

1236-1240 WILMINGTON BLVD, WILMINGTON, CA 90744

\$1,499,000



LYONSTAHLL
INVESTMENT REAL ESTATE

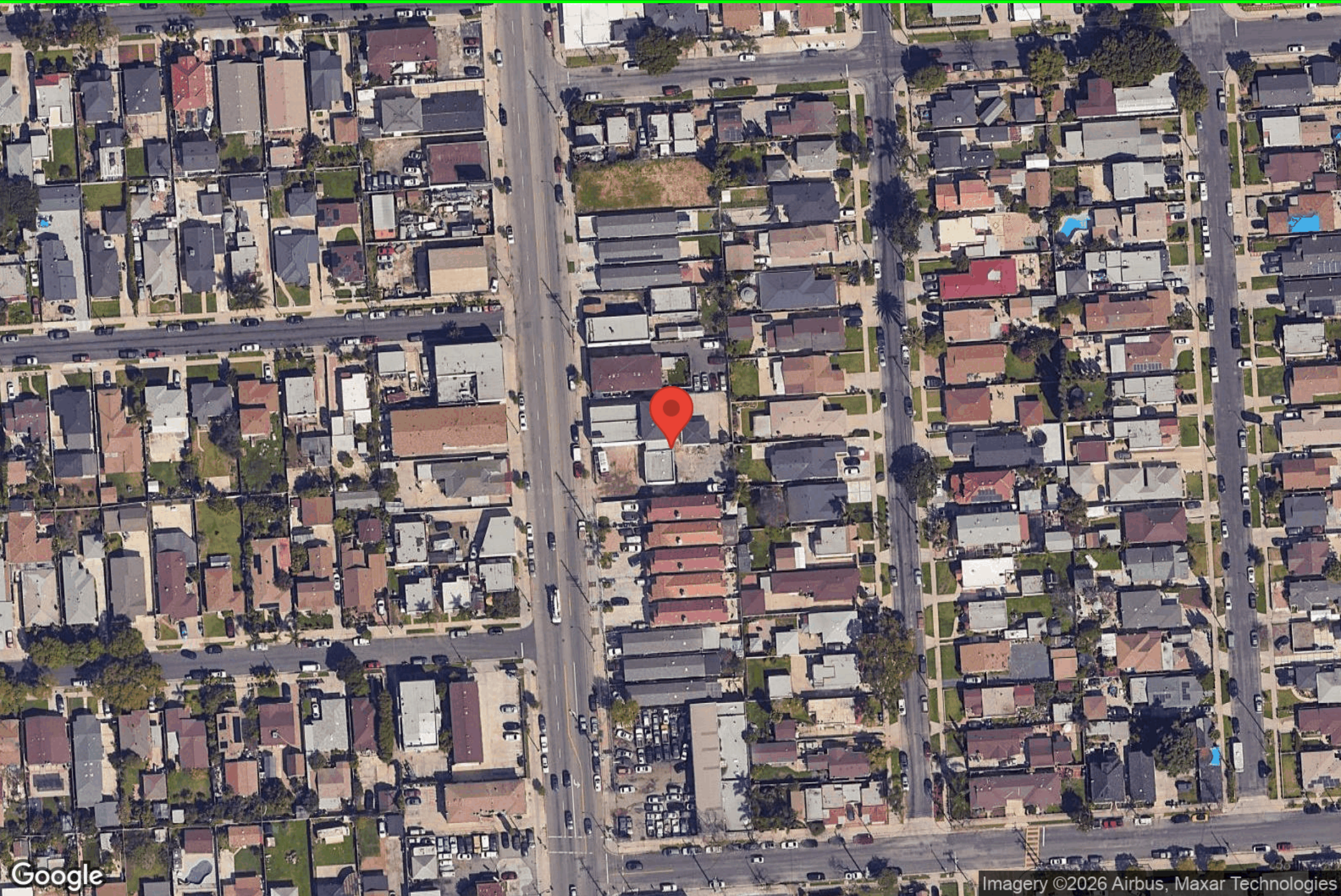
OLGA WRIGHT
VP of Investments
(310) 606-2076
Olga@LyonStahl.com
DRE #01315042

CHRIS BALD
Associate Agent
310.463.4575
chris.bald@lyonstahl.com
DRE #01909867

1236-1240 WILMINGTON BLVD

AERIAL MAP

LYONSTAHL
INVESTMENT REAL ESTATE

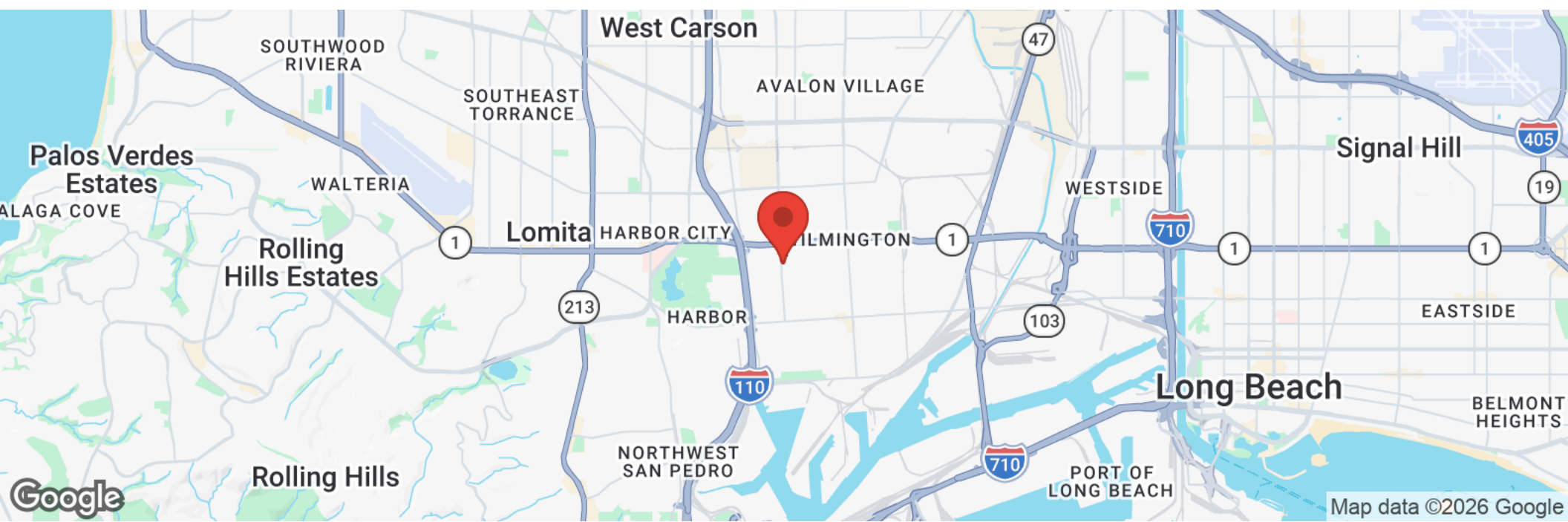


Google

Imagery ©2026 Airbus, Maxar Technologies

1236-1240 WILMINGTON BLVD

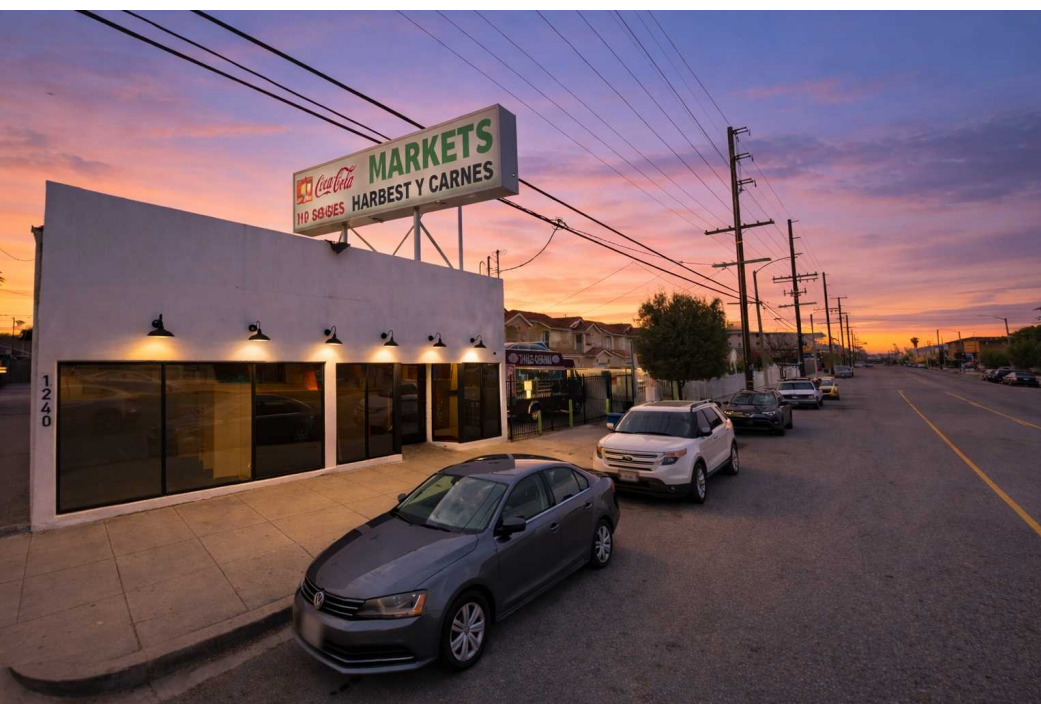
LOCATION MAPS



1236-1240 WILMINGTON BLVD

PROPERTY PHOTOS

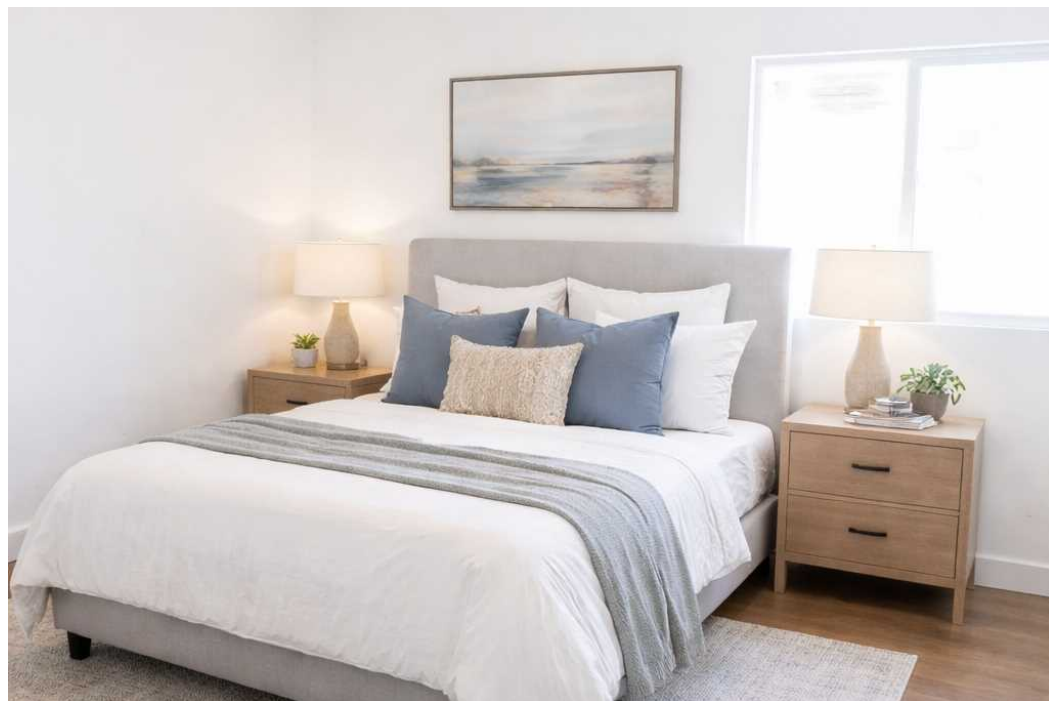
LYONSTAHLL
INVESTMENT REAL ESTATE



1236-1240 WILMINGTON BLVD

PROPERTY PHOTOS

LYONSTAHLL
INVESTMENT REAL ESTATE



PROPERTY HIGHLIGHTS



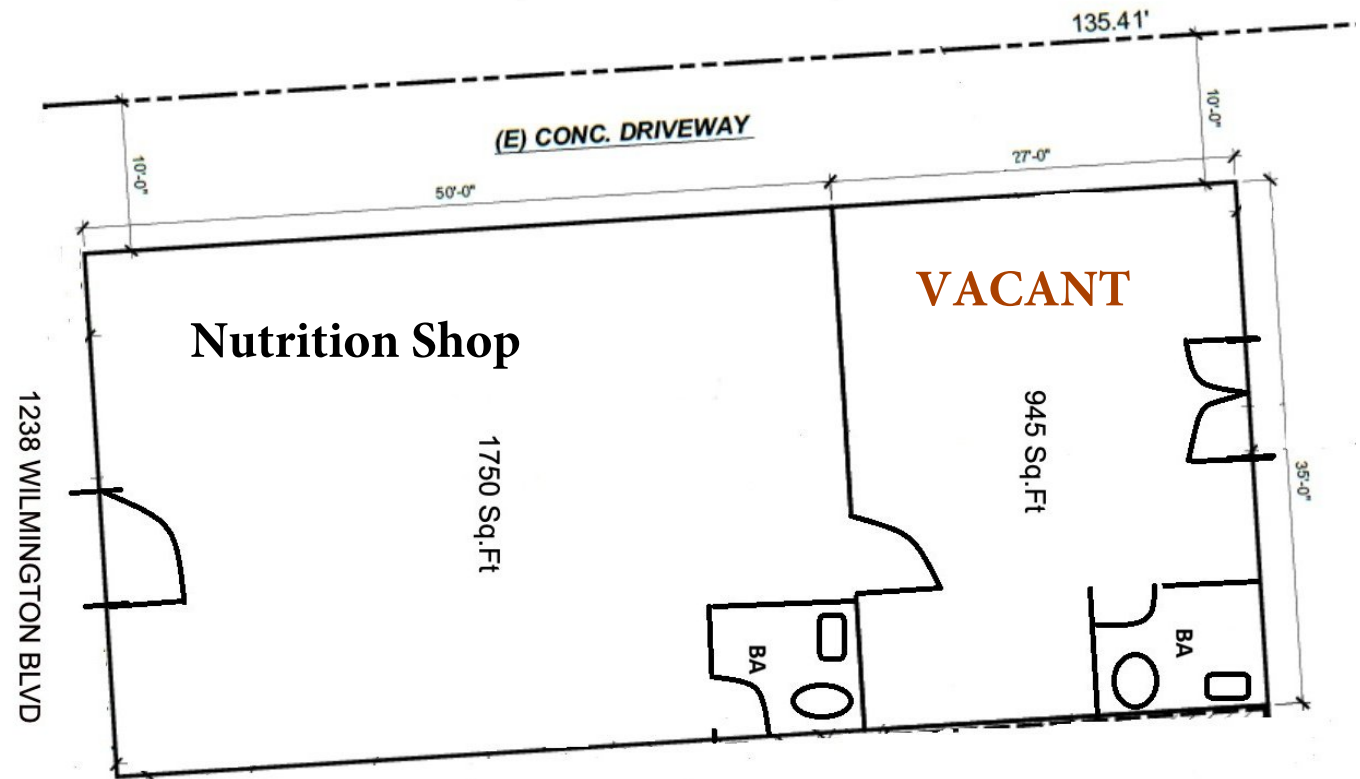
Property Highlights

- **Turnkey Mixed-Use Investment on a Large 13,343 SF LAC1.5 TOC Tier 2 Lots**
- **Immediate Value-Add Opportunity with Vacant 945 Sq.Ft. Commercial Space Ready for Lease-Up.**
- **Strong Existing Cash Flow from Stabilized Residential & Established Commercial Tenant**
- **Significant Density Upside: Add ADUs + Redevelop to ~33 Units (Buyer to Verify)**
- **Prime High-Exposure Wilmington Blvd Location Near the Port & Major Employment Drivers**
- **Commercial 945 Sq.Ft. space available for lease or owner-user occupancy**
- **Vacant Unit Has High Visibility, Billboard-like Signage and Flexible lease terms with negotiable rate**

About Investment Property

Fully renovated turnkey mixed-use asset on a 13,343 SF LAC1.5-zoned lot within a TOC Tier 2 area, offering both in-place income and future development upside. The property allows for the addition of up to three (3) ADUs (buyer to verify), while zoning and TOC incentives support long-term redevelopment potential of up to approximately 33 residential units onsite. Current unit mix includes 5 units — 3 commercial (Private Kitchen at \$3,000/mo, Nutrition Shop at \$3,500/mo and one 945 SF vacant rent-ready space), 1 two-bedroom residential unit at \$2,165, and 1 legal 1-bedroom ADU at \$1,950 — providing stable cash flow with immediate upside through lease-up and future value through repositioning. Located on a high-visibility stretch of Wilmington Blvd near the Port of Los Angeles, major employment hubs, and dense residential neighborhoods, with strong street frontage and convenient access to major transportation routes, making it ideal for investors seeking income today with a clear path to scale in the future.

VACANT UNIT LAYOUT



AVAILABLE SPACE OVERVIEW

LEASE DETAILS

Available Space: 945 RSF

Lease Rate: Negotiable

Lease Term: Flexible options available

Use: Retail, office or service (subject to approval)

Possession: Available upon lease execution

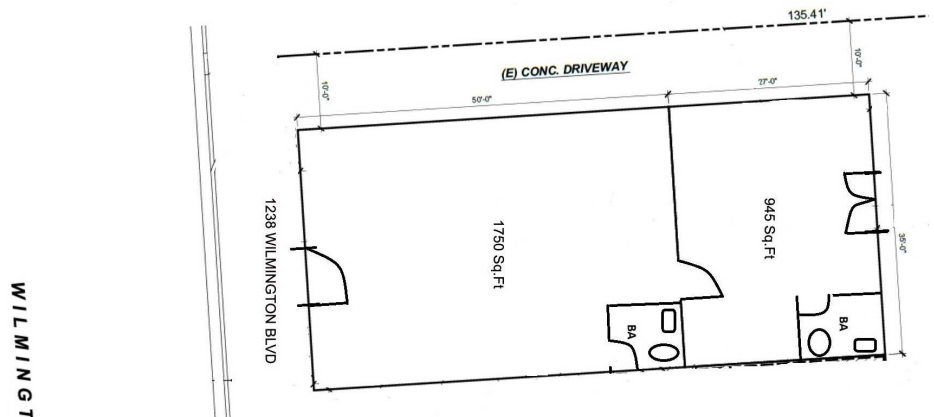
Layout: Accommodates single tenant configuration

Tenant Improvements: Negotiable; TI allowance available for qualified tenants

Lease Type: Modified Gross or NNN (to be determined)

Utilities: Separately metered or allocated (TBD)

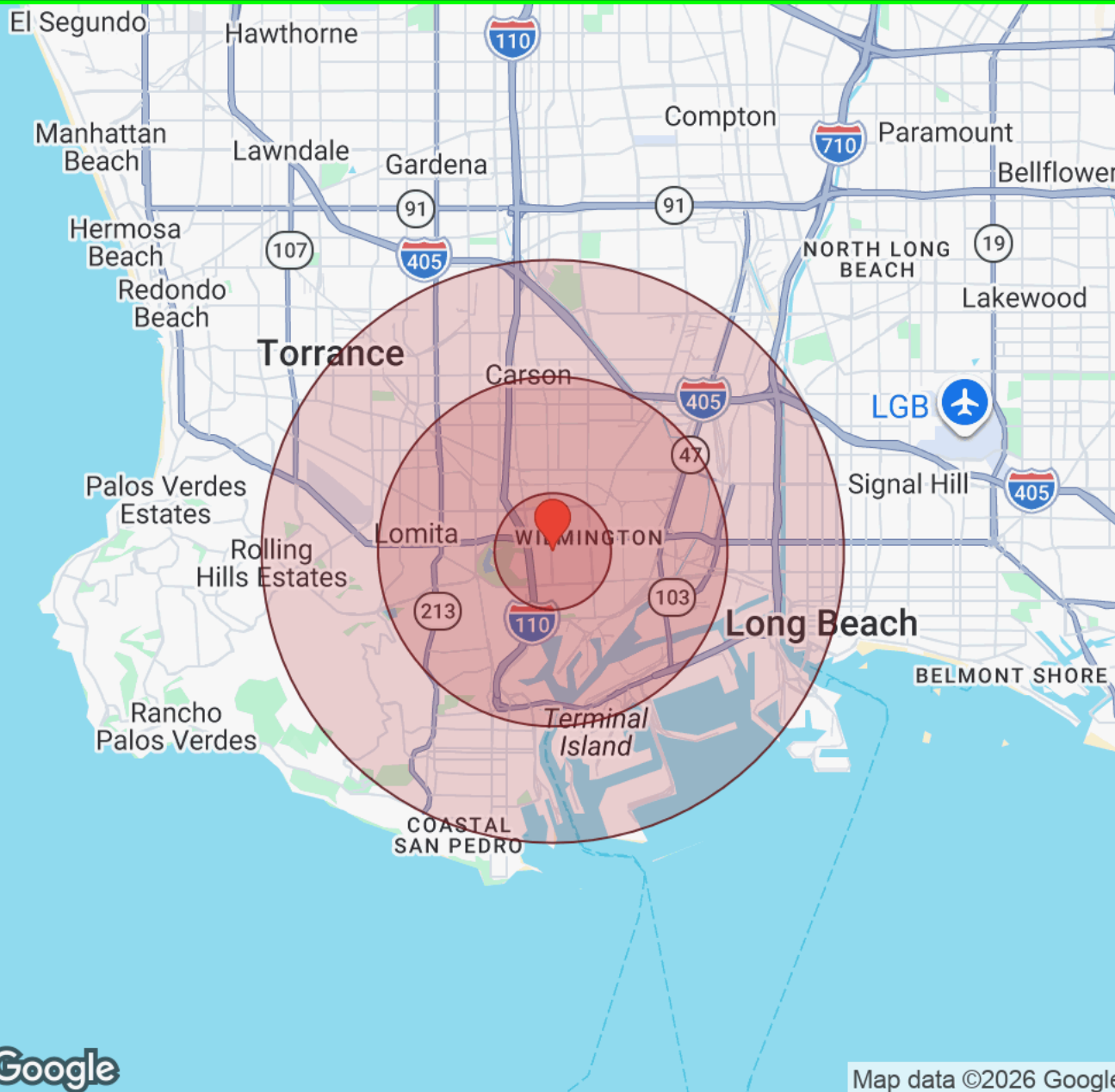
Signage: Signage opportunities High Visibility
Billboard available (subject to approval)



PROFORMA SUMMARY

1236 - 1240 N Wilmington Blvd, Wilmington CA									
List Price: \$1,399,000 Down Payment: 40.0% \$559,600 Number of units: 5 Cost per Unit: \$279,800 Current GRM: 9.62 Market GRM: 6.50 Current CAP: 7.27% Market CAP: 12.12% Year Built / Age: 1947 Approx. Lot Size: 13,340 Approx. Gross RSF: 4,450 Cost per Net RSF: \$314.38					LYONSTAHL INVESTMENT REAL ESTATE				
					Proposed Financing First Loan Amount: \$839,400 Amort: 30 Terms: 6.750% Fixed: 5 Payment \$5,444 DCR: 1.56				
Annualized Operating Data					Current Rents				
Scheduled Gross Income: \$ 145,380					\$ 215,279				
Vacancy Rate Reserve: \$ 4,361 3% ¹					\$ 6,458 3% ¹				
Gross Operating Income: \$ 141,019					\$ 208,821				
Expenses: \$ 39,330 27% ¹					\$ 39,330 18% ¹				
Net Operating Income: \$ 101,689					\$ 169,491				
Loan Payments: \$ 65,332					\$ 65,332				
Pre Tax Cash Flows: \$ 36,357 6.50% ²					\$ 104,159 18.61% ²				
Principal Reduction: \$ 8,946					\$ 8,946				
Total Return Before Taxes: \$ 45,303 8.10% ²					\$ 113,105 20.21% ²				
¹ As a percent of Scheduled Gross Income					² As a percent of Down Payment				
Scheduled Income:					Annualized Expenses:				
Current Income					Market Income				
*Estimated									
# of Units	Bdrms/ Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	New Taxes (New Estimated): \$ 17,348		
1	1,000 Sq.Ft.	Private Kitchen	\$ 3,000	\$ 3,000	\$ 3,090	\$ 3,090	Maintenance (\$650/unit): \$ 3,250		
1	1,750 Sq.Ft.	Vitamin Shop	\$ 3,500	\$ 3,500	\$ 3,605	\$ 3,605	Insurance (\$1.5/SF): \$ 6,675		
1	945 Sq.Ft.	Vacant Commercial	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Utilities (\$500/Month): \$ 6,000		
1	2+1	1,000 Sq.Ft.	\$ 2,165	\$ 2,165	\$ 2,230	\$ 2,230	Off-Site Management (5%): \$ 6,057		
1	1+1	550 Sq.Ft.	\$ 1,950	\$ 1,950	\$ 2,100	\$ 2,100			
1	N/A	Food Truck	\$ 500	\$ 500	\$ 515	\$ 515			
3	1+1	Potential ADU	\$ -		\$ 1,800	\$ 5,400			
Total Scheduled Rent:				\$12,115	48% Rental Upside		\$17,940		
Laundry				\$0			\$0		
Garages									
Monthly Scheduled Gross Income:				\$12,115	\$17,940		Total Expenses: \$39,330		
Annualized Scheduled Gross Income:				\$145,380	\$215,279		Expenses as %/SGI 27.05%		
Utilities Paid by Tenant:				Electric			Per Net Sq. Ft: 8.84		
							Per Unit: \$7,866		
Presented by LYONSTAHL									
LYONSTAHL INVESTMENT REAL ESTATE			This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.						

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	18,460	87,106	226,284
Female	18,306	87,185	226,678
Total Population	36,766	174,291	452,962

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,357	29,368	89,913
Black	1,415	12,967	46,791
Am In/AK Nat	40	209	544
Hawaiian	147	1,063	2,763
Hispanic	29,479	93,385	209,268
Asian	1,787	33,307	91,634
Multiracial	496	3,573	10,826
Other	44	418	1,223

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,251	60,609	171,032
Occupied	10,556	56,588	159,103
Owner Occupied	4,006	29,382	76,084
Renter Occupied	6,550	27,206	83,019
Vacant	695	4,021	11,929

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,266	29,566	75,159
Ages 15 - 24	5,905	22,205	54,891
Ages 25 - 54	15,719	71,176	185,361
Ages 55 - 64	3,916	22,635	59,137
Ages 65+	3,962	28,709	78,413

Income	1 Mile	3 Miles	5 Miles
Median	\$71,460	\$91,225	\$95,477
Under \$15k	908	4,184	12,622
\$15k - \$25k	919	3,145	8,202
\$25k - \$35k	933	3,742	8,991
\$35k - \$50k	1,141	4,873	13,710
\$50k - \$75k	1,589	7,755	20,549
\$75k - \$100k	1,291	7,080	18,896
\$100k - \$150k	1,705	9,776	28,819
\$150k - \$200k	963	6,168	17,292
Over \$200k	1,108	9,865	30,022

CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lyon Stahl Investment Real Estate and should not be made available to any other person or entity without the written consent of Lyon Stahl Investment Real Estate.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lyon Stahl Investment Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lyon Stahl Investment Real Estate has not verified, and will not verify, any of the information contained herein, nor has Lyon Stahl Investment Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Lyon Stahl Investment Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Lyon Stahl Investment Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Lyon Stahl Investment Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.