

TURN KEY NAIL SALON FOR LEASE

EL SUPER ANCHORED SHOPPING CENTER
108 WEST ANAHEIM STREET | WILMINGTON, CA 90291



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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

WILMINGTON SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291

NAIL SALON BROCHURE | PAGE 2



FEATURES & AMENITIES

- Turn Key Nail Salon Available!
- ±34,000 CPD | 157 total parking stalls + street parking
- Located in the heart of Wilmington's Retail Corridor on Anaheim Street & Avalon Boulevard, a major signalized intersection with high daily traffic counts
- Anchored by El Super Grocery Store with strong national/regional co-tenants (Wingstop, Subway, Yoshinoya, Cricket Wireless, Ace Check Cash Express)
- Highly visible center spanning a full block on Anaheim Street with monument signage
- Multiple ingress/egress points
- Flexible layout suitable for retail, medical, fitness, or service uses

EXCLUSIVELY REPRESENTED BY
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NEIGHBORING RETAILERS

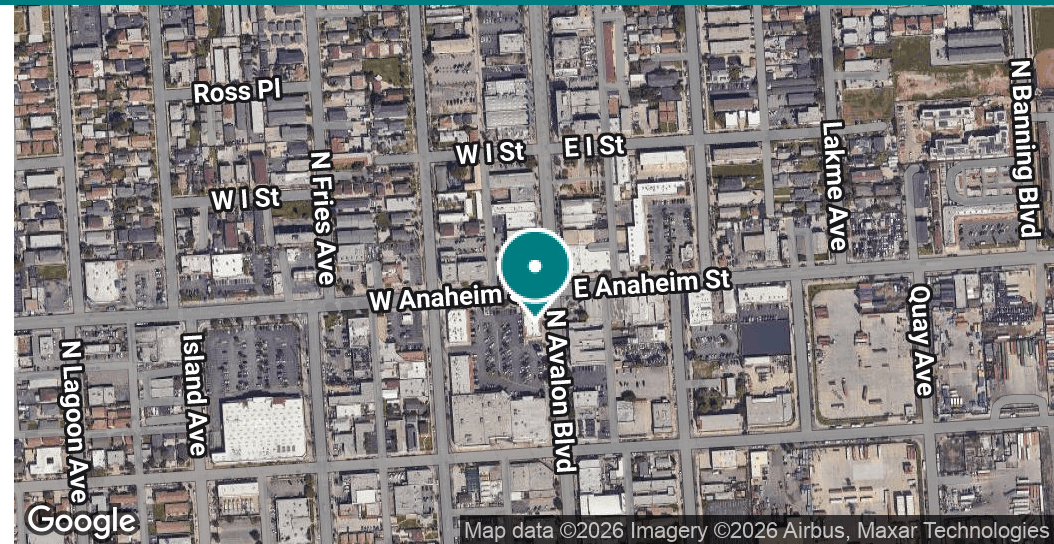


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,239	40,326	155,560
Total Population	33,425	131,619	450,557
Average HH Income	\$76,091	\$103,700	\$109,862

PROPERTY SUMMARY

WILMINGTON SHOPPING CENTER | 104-140 WEST ANAHEIM STREET, WILMINGTON, CA 90291

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PROPERTY DESCRIPTION

±16,188 SF former Rite Aid anchor space available in a premier community shopping center located at the major signalized intersection of Anaheim Street and Avalon Boulevard, within Wilmington's primary commercial corridor. The large-format space offers exceptional visibility, prominent storefront signage, and a flexible floor plan well-suited for a wide range of retail, medical, and service-oriented uses.

In addition, a ±910 SF nail salon space is available within the center and features existing plumbing infrastructure, making it an ideal opportunity for an expanding nail salon or other beauty and personal service users seeking a turnkey layout.

The center is anchored by El Super Grocery Store and supported by strong co-tenancy including Wingstop, Baskin Robbins, Subway, Yoshinoya, Cricket Wireless, and Ace Check Cash Express. The property spans a full city block along Anaheim Street and benefits from multiple access points from three surrounding streets, ample onsite parking, and highly visible monument signage along Anaheim Street.

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN ±\$0.68/sf/mo)
Available SF:	910 - 16,188 SF
Building Size:	64,040 SF

SPACES	LEASE RATE	SPACE SIZE
108	\$1.75 SF/month	16,188 SF
130	\$2.50 SF/month	910 SF

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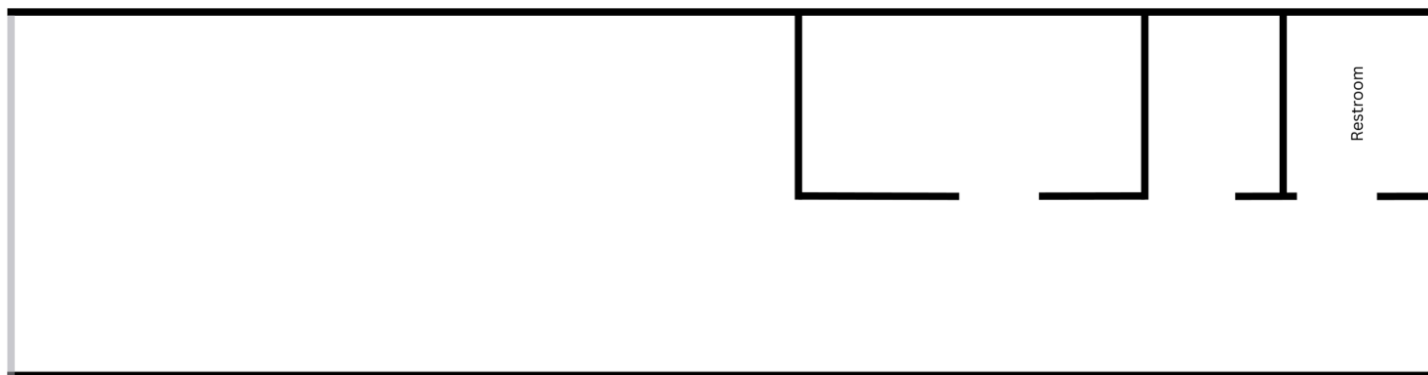
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INTERIOR FLOOR PLAN

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Not To Scale: Floor plan is provided as a courtesy only, all measurements are estimates and should be professionally measured and independently verified by Tenant and/or Landlord

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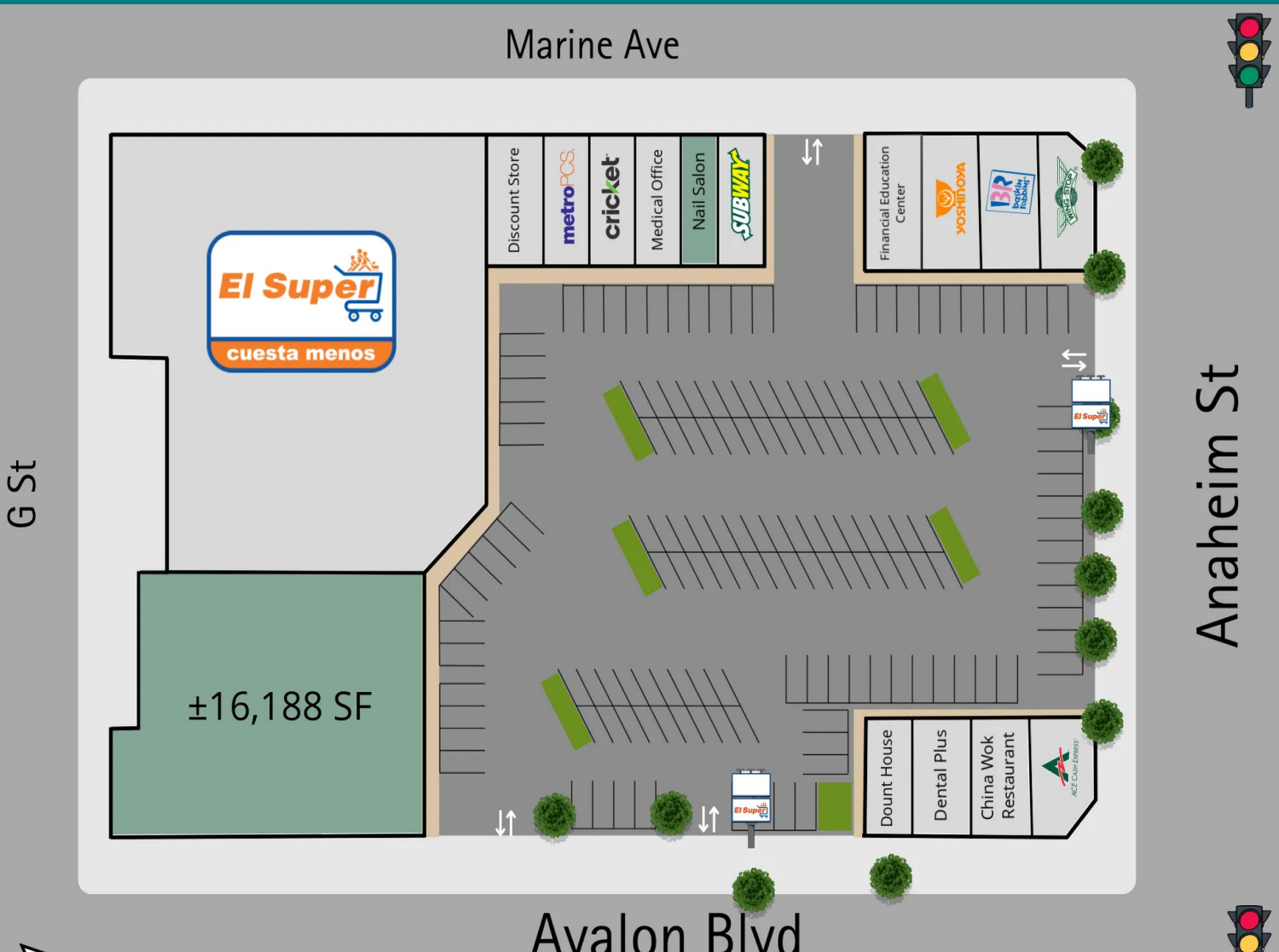
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PLANS

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SUITE	TENANT	SIZE
104	Dount House	910 SF
104A	Ace Check Cash Express	1,265 SF
104B	China Wok Restaurant	1,200 SF
104C	Dental Plus	2,000 SF
108	Available	16,188 SF
120	El Super Market	29,631 SF
122	Discount Store	2,616 SF
124	Metro PCS	910 SF
126	Cricket Wireless	1,200 SF
128	Medical Office	1,200 SF
130	Available	910 SF
132	Subway	1,100 SF
140A	Wingstop	1,600 SF
140-A1	Baskin Robbins	1,300 SF
140B	Yoshinoya	1,300 SF

RETAILER MAP

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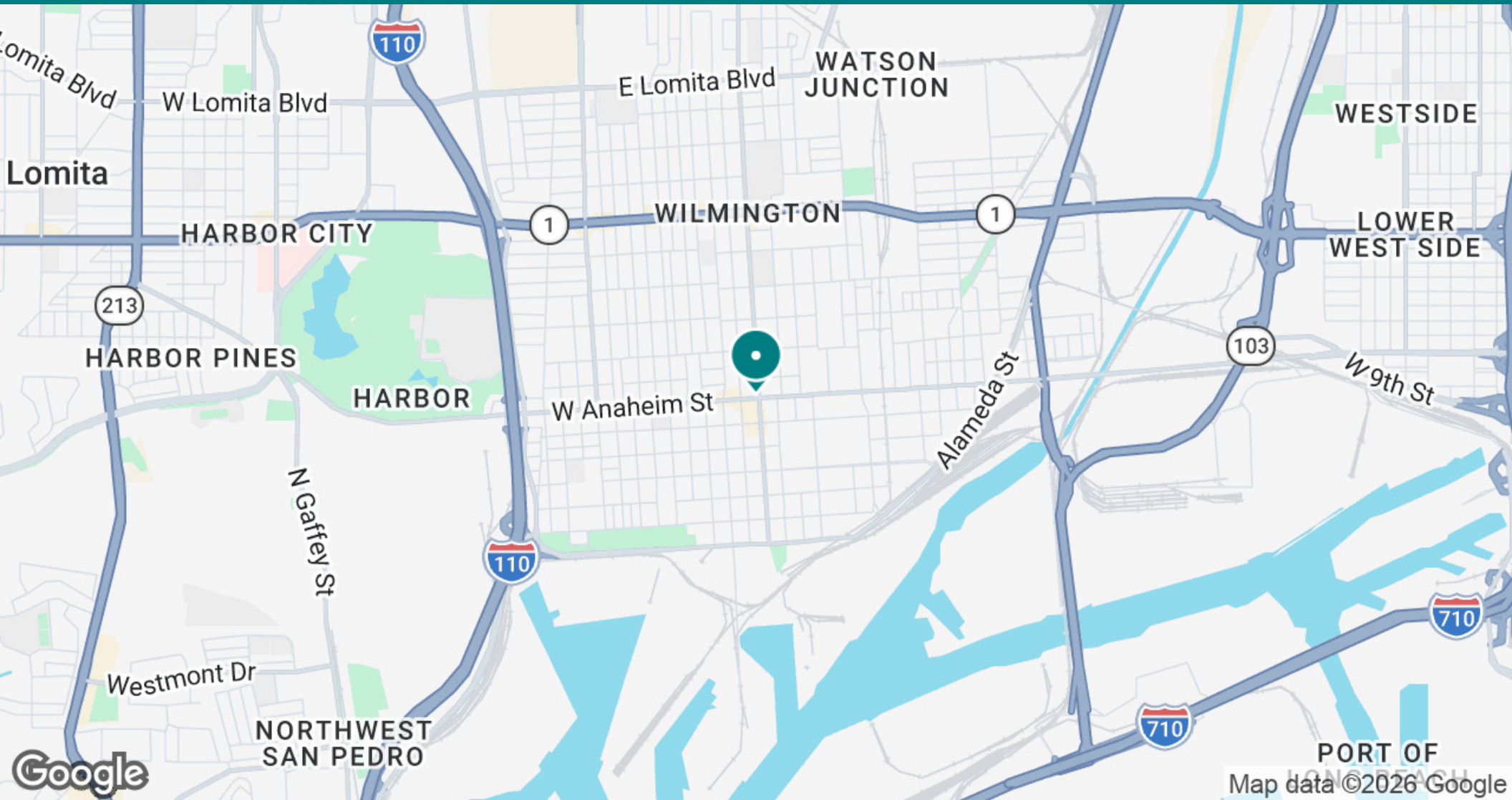
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LOCATION MAP

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NAIL SALON BROCHURE | PAGE 7



DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,425	131,619	450,557
Average Age	35	39	41
Average Age (Male)	35	38	40
Average Age (Female)	36	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,239	40,326	155,560
# of Persons per HH	3.6	3.3	2.9
Average HH Income	\$76,091	\$103,700	\$109,862
Average House Value	\$664,446	\$718,409	\$784,336

RACE	1 MILE	3 MILES	5 MILES
% White	14.9%	19.9%	24.4%
% Black	3.2%	7.8%	10.3%
% Asian	1.7%	14.2%	18.1%
% Hawaiian	0.6%	0.9%	0.9%
% Other	61.1%	39.5%	30.0%
% Latino	91.5%	67.1%	51.4%

TRAFFIC COUNTS

Avalon X Anaheim CPD	34,000/day
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