



### PROPERTY DETAIL

<b>Address</b>	11908 Wilmington Avenue, Los Angeles, CA 90059
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	Specific Plan, Willowbrook TOD Specific Plan, MU-1
<b>Ownership</b>	County of Los Angeles
<b>County</b>	Unincorporated Los Angeles County
<b>Parcel No.</b>	6150-007-924
<b>Land Area</b>	+/- 0.1493 acres (+/- 6,500 square feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	\$299,999.00
<b>Other Notes</b>	Contact Agent for Questions

### SITE HIGHLIGHTS

- It is served directly by the I-105 Freeway, which is connected to the I-110, I-710 and I-605 freeways.
- Within driving distance to Los Angeles International and Long Beach airports.
- +/- 11,000 Average Daily Traffic volumes on Wilmington Avenue.
- The property is across from Martin Luther King, JR Medical Campus, and Kenneth Hahn Plaza, which features a grocery store, retail space, and several quick-serve eateries.
- The Charles Drew University of Medicine is nearby, along with elementary, middle schools, and Centennial High School.
- A business-friendly county government that supports business attraction, retention, and growth.
- The site is near to the Willowbrook/Rosa Parks Station, Cal-State University, Dominguez Hills, Compton Community College, and several community parks, including the Earvin Magic Johnson Recreation area.

### CONTACT



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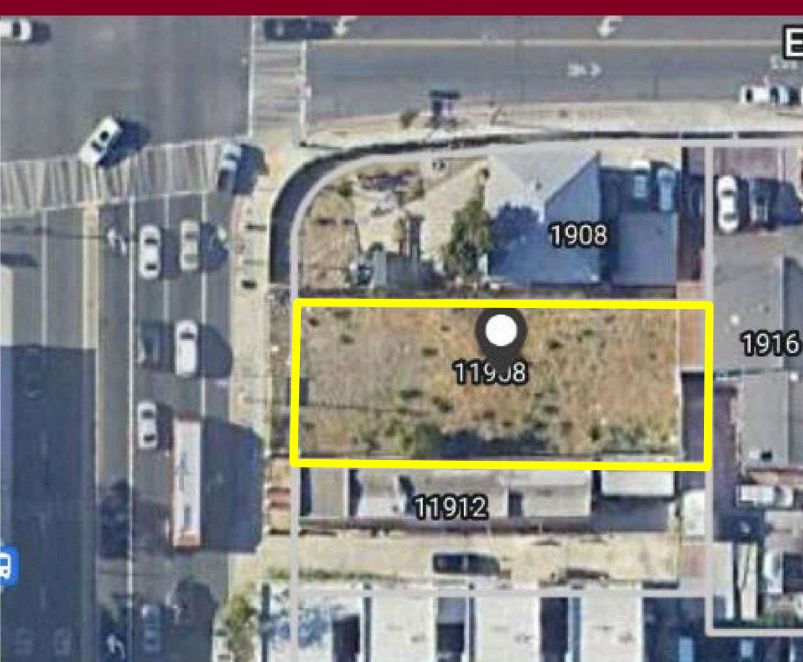


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# Aerial View



# Parcel Map



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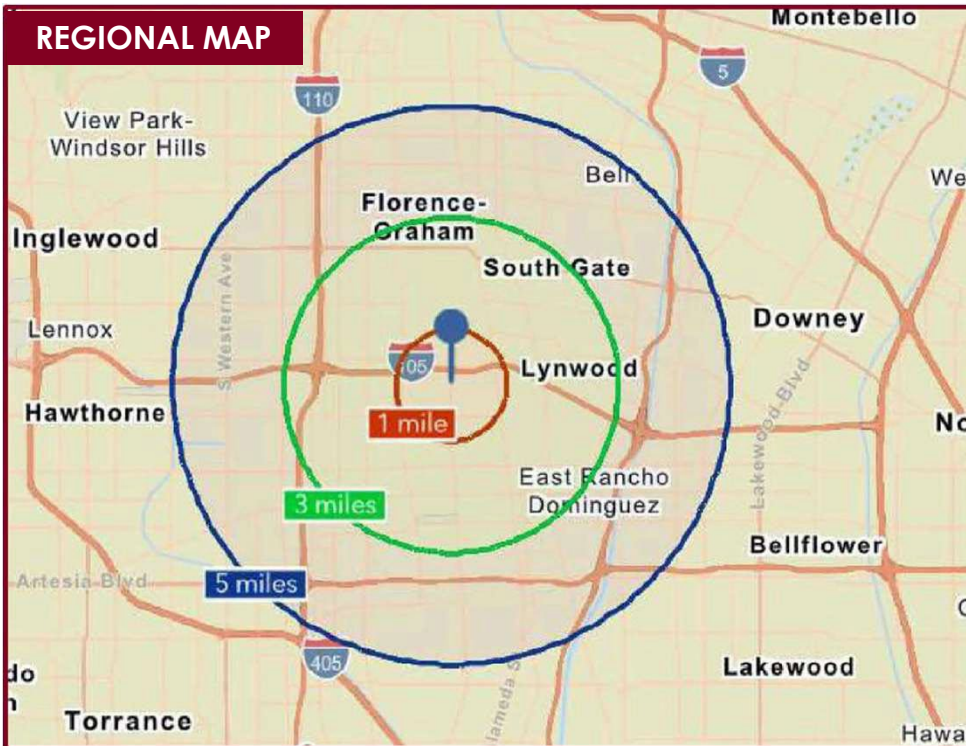


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## DEMOGRAPHIC INFORMATION - 2024

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	43,045	352,773	561,116
<b>HOUSEHOLDS</b>	10,301	88,450	156,937
<b>MEDIAN AGE</b>	27.5	29.5	31.3
<b>INCOME &amp; HOME VALUES</b>			
Avg. Household Income	\$43,300	\$58,840	\$57,840
Avg. Home Value	\$510,578	\$548,811	\$602,576

## REGIONAL MAP



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