



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



FREESTANDING FORMER RESTAURANT

909 W. Pacific Coast Highway, Wilmington, CA 90744



STEFAN SIEGEL
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DRE#01356621



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE
WILMINGTON, CA

PROPERTY FEATURES

909 W. Pacific Coast Highway, Wilmington, CA 90744



APPROX. 1,186 SF

RESTAURANT SPACE AVAILABLE

- ✓ Fully built out
- ✓ Walk-in freezer and refrigerator
- ✓ Hoods and vents
- ✓ Large parking lot

AREA AMENITIES

- ✓ Located just off the signalized intersection of PCH & Wilmington Ave
- ✓ Heavy daily vehicle traffic
- ✓ Immediate access from the I-110 Freeway

RENTAL RATE

\$5.40 + 0.85 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	25,591	207,720	416,692
 Avg. HH Income	\$101,013	\$118,364	\$125,150
 Daytime Pop	23,423	188,356	382,834
 Traffic Count	± 51,791 CPD ON W PACIFIC COAST HWY		

RESTAURANT SPACE
WILMINGTON, CA

INTERIOR PHOTOS

909 W. Pacific Coast Highway, Wilmington, CA 90744





AVAILABLE



AERIAL MAP



COMMERCIAL
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STEFAN SIEGEL
VICE PRESIDENT

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