

314 N WILMINGTON BLVD

WILMINGTON, CA 90744

NEW LEASE RATE
\$1.04
PSF / MO NNN

2 MONTHS FREE RENT • ASK BROKER

9,175 SF FREESTANDING COMMERCIAL BUILDING WITH GATED ON-SITE PARKING
EVENT • FITNESS & SPORTS • SHOWROOM • RETAIL • STUDIO • OFFICE



9,175 SF

Freestanding Bldg + 2nd-Flr Office

±21,344 SF

Two-Parcel Site (0.49 AC)

\$1.04/SF/MO.

NNN Lease Rate (±\$9,542/Mo)

2-5 YEARS

Lease Term

19 FOOT

Clear Height

3 DOORS

Roll-Up Load-In + Ramp

±25 SPACES

Gated On-Site Parking

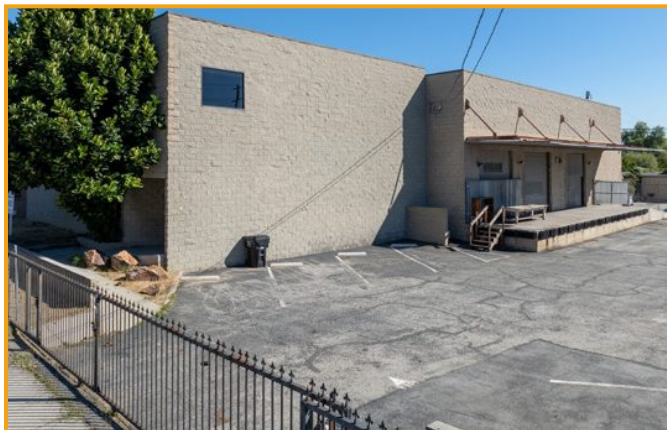
[Q]C1.5

Limited Commercial Zoning

WILMINGTON | ZONED FOR EVENT, FITNESS, SHOWROOM & RETAIL

314 N Wilmington Blvd offers a freestanding 9,175 SF commercial building with a tall, open, skylit main floor, a renovated second-floor office, roll-up load-in doors and its own gated parking lot on a ±21,344 SF two-parcel site. Zoned [Q]C1.5 Limited Commercial, the property is well suited for event and banquet venues, fitness and indoor-sports operators, retail showrooms, e-commerce brands with a storefront, creative studios and professional or medical users seeking a parked, high-ceiling building in a dense and under-served community.

The property combines a column-light floor plate, on-site parking, office build-out and load-in access within a supply-constrained trade area minutes from the I-110, San Pedro and Long Beach.



0.5 mi

I-110

±4 mi

I-710

±3 mi

Port of LA

±6 mi

Long Beach

NOW OFFERING 2 MONTHS FREE RENT ON QUALIFYING TERMS

LEASING REPRESENTATION:

For additional information or to schedule a property tour, please contact the listing broker.

HYTHUM KISWANI

Senior Vice President

Email: Hythum@LyonStahl.com

Phone: (310) 431-5411

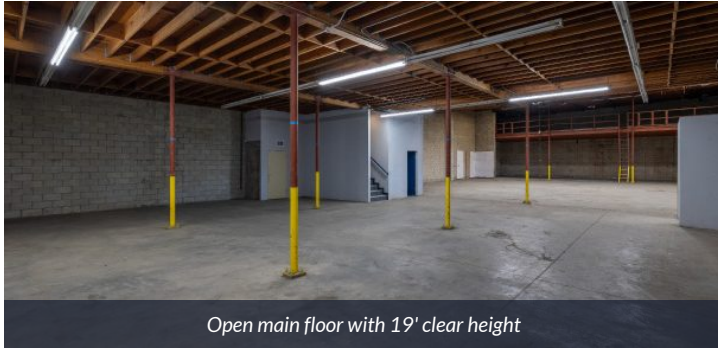
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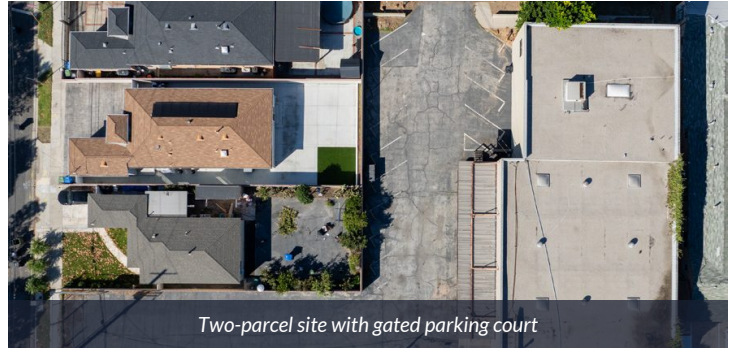
www.pacificpeakre.com



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DRE License: 01972083



Open main floor with 19' clear height



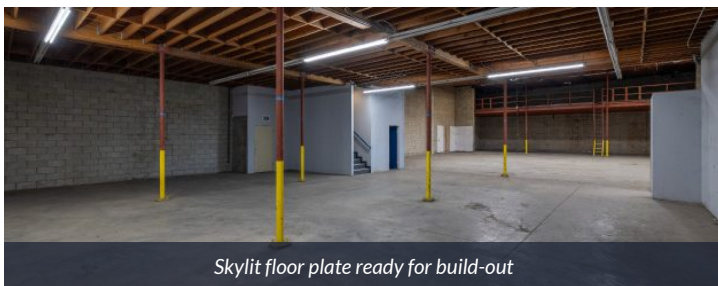
Two-parcel site with gated parking court



Renovated second-floor office component



Roll-up doors with ramp for load-in



Skylit floor plate ready for build-out



Fenced, paved parking with Wilmington Blvd access

SUITED FOR VISITOR-FACING COMMERCIAL USE

EVENT & BANQUET — Open floor, tall ceilings, load-in doors and on-site parking for weddings, quinceañeras, corporate and community events (assembly / auditorium use permitted; CUP for alcohol).

FITNESS & INDOOR SPORTS — Column-light volume for courts, turf, rigs and mats; 3-phase power; upstairs offices for coaches and memberships ("physical culture" use permitted).

SHOWROOM, RETAIL & E-COMMERCE — Skylit display floor with drive-up frontage, ramp and roll-up doors; back-stock kept inside the building; design center or fulfillment office upstairs.

STUDIO, OFFICE & MEDICAL — Broadcast, sound and photo studios; clinics and professional offices; ±2,400 SF renovated office move-in ready.

ZONING: [Q]C1.5-1VL-O-CUGU

Los Angeles C1.5 Limited Commercial permits retail, restaurant, office, clinic, gym, auditorium/theater, studio and showroom uses—all conducted inside the building. Not intended for trucking, outdoor storage, container or fleet-yard uses. Users to verify occupancy, parking and any CUP with LA City Planning / LADBS.

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