

314 N WILMINGTON BLVD

WILMINGTON, CA 90744 | LOS ANGELES HARBOR AREA

FOR SALE OR LEASE | SELLER FINANCING

NEW PRICE
\$1,988,888

2 MONTHS FREE RENT FOR LEASE

9,175 SF FLEXIBLE COMMERCIAL BUILDING + SECURED PARKING | ZONED C1.5

EVENT • FITNESS & SPORTS • SHOWROOM • RETAIL • STUDIO • OFFICE

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PACIFIC PEAK INVESTMENT
REAL ESTATE GROUP

LYONSTAHLL
INVESTMENT REAL ESTATE

314 N WILMINGTON BLVD & 915 W C ST

AT A GLANCE

- **FOR SALE: \$1,988,888**
- **SELLER FINANCING: 25% Down | 6% IO | 5-Yr Term**
- **FOR LEASE: \$1.04/SF/Mo NNN (\$9,542/Mo)**
- **ZONED [Q]C1.5 – EVENT, FITNESS, SHOWROOM & RETAIL USES**
- **IMMEDIATE OCCUPANCY OR ACQUISITION PATH**



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EXECUTIVE SUMMARY

314 N Wilmington Blvd presents a dual-path opportunity to acquire or lease a 9,175 SF freestanding commercial building on a ±21,344 SF, two-parcel site in the heart of Wilmington. Zoned [Q]C1.5 (Limited Commercial), the property is positioned for **event and banquet operators, fitness and indoor-sports businesses, retail showrooms, e-commerce brands with a retail storefront, creative studios and professional or medical users**—businesses that benefit from a high-ceiling open floor plate, a renovated second-floor office, roll-up load-in doors and a large, gated, on-site parking area.

Priced at **\$1,988,888 (\$217/SF)** with up to **\$500,000 in seller financing** available, or for lease at **\$1.04/SF/Mo NNN** with two months of free rent, the property offers an attainable ownership or occupancy path along one of the few commercially zoned corridors serving Wilmington's dense, under-retailed residential base.

ADDRESS	314 N Wilmington Blvd & 915 W C Street
CITY, STATE, ZIP	Wilmington, CA 90744
PROPERTY TYPE	Freestanding Commercial Bldg + Parking
ZONING	[Q]C1.5-1VL-O-CUGU (Limited Commercial)
LOT SIZE	±21,344 SF (0.49 Acres) – 2 Parcels
APN NUMBERS	7417-017-032 & 7417-017-012
SALE PRICE	\$1,988,888
LEASE RATE	\$1.04/SF/Mo NNN

9,175 SF

Building (RBA)

C1.5

Limited Commercial

19' CLEAR

Open Floor Plate

1979

Year Built

±21,344 SF

0.49-Acre Site

±25 SPACES

Gated On-Site Parking



PROPERTY HIGHLIGHTS

314 N Wilmington Blvd presents an opportunity to **acquire or lease** a freestanding commercial building in Wilmington's Harbor community. The property offers a **high-ceiling open floor plate, renovated second-floor office, roll-up load-in doors and gated on-site parking**—well suited for **event & banquet venues, fitness and indoor-sports operators, showrooms, retail and creative users** seeking near-term occupancy with long-term flexibility.

BUILT FOR FLEXIBLE COMMERCIAL USE

Open, Column-Light Floor Plate — Approximately 6,800 SF of open ground-floor space with 19' clear height and skylights: room for banquet seating, courts, turf, mats, product displays or production sets.

Renovated 2nd-Floor Office — ±2,400 SF mezzanine office with natural light: management offices, bridal/green rooms, trainer offices, studios or a showroom design center.

Load-In & Power — Three roll-up / dock-height doors with ramp plus 200A, 240V 3-phase power support event load-in, fixtures, fitness equipment and display lighting.

Gated On-Site Parking — ±25 striped spaces on a fenced, paved lot with direct Wilmington Blvd frontage—a rare amenity for venues and destination retail in this trade area.

Seller Financing Available — Up to \$500,000 carry available, enabling reduced equity requirements and flexible structuring for owner-users.

LOCATION PROXIMITY

0.5 MI

I-110 Harbor Fwy

±4 MI

I-710 Long Beach Fwy

±3 MI

Port of Los Angeles

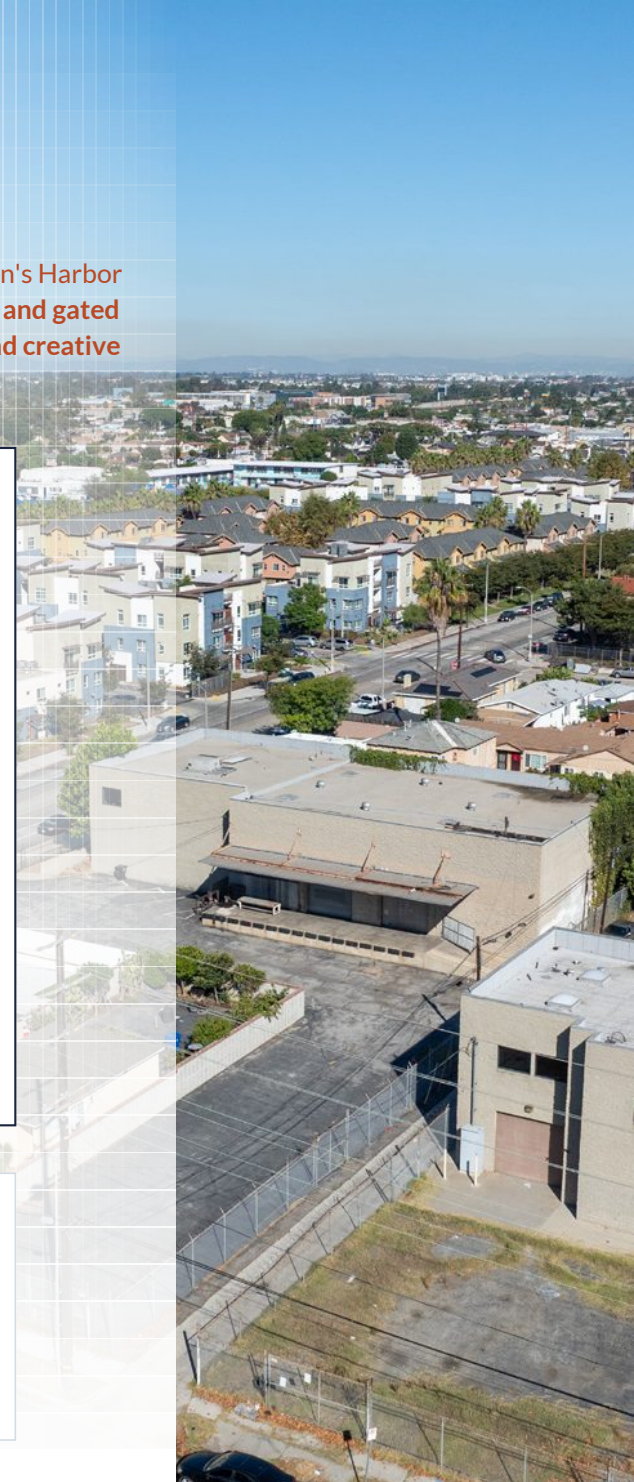
±6 MI

Downtown Long Beach

±0.3 MI

Anaheim St Retail Corridor

Signalized corridor with bus service; minutes to Harbor Fwy, San Pedro, Carson and Long Beach



ZONING & PERMITTED USES

[Q]C1.5-1VL-O-CUGU | LIMITED COMMERCIAL ZONE | CITY OF LOS ANGELES (LAMC §12.13.5)

The property is zoned **C1.5 Limited Commercial** under the Los Angeles Municipal Code, which permits the full range of **C1 neighborhood retail, restaurant, office and service uses** plus an expanded list of C1.5 commercial uses including **auditoriums (up to 3,000 seats), theaters, physical culture institutions (gyms/fitness), commercial swimming pools, exhibits, museums, department and interior-decorating stores, broadcasting/sound studios and import-export businesses**. The zone also permits **R4 multi-family residential density**. A defining requirement of C1.5 is that **all activities, including storage, be conducted wholly within an enclosed building** (outdoor dining excepted)—which is why heavy trucking, outdoor storage, container/fleet yards and warehouse-distribution operations are **not** the intended fit, while high-ceiling assembly, fitness, showroom and retail uses are squarely within the zone.

TARGET USE	ZONING STATUS*	WHY THIS BUILDING WORKS
Event & Banquet Venue	● Permitted – assembly / auditorium use (up to 3,000 seats); CUP required for alcohol sales	Open 6,800 SF floor, 19' ceilings, load-in doors, on-site parking
Fitness, Gym & Indoor Sports Training	● Permitted – "physical culture institution"; commercial swimming pool also listed	Clear height for courts / turf / rigs; 3-phase power; mezzanine offices
Retail Showroom (furniture, flooring, kitchen & bath, appliances)	● Permitted – retail, department & interior-decorating stores (new goods, sold at retail)	Skylit display floor, drive-up frontage, ramp & roll-up doors
E-Commerce Brand w/ Retail Storefront	● Permitted as a retail store with incidental back-stock kept inside the building	Showroom up front, packing / back-stock behind, office above
Creative, Photo, Broadcast & Sound Studio	● Permitted – broadcasting studio & sound-score production are listed C1.5 uses	Tall open volume, controllable daylight, secure gated lot
Restaurant, Café, Taproom (retail)	● Permitted – restaurant / café; on-site production limited to 5 persons, sold on premises	Assembly-ready shell; patio potential in the gated yard
Medical, Clinic, Office & Professional	● Permitted – offices, clinics, professional services, software development	±2,400 SF renovated office; ground-floor build-out potential
Warehouse / Trucking / Container or Fleet Yard	● Not permitted – storage must be enclosed; industrial uses require CM / M zones	—

DECODING THE ZONE

- [Q]** Qualified conditions – site-specific development standards from the Wilmington-Harbor City Community Plan.
- C1.5** Limited Commercial zone – C1 retail/office/restaurant uses plus auditorium, theater, gym, studio, showroom & R4 residential uses.
- 1VL** Height District 1VL – 45' / 3-story height limit, 1.5:1 floor-area ratio (±32,000 SF buildable).
- O** Oil Drilling District overlay (common across Wilmington; no impact on commercial occupancy).
- CUGU** Clean Up Green Up district – design standards that favor community-serving commercial over heavy industrial uses.

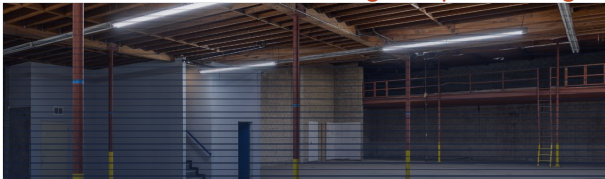
INVESTOR NOTE: DEVELOPMENT UPSIDE

C1.5 carries **R4 residential density** (1 unit per 400 SF of lot area). On ±21,344 SF that supports roughly **50+ units by right**—more with State Density Bonus or mixed-income incentives—on a 3-story, 1.5:1 FAR envelope. A future mixed-use or multifamily redevelopment path underpins land value at **\$93/SF**. Subject to [Q] conditions and verification.

*Summary of LAMC §12.13, §12.13.5 & Height District 1VL. [Q] qualified conditions, CUGU (Clean Up Green Up) and O (Oil) overlays apply; change of occupancy, parking and any conditional-use approvals to be verified by user with LA City Planning / LADBS.

WHO THIS BUILDING IS FOR

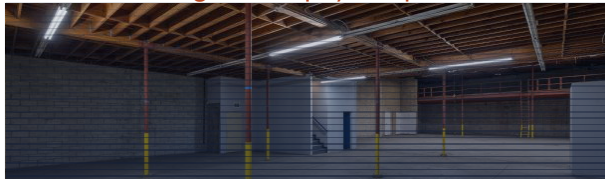
A 9,175 SF freestanding building with a tall open floor plate, second-floor offices, roll-up doors and its own gated parking lot is a rare configuration in Wilmington's commercial zones. The following user profiles align with the C1.5 zoning and the physical plant:



EVENT & BANQUET

Quinceañeras, weddings, corporate & community events

- Open 6,800 SF floor seats 250–400 banquet-style (subject to occupancy calc)
- 19' ceilings for lighting, draping and staging
- Mezzanine for bridal suites, green rooms & offices
- Roll-up doors for caterer / vendor load-in
- Gated on-site parking + street frontage



FITNESS & INDOOR SPORTS

Boxing/MMA, CrossFit, youth sports academies, pickleball

- Column-light volume for courts, turf & rigs
- Clear height accommodates nets, rigs & bleachers
- 3-phase power for HVAC & equipment
- Upstairs offices for coaches & memberships
- Dense residential trade area with limited competing supply



SHOWROOM & RETAIL

Furniture, flooring, kitchen & bath, appliances, lighting

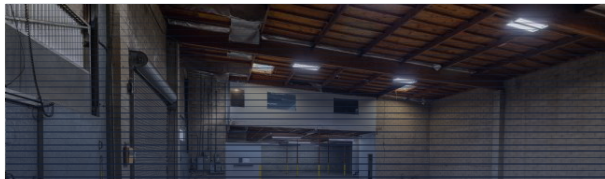
- Skylit display floor with high ceilings
- Drive-up frontage on Wilmington Blvd
- Ramp & roll-up doors for product delivery
- Back-of-house stock inside the building
- Design center / offices on the mezzanine



E-COMMERCE + STOREFRONT

Digitally native brands adding a retail showroom & pickup counter

- Showroom up front, packing behind, office above
- Incidental back-stock kept inside the building
- Customer pickup with on-site parking
- Content / photo studio space on premises
- Near I-110 for staff and courier access



STUDIO & CREATIVE

Photo/film stages, broadcast, podcast & sound production, exhibits

- Tall open volume with controllable daylight
- Secure, gated lot for talent & equipment
- Sound-production & broadcasting studios are listed C1.5 uses
- Offices, edit bays & client lounges upstairs
- Close to Long Beach & South Bay creative base



MEDICAL, OFFICE & SERVICE

Clinics, urgent care, physical therapy, professional & software offices

- ±2,400 SF renovated office move-in ready
- Ground floor build-out potential
- Clinics, offices & professional uses permitted
- Ample parking for staff & patients
- Serves a 60,000+ resident community

SITE & BUILDING DETAILS

COMMERCIAL FUNCTIONALITY & BUILDING CHARACTERISTICS

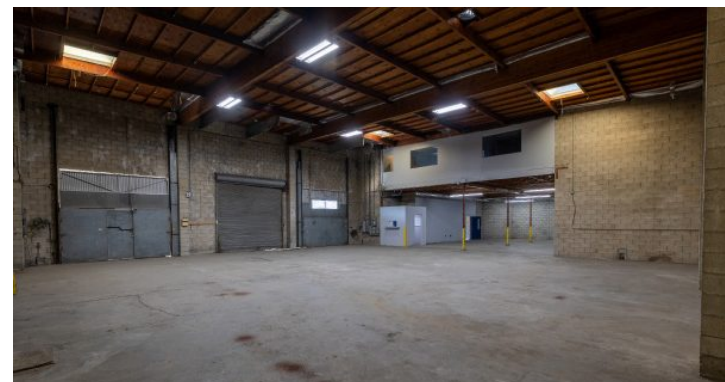
314 N Wilmington Blvd is a masonry-constructed, freestanding commercial building combining an open, skylit ground floor, a renovated second-floor office component, and a fenced, paved parking area on two parcels. The layout supports a range of enclosed commercial uses—from assembly and fitness to showroom, retail, studio and office.

BUILDING & INTERIOR

- Open floor plan (±6,800 SF ground floor) suited to assembly, fitness, showroom or retail layouts
- 19' clear height for lighting, rigging, courts and tall displays
- 3 roll-up / dock-height doors with ramp for load-in and deliveries
- Skylights throughout improve visibility and reduce daytime energy use
- Power: 200A / 240V / 3-phase, 4-wire
- ±2,400 SF renovated mezzanine office with natural light
- Restrooms and employee-ready features

SITE & PARKING

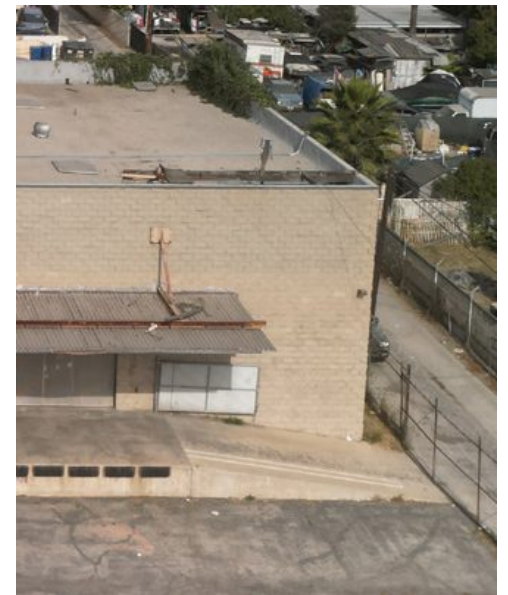
- Fenced and paved lot with gated, controlled entry
- ±25 striped surface spaces (2.7 / 1,000 SF) with room to re-stripe
- Direct customer access from Wilmington Blvd; secondary frontage on C Street
- Outdoor patio / dining potential within the gated yard (per C1.5)
- Two legal parcels: 314 N Wilmington (bldg) + 915 W C St (parking)
- Controlled, private setting for guests, members and clients



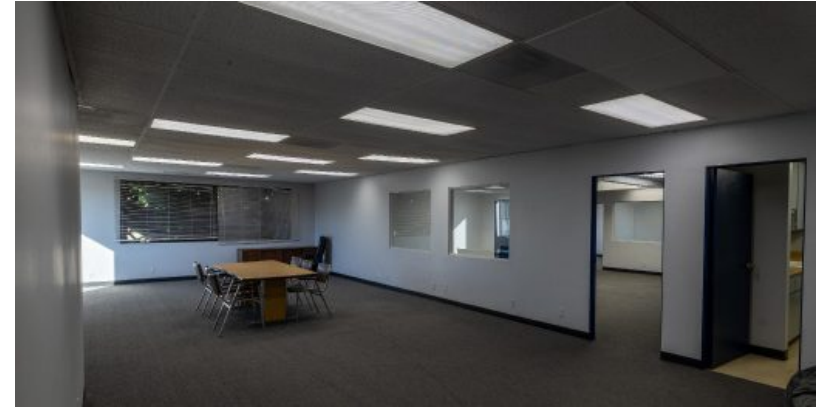
COMMERCIAL CHARACTERISTICS

CLEAR HEIGHT	19' clear supporting assembly, courts, rigging and tall displays
LOAD-IN	3 roll-up / dock-height doors + ramp for events, fixtures and deliveries
LAYOUT	Open, column-light ground floor; renovated office above
NATURAL LIGHT	Skylights throughout; window-lined mezzanine office
MEZZANINE OFFICE	±2,400 SF positioned above the main floor
CONSTRUCTION	Masonry construction providing durability and low maintenance

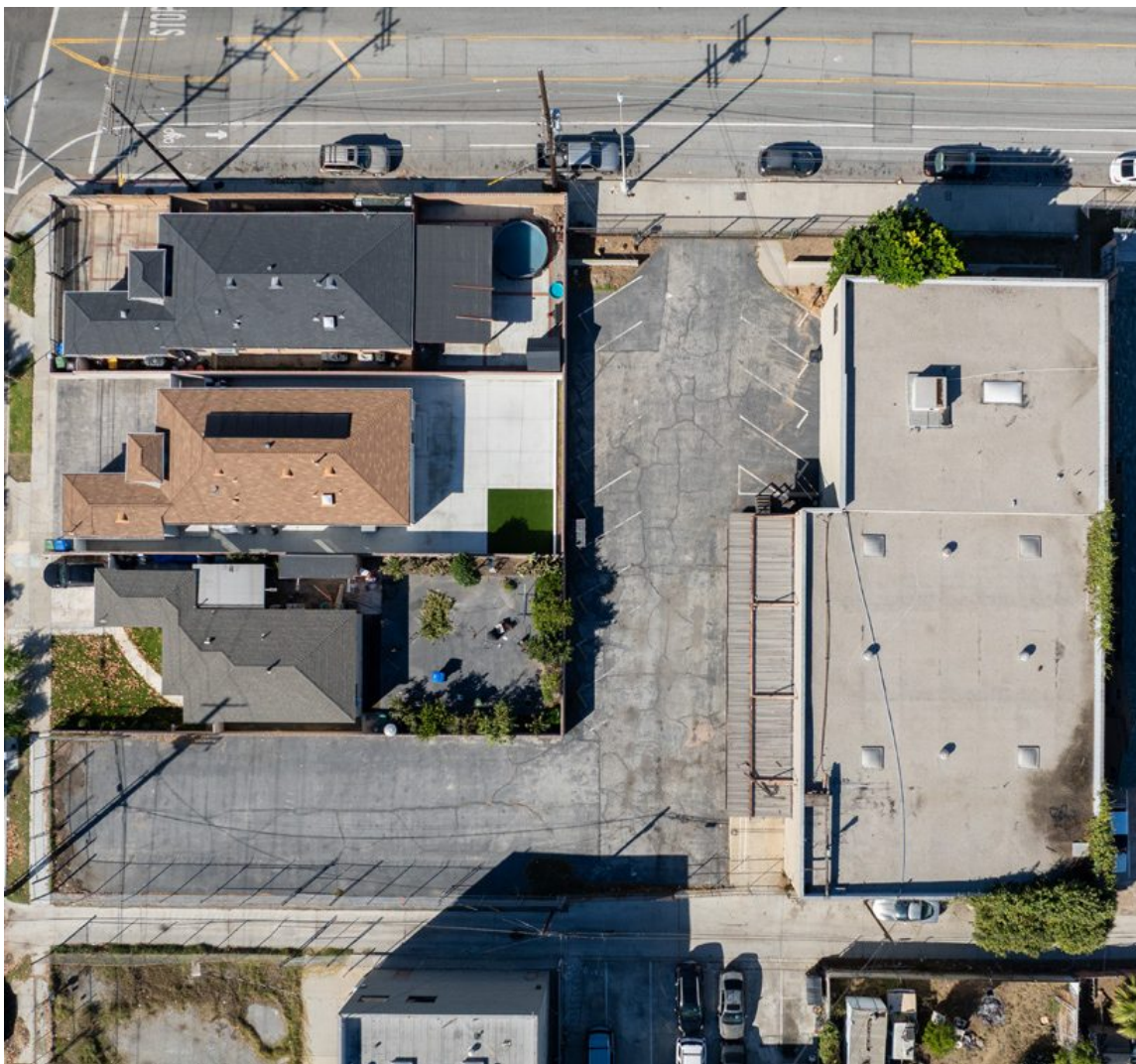
EXTERIOR PHOTOS



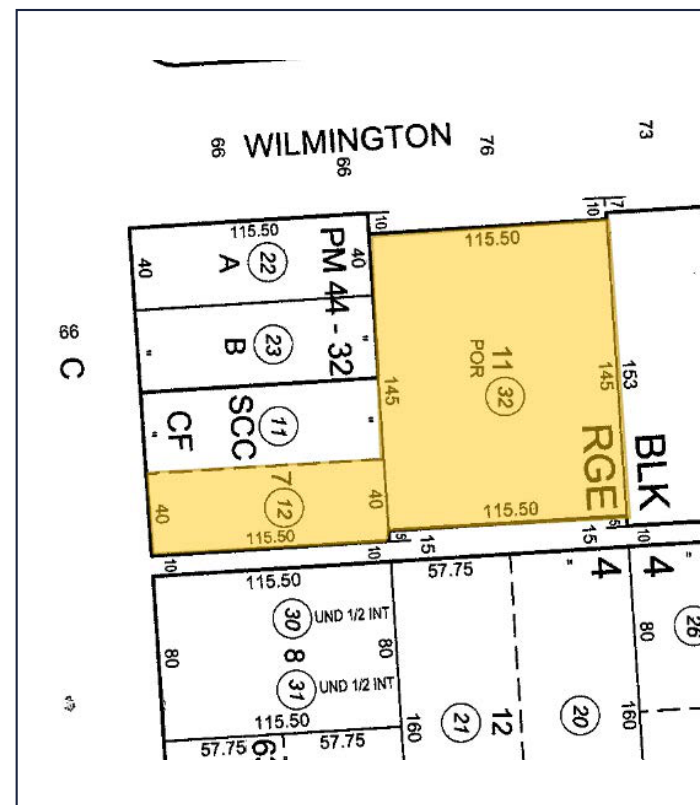
INTERIOR PHOTOS



The site is organized around a large paved parking court between the building and C Street, with clear access points from Wilmington Blvd and a balanced relationship between building and outdoor space—ideal for guest arrival, member parking and customer loading.

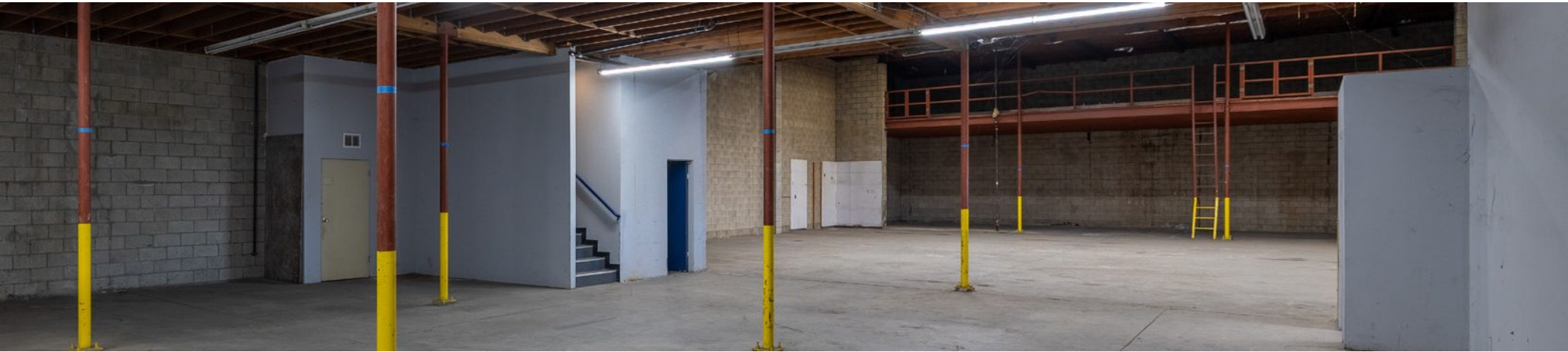


- Large, contiguous paved lot positioned between the building and C Street, enabling efficient guest parking, valet staging and event circulation.
- Direct access from Wilmington Blvd into the lot supports straightforward ingress and egress for customers, members and vendors.
- Dedicated roll-up doors along the building allow caterers, fixture installers and delivery vans to load in without disrupting the front-of-house.



ACQUISITION OR LEASE OPPORTUNITY

The property's flexible structure allows users to either control occupancy through acquisition—with seller financing—or secure near-term space through a lease with two months of free rent.



ACQUIRE WITH FLEXIBLE FINANCING

- Purchase at **\$1,988,888** (\$217/SF building • \$93/SF land) with seller financing available, providing an attainable entry point
- 25% down payment (±\$497,222) reduces upfront capital relative to traditional financing
- 6% interest-only payments over a 5-year term enhance near-term cash flow and flexibility
- Up to \$500,000 seller carry within the structure; illustrative debt service on 75% financing ±\$7,458/month
- Owner-user path: occupy, build out and control the real estate

LEASE FOR IMMEDIATE OCCUPANCY

- 9,175 SF available for occupancy upon delivery, offering a turnkey commercial shell
- Lease rate **\$1.04/SF/Mo NNN** (±\$9,542/month; \$12.48/SF/yr) positioned below submarket averages to drive leasing velocity
- **2 months free rent** offered on qualifying terms
- Open floor, 19' clear height and roll-up doors support event, fitness, showroom and studio build-outs
- Flexible 2-5 year lease term; longer terms considered for qualified users

SALE PRICE

\$1,988,888

PRICE / SF

\$217

LEASE RATE

\$1.04 NNN

MONTHLY RENT

±\$9,542

FREE RENT

2 MONTHS

SELLER CARRY

UP TO \$500K

314 N WILMINGTON BLVD & 915 W C ST, WILMINGTON CA

LOCATION & DEMAND DRIVERS

DENSE, UNDER-SERVED TRADE AREA

- Wilmington is a compact, family-oriented community of roughly 60,000 residents with among the highest household sizes in Los Angeles County
- Limited supply of venues, fitness facilities and destination retail serving the community—most residents travel to Long Beach, Carson or San Pedro
- Wilmington Blvd is a signalized, transit-served corridor connecting Anaheim St and Pacific Coast Highway

STABLE, EMPLOYMENT-RICH SURROUNDINGS

- The Ports of Los Angeles and Long Beach, refineries and the harbor logistics cluster anchor a large daytime workforce within a 10-minute drive—customers for fitness, food, events and services
- Minutes to the I-110 (0.5 mi) and I-710 (4 mi) for regional draw from the South Bay and Long Beach
- Ongoing public investment in the Wilmington Waterfront and Avalon Blvd corridors



KEY TAKEAWAY @ 314 N WILMINGTON BLVD

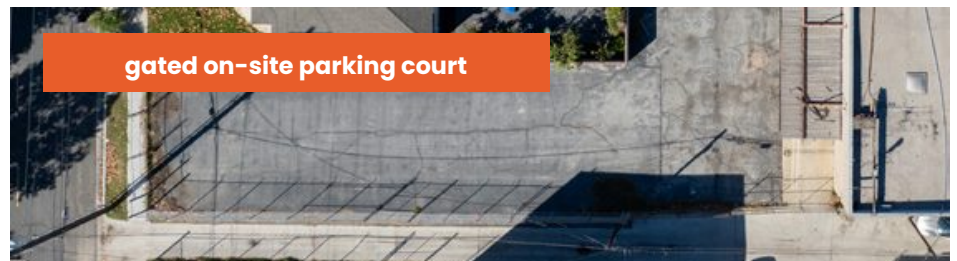
A freestanding, high-ceiling building with its own gated parking, on a commercially zoned corridor in a dense and under-served community, is exactly the configuration event operators, fitness concepts, showrooms and service businesses struggle to find in the Harbor area. The C1.5 zoning supports these uses directly, and the pricing reflects an attainable owner-user or value-add entry point.

SMALL-BAY COMMERCIAL SHORTAGE

- Strong demand for freestanding buildings in the 5K–20K SF range
- Little to no new commercial construction delivered in Wilmington in the past decade
- Competition among owner-users and local operators for parked, freestanding product

RARE PARKED, FREESTANDING BUILDING

- Gated, on-site parking is increasingly scarce along Wilmington's commercial corridors
- Zoning and entitlement constraints limit new parking-supported commercial development
- Users place a premium on properties offering: dedicated guest / member parking, secure load-in, and a second-floor office component



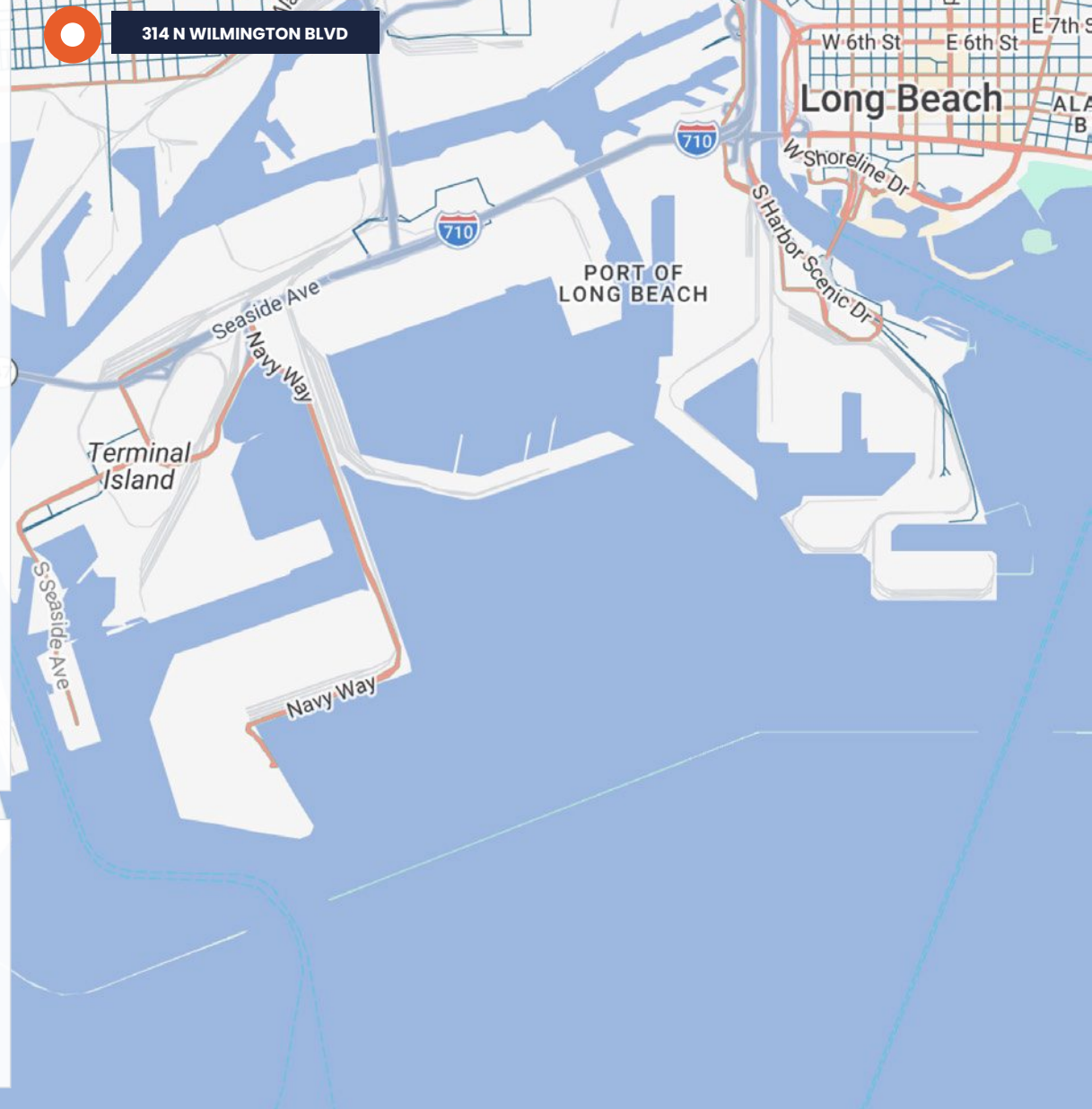
REGIONAL ACCESS & AREA MAP

CONNECTIVITY HIGHLIGHTS

- **Strategic Harbor Location** in central Wilmington, between Anaheim Street and Pacific Coast Highway, with the Wilmington Waterfront to the south.
- **Proximity to Key Freeways:** Minutes from the I-110 and I-710, providing direct connectivity to Downtown Los Angeles, the South Bay and Long Beach.
- **Regional Draw:** San Pedro, Carson, Harbor City, Long Beach and Torrance are all within a 10–15 minute drive, expanding the customer base for destination uses.
- **Transit:** Served by Metro and LADOT bus lines along Wilmington Blvd, Anaheim St and PCH.

- ±0.5 miles to I-110 (Harbor Freeway)
- ±4 miles to I-710 (Long Beach Freeway)
- ±3 miles to the Port of Los Angeles / San Pedro
- ±6 miles to Downtown Long Beach
- Minutes to California State Route 47 / Terminal Island

314 N WILMINGTON BLVD



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