

An aerial photograph of an industrial district in Wilmington, Los Angeles. The area is densely packed with industrial buildings, many of which have corrugated metal roofs in various colors like red, blue, and green. A specific plot of land is highlighted with a red rectangular border. In the background, a large body of water and a bridge are visible under a clear sky.

CONTRACTORS SPECIAL

\$100,000
PRICE REDUCTION

INDUSTRIAL LAND **FOR SALE**

1114 E Anaheim Street

Wilmington (Los Angeles), CA 90744

Colliers

The Property

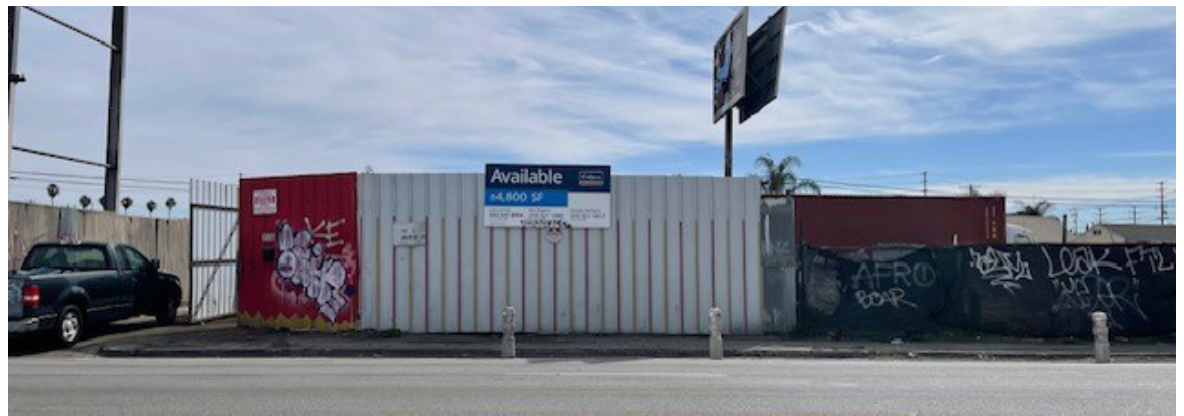
Highlights

- Cross Streets/ Anaheim St/Flint Ave
- Lot: +/- 4,800 SF
- Secure, Shielded Fenced Private Yard
- Utilities: None
- Zoning: [Q[M2-1VL-O-CUGU
- Heavy Zoning: Allows For Many Uses
- APN: 7424-022-003
- Near World Ports of Los Angeles & Long Beach
- Quick Access to 110 / 710 Freeways
- Major Street Frontage
- Do Not Disturb Short Term Tenant
- Current Use: Truck Dismantler
- Uses: Ideal for contractors, roll-off companies, recyclers, auto/truck parts, scrap yard, vehicle / auto storage, redevelopment
- Asking Sale Price: \$550,000 (\$114.58) PSF, Reduced From \$650,000 (\$135.42 PSF)

CONTRACTORS SPECIAL MAJOR \$100,000 PRICE REDUCTION

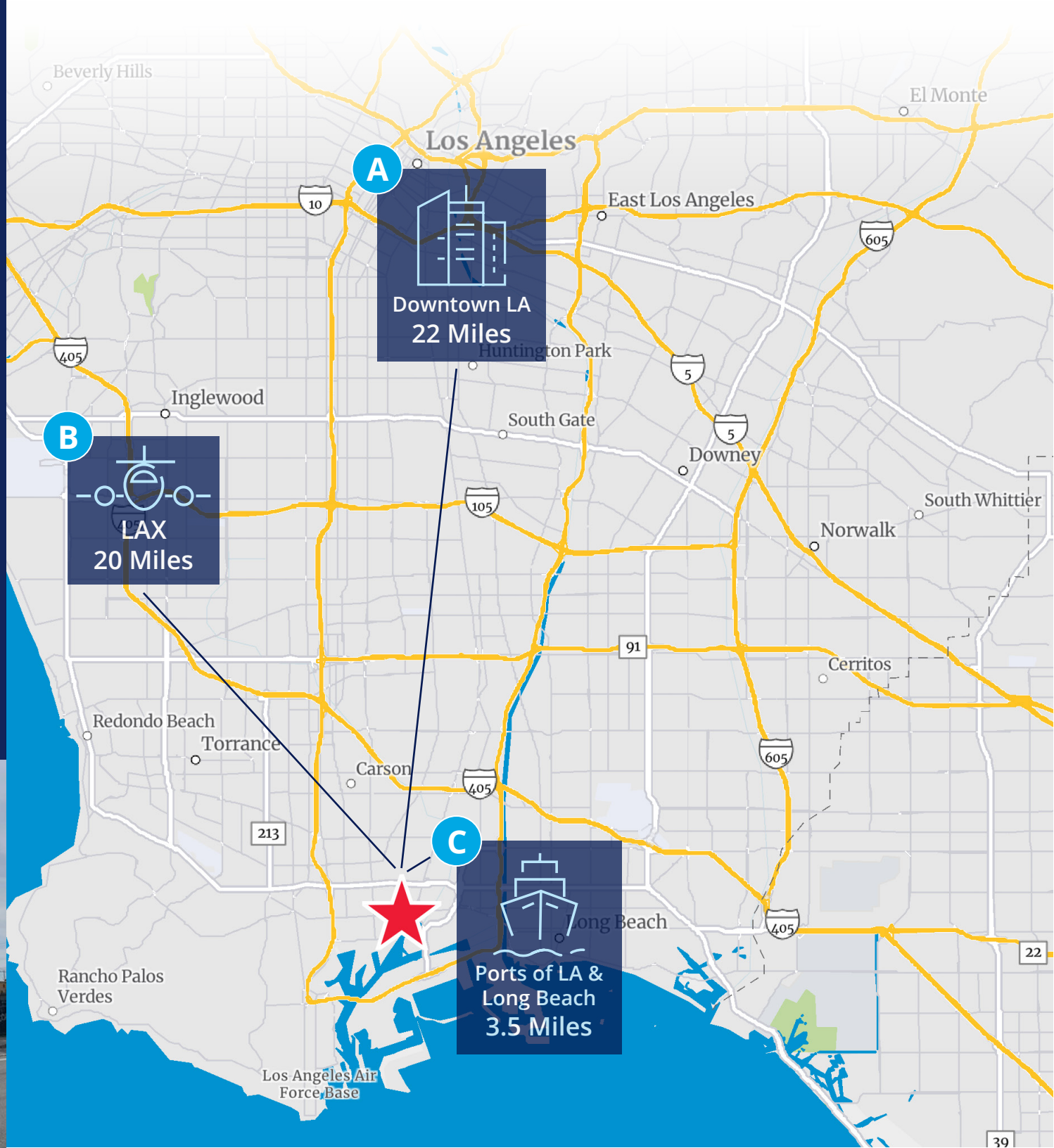
Asking Sale Price - \$550,000 (\$114.58 PSF)
Reduced From \$650,000 (\$135.42 PSF)

Lot SF:	±4,800 SF
Yard/Fencing:	Secure, Shielded, Fenced, Private Yard
Utilities:	None
Zoning:	Heavy Zoning - [Q[M2-1VL-O-CUGU
APN:	7424-022-003
Current Use:	Truck Dismantler
Current Tenant:	Month to Month (Do not Disturb Tenant)
Uses:	Ideal for contractors, roll-off companies, recyclers, auto/truck parts, scrap yard, vehicle / auto storage, redevelopment



Location

POI	Distance
A Downtown Los Angeles	22 Miles
B Los Angeles International Airport	20 Miles
C Ports of LA & Long Beach	3.5 Miles





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.



Los Angeles Economy

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. 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. center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



1114 E. Anaheim Street | Wilmington, CA

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