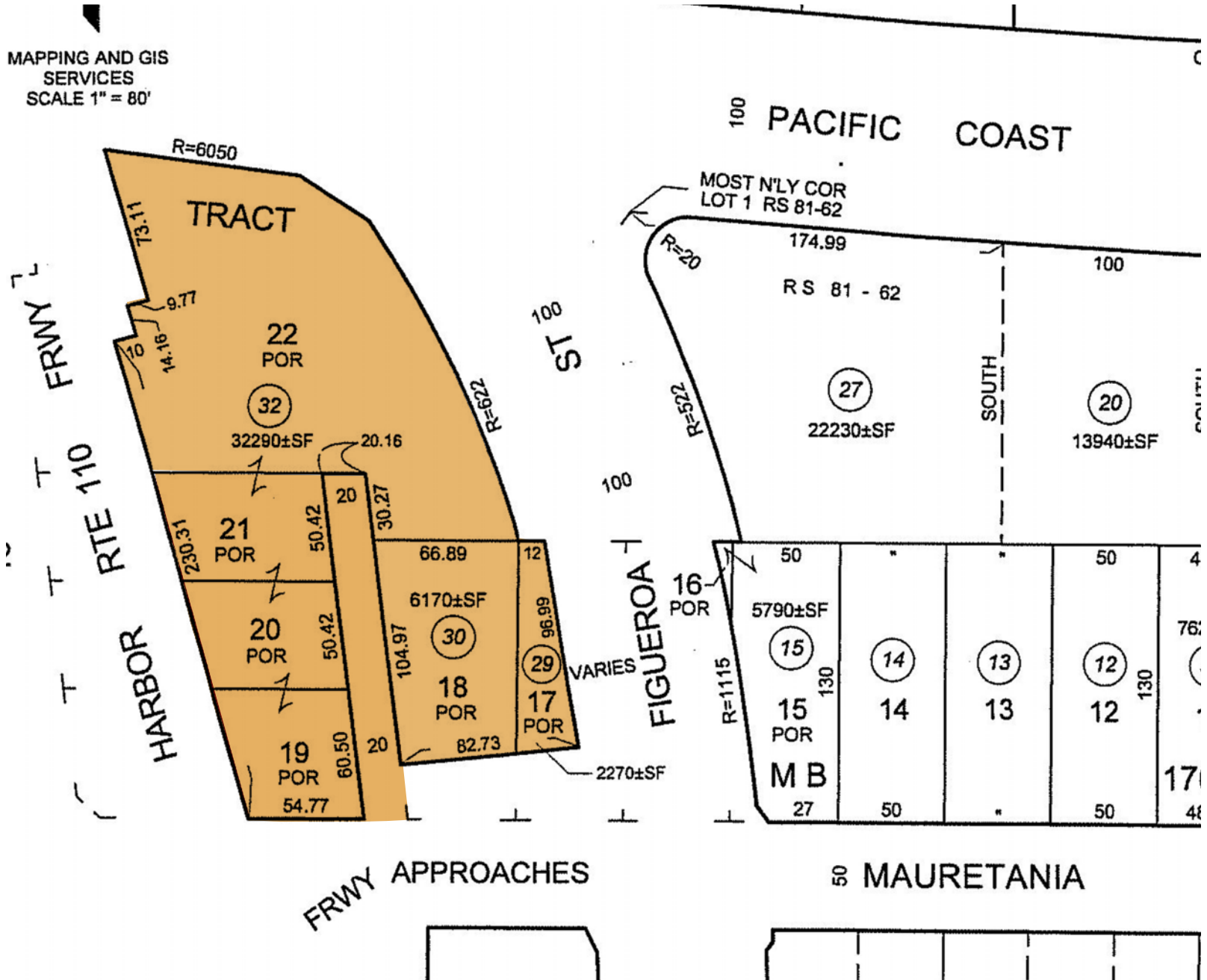
Los Angeles Harbor College

Harbor Park Golf Course



142, 932 CPD

Parcel Map



Traffic Volumes

Kaiser Permanente South Bay Medical Center

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142,932 CPD



Figueroa St - 15,696 CPD



Pacific Coast Highway - 54,493 CPD

Locator Map



Wilmington

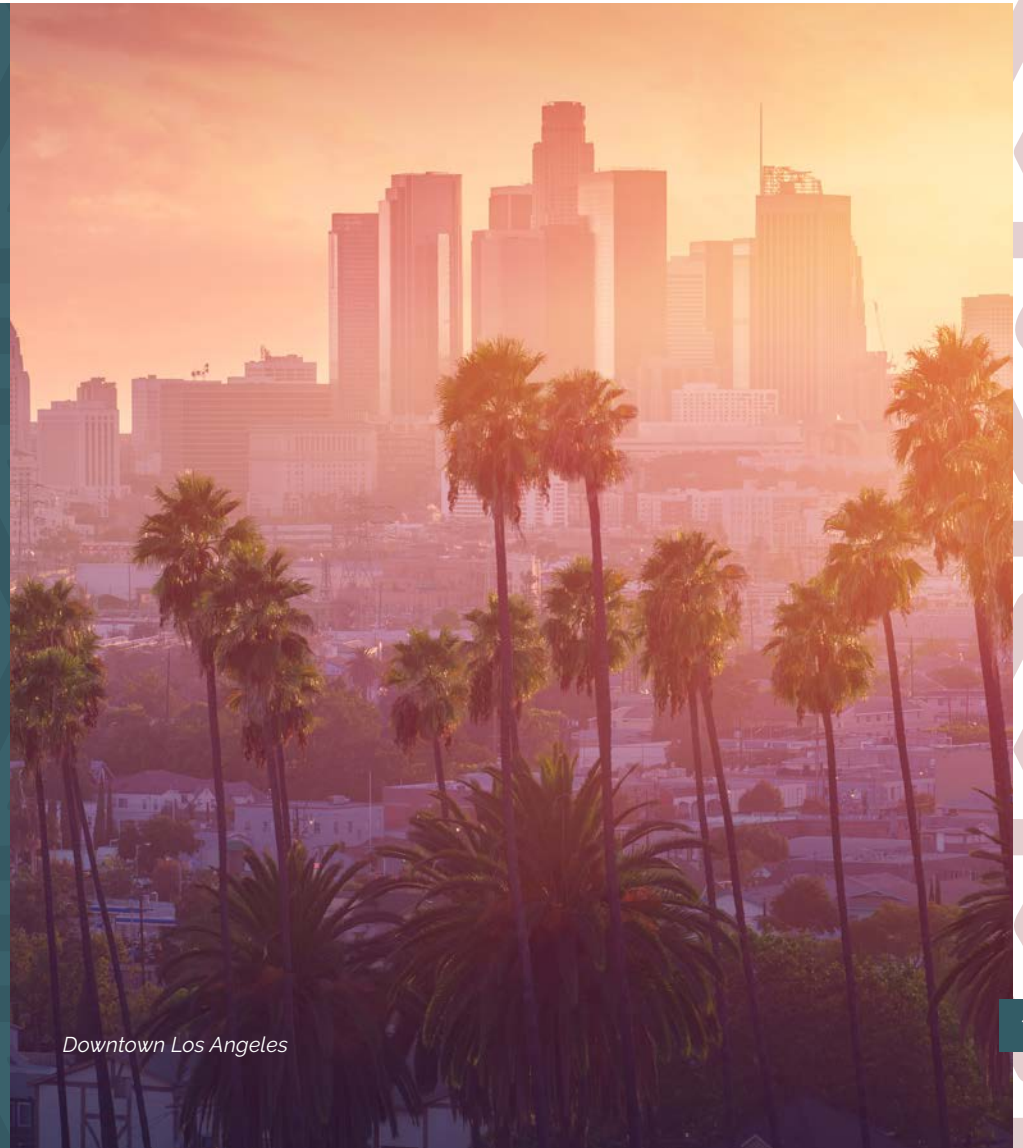
Wilmington is located in the County of Los Angeles in the South Bay and Harbor regions. Covering approximately 9.14 square miles, it is bordered by Carson to the north, Long Beach to the east, San Pedro to the south and west, and Harbor City to the northwest. The area is heavily industrialized with nearly 20% of the land area occupied by oil refineries. However, despite its industrial landscape, Wilmington offers several parks and the area has a population of almost 60,000 residents and is home to Los Angeles Harbor College.

Port of Los Angeles

The Port of Los Angeles, often referred to as "America's Port," is the busiest container port in North America and a vital gateway for international trade. Located in San Pedro Bay, the port spans 7,500 acres of land and water along 43 miles of water front.

Los Angeles Overview

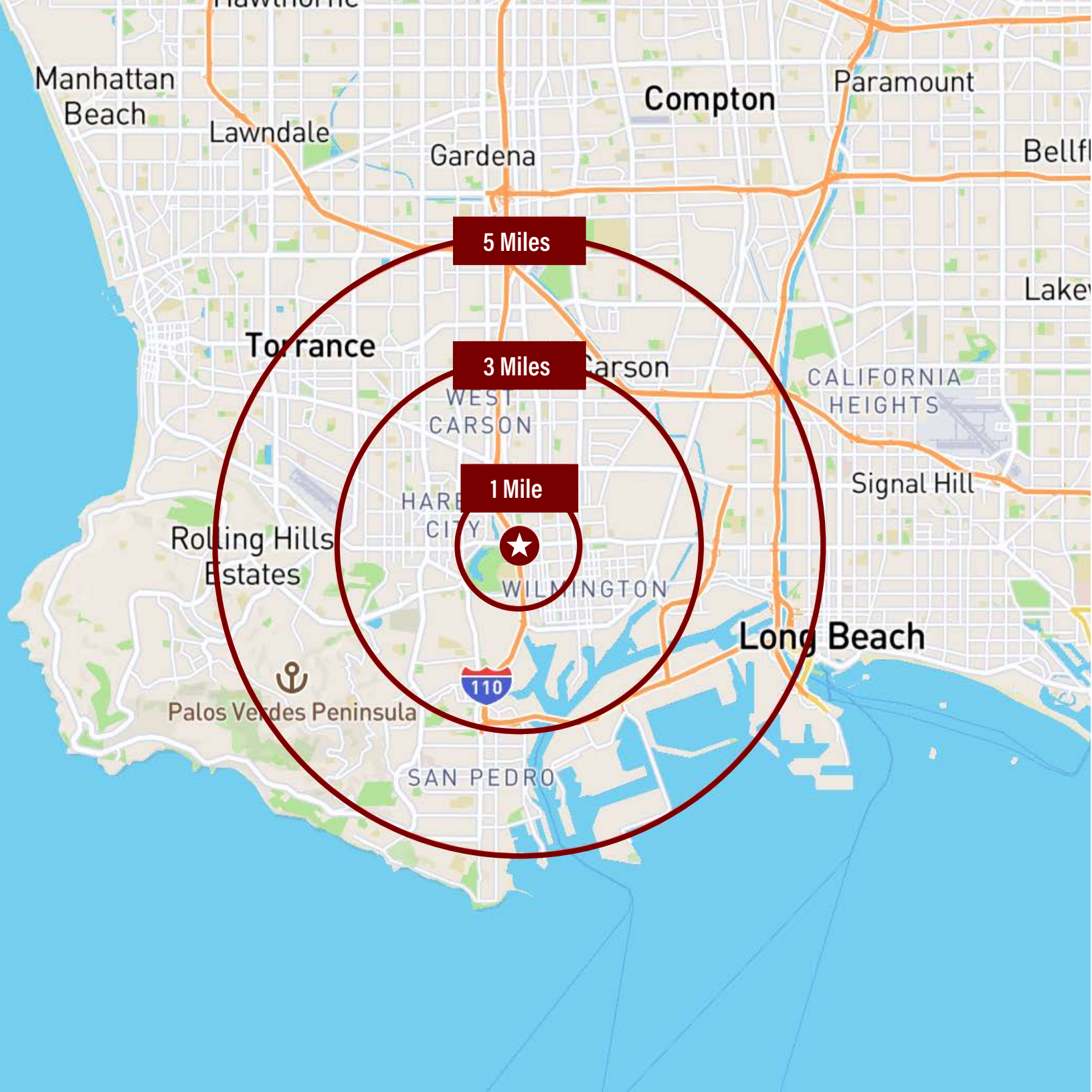
Los Angeles is one of the most substantial economic engines within the United States, with a diverse economy in a broad range of professional and cultural fields. Los Angeles is also famous as the home of Hollywood, a major center of the world entertainment industry. A global city, it has been ranked 6th in the Global Cities Index and 9th in the Global Economic Power Index.



Downtown Los Angeles

Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE		3 MILES		5 MILES	
Population						
2024 Population - Current Year Estimate	29,698		192,772		429,489	
2029 Population - Five Year Projection	29,098		187,848		419,834	
Age						
Age 20-29	4,725	15.9%	25,982	13.5%	57,012	13.3%
Age 30-39	4,084	13.8%	27,064	14.1%	59,932	13.9%
Age 40-49	3,926	13.2%	25,503	13.3%	56,696	13.3%
Age 50-59	3,677	12.4%	25,440	13.3%	57,014	13.3%
Age 60-69	2,931	9.9%	22,993	11.9%	51,683	12.0%
Age 70-79	1,627	5.5%	14,455	7.5%	32,999	7.7%
Age 80 and older	824	2.7%	8,123	4.2%	18,944	4.4%
Households						
2010 Households - Census	8,137		59,100		139,907	
2020 Households - Census	8,666		62,987		146,854	
2024 Households - Current Year Estimate	8,763		63,143		147,224	
2029 Households - Five Year Projection	8,850		63,360		148,419	
2010-2020 Compound Annual Household Growth Rate	0.63%		0.64%		0.49%	
2020-2024 Compound Annual Household Growth Rate	0.26%		0.06%		0.06%	
2024-2029 Compound Annual Household Growth Rate	0.20%		0.07%		0.16%	
Households Income						
2024 Average Household Income	\$92,075		\$119,441		\$126,695	
2029 Average Household Income	\$111,303		\$140,235		\$147,902	
2024 Median Household Income	\$69,873		\$88,956		\$91,164	
2029 Median Household Income	\$84,658		\$104,161		\$106,170	
Housing Value						
2024 Median Value of Owner Occ. Housing Units	\$664,456		\$738,419		\$797,787	
2024 Average Value of Owner Occ. Housing Units	\$710,222		\$789,884		\$884,019	





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