



WILMINGTON COMMERCIAL



CORRAL CONSULTING
FROM VISION TO ACTION



MANAGEMENT & INVESTMENT

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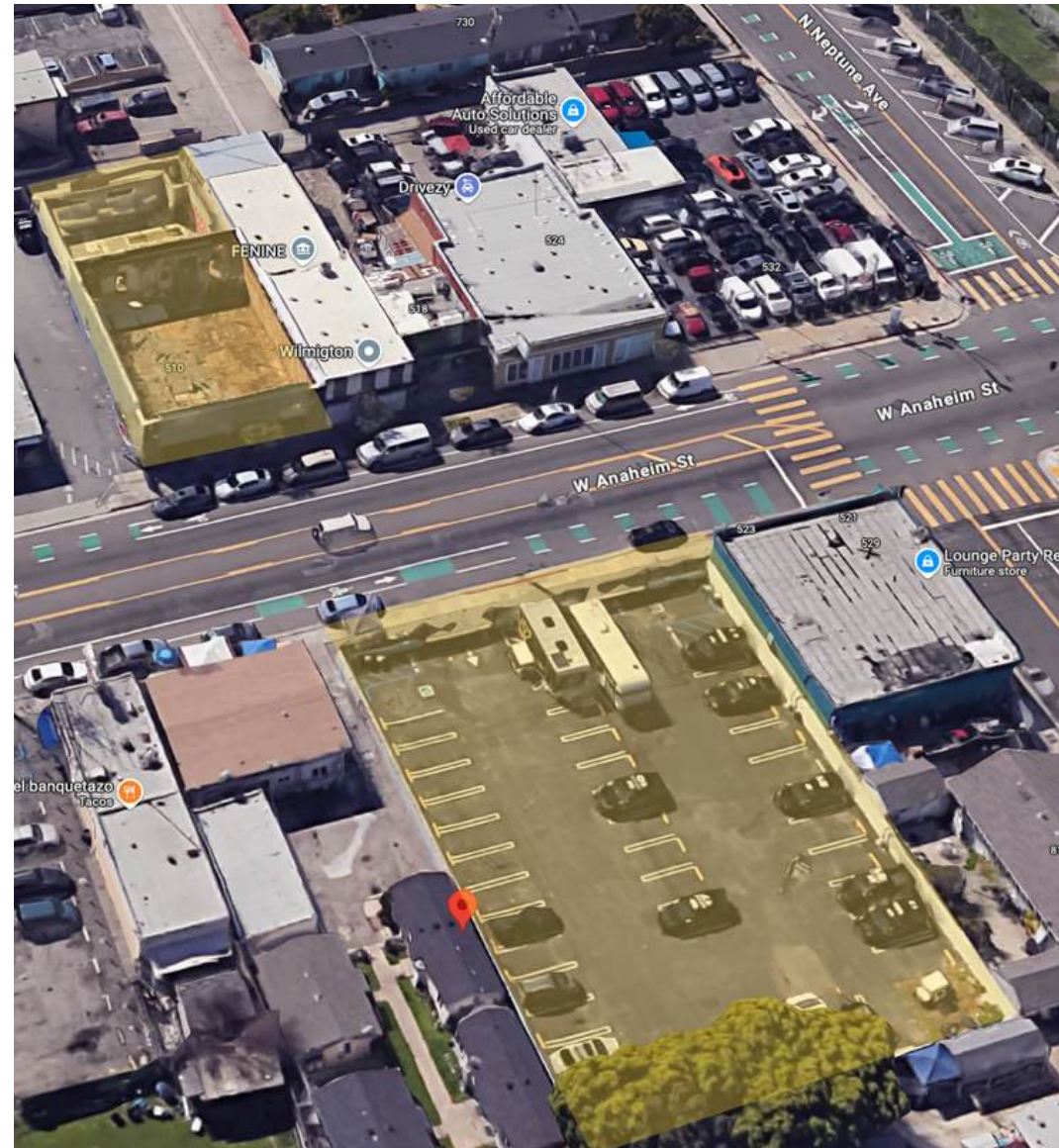
EXECUTIVE SUMMARY

Executive Summary

510 and 517–521 W Anaheim Street comprise a strategically located in the heart of Wilmington, CA—a submarket of Los Angeles undergoing rapid infrastructure investment and transformation.

These parcels, totaling 21,520± SF of land, include a fire-damaged 5,188± SF commercial building and two adjacent 7,500 SF paved lots, both zoned C2-1VL and located within a federally designated Opportunity Zone.

- **Flexible zoning** (C2-1VL) permits commercial and R4 residential by-right.
- **Priced as a portfolio at \$2,425,000**
- **Tax-advantaged Opportunity Zone** incentives for long-term holders.
- **Surging public-private investment** along Anaheim Street and the Wilmington Waterfront.



WILMINGTON

CALIFORNIA



OFFERING SNAPSHOT

\$1,300,000

Estimated Value

15,000 SF

Sq Feet

Land

Commercial

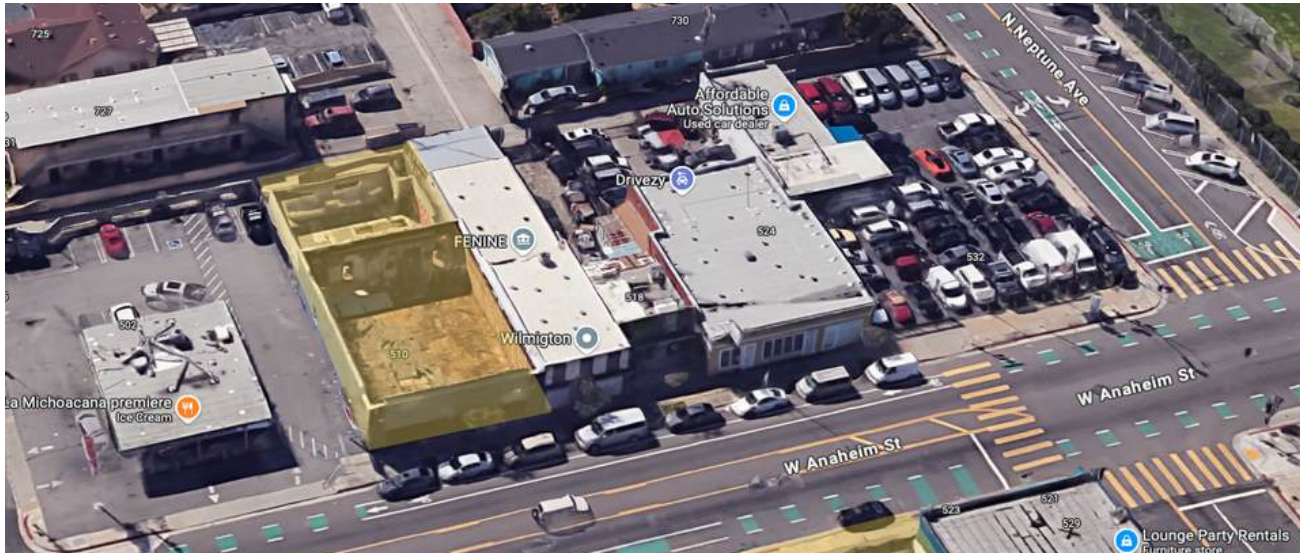
Wilmington

California



WILMINGTON

CALIFORNIA



OFFERING SNAPSHOT

\$1,125,000

Estimated Value

5,188

Sq Feet

Retail

Commercial Retail

Wilmington

California





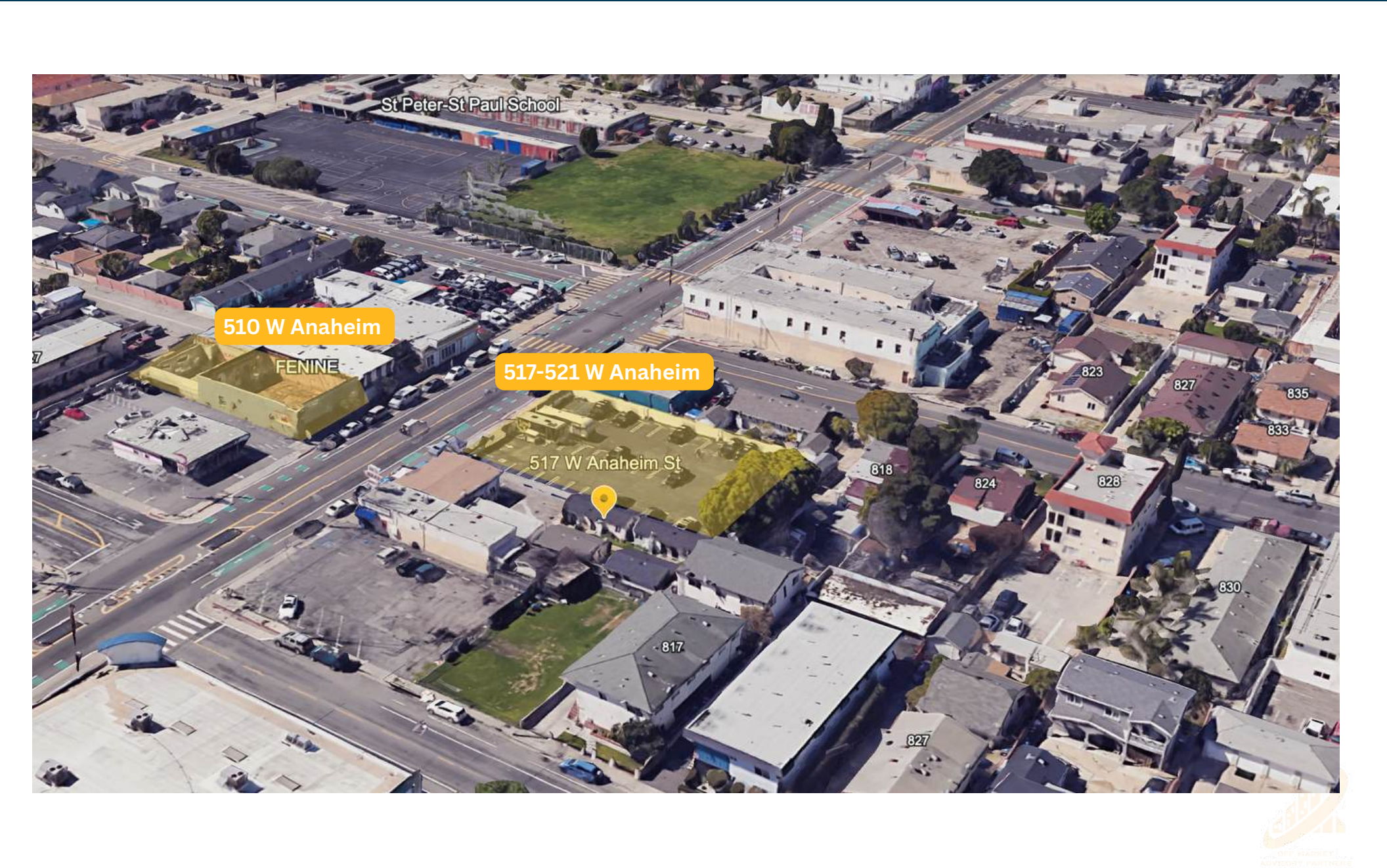
PROPERTY
DESCRIPTION

Property Overview

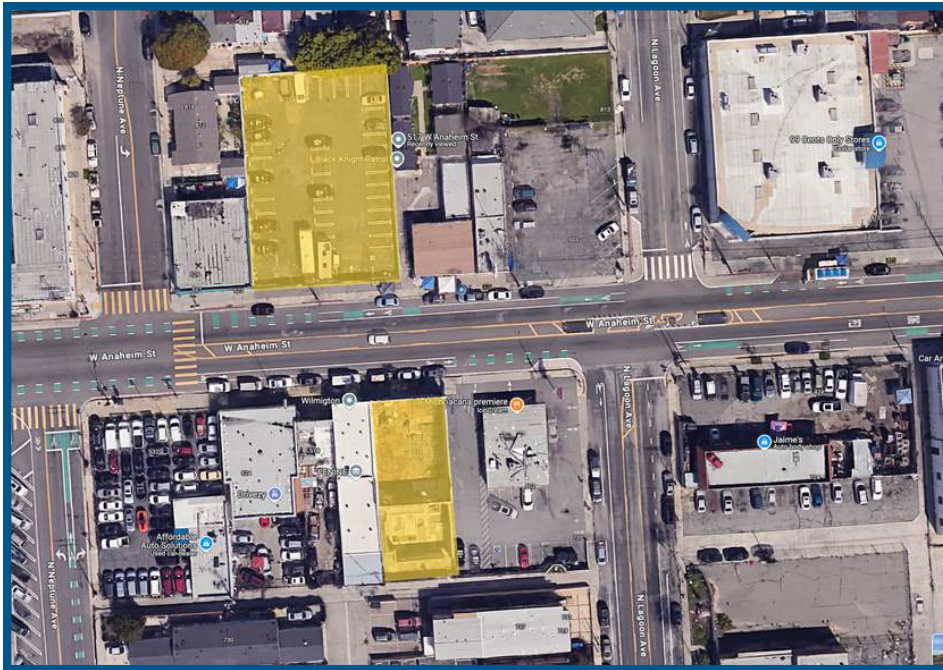
- **510 W Anaheim:** ±5,188 SF commercial building (plus ±3,500 SF basement)
- **517-521 W Anaheim:** ±15,000 SF paved and fenced parking lots (2 parcels)
- **Lot Size:** Total ±21,520 SF (~0.49 acres)
- **Building Year Built / Renovated:** 1924 / 1962
- **Access:** Street visibility along Anaheim St with proximity to 110, 710, and PCH



Aerial View



Location Details



TRAFFIC COUNTS

W Anaheim St/N Neptune Ave	22.2K
W Anaheim St/Lagoon Ave	32.6K
W Anaheim St/Bayview Ave	24.5K
Bay View Ave/W Anaheim St	756

LOCATION

Location Score:	Best Location (100)
Walk Score®:	Walker's Paradise (90)
Transit Score®:	Some Transit (42)

Property Photos - 517-521 W Anaheim St



Parcel Map - 517-521 W Anaheim St

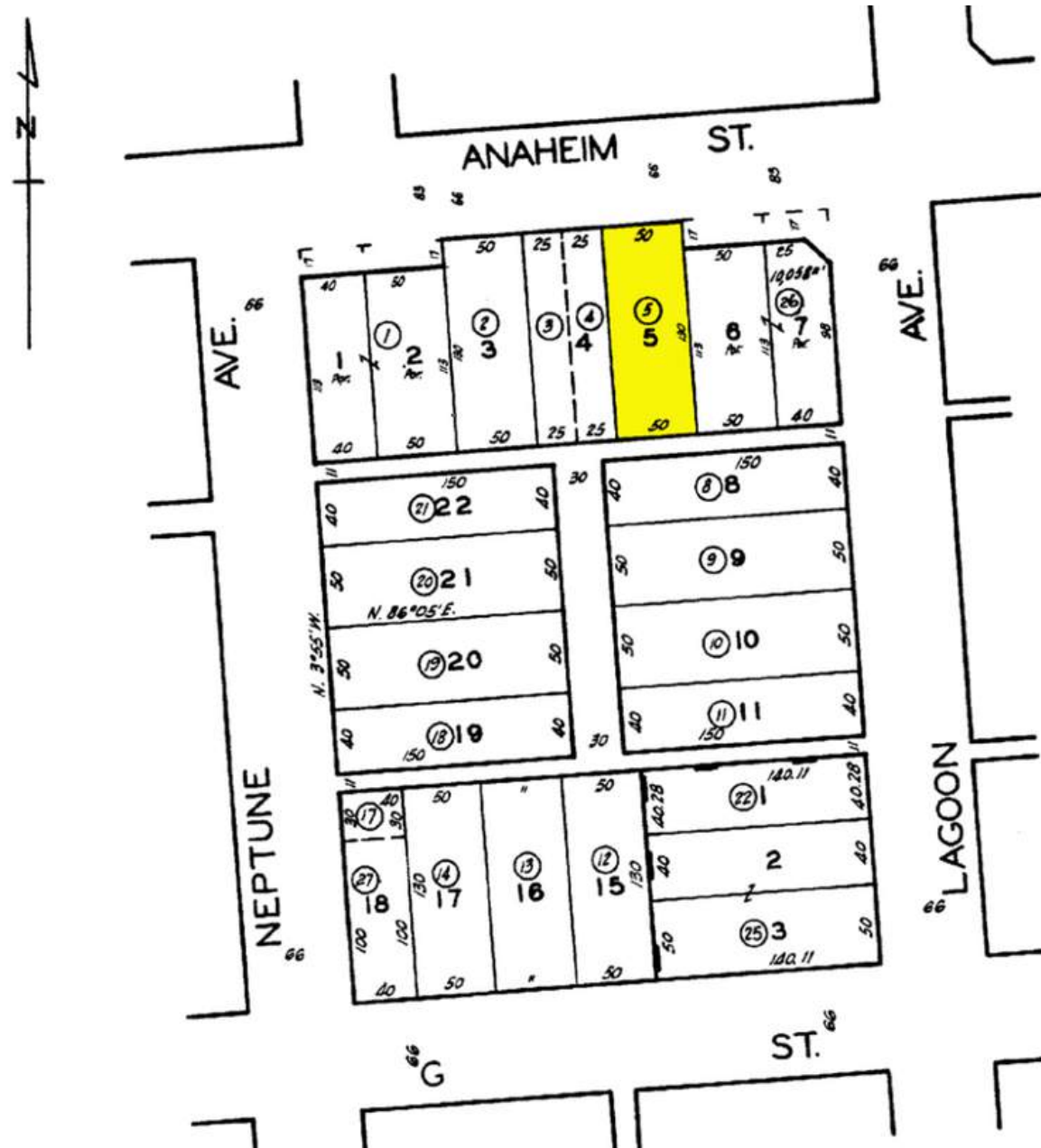


Property Photo- 510 W Anaheim St



Pre-fire

Parcel Map - 510 W Anaheim St





MARKET ANALYSIS

Wilmington, CA

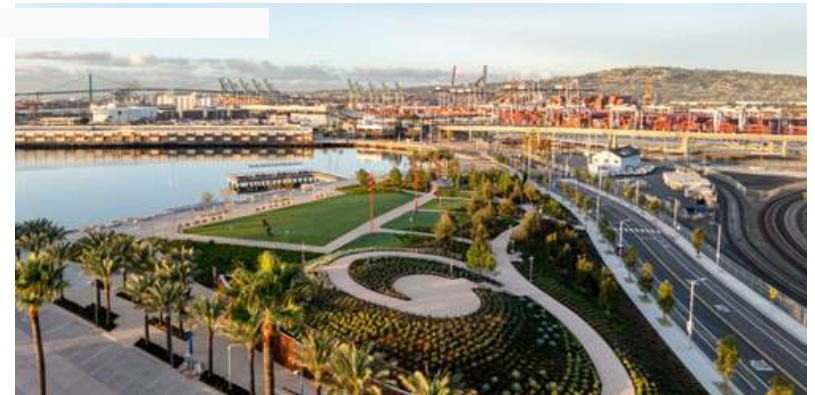
The Wilmington neighborhood of Los Angeles is experiencing a surge in real estate interest driven by its strategic location near the Port of Los Angeles and significant public investments

Market Snapshot:

- **Median Sale Price:** \$628,000 (Redfin, March 2025)
- **Median Listing Price:** \$600,000 (Movoto, March 2025)
- **Population:** Approximately 53,678 (Point2, 2022)
- **Median Age:** 32 years (Point2, 2022)
- **Median Household Income:** \$66,900 (Movoto Statistical Atlas)

Key Trends:

- **Price Trends:** While Wilmington's median sale price saw a slight decrease of 10.4% year-over-year, the market remains competitive with homes selling close to asking prices.
- **Demographics:** A youthful population with a median age of 32 and a household size averaging 3.5 individuals indicates a strong demand for family-oriented housing.
- **Development Projects:** The Wilmington Waterfront Promenade and Avalon Pedestrian Gateway are set to enhance community connectivity and attract further investment.Redfin



Local Infrastructure Investments



\$77M Wilmington Waterfront Promenade

The Wilmington Waterfront Promenade is a \$77.3 million, nine-acre public space that opened in February 2024, providing the community with direct access to the Port of Los Angeles waterfront. Features include a 1,300-foot-long promenade, picnic pier, floating dock, playground, and scenic overlooks, transforming a formerly industrial site into a vibrant recreational area



\$80M Avalon Pedestrian Gateway under construction

Scheduled to commence construction in early 2025, the Avalon Pedestrian Gateway is an \$80 million project that will create a 12-acre green space connecting Avalon Boulevard to the Wilmington Waterfront Promenade. The development includes a 400-foot-long pedestrian bridge over existing railroad tracks, an entry plaza with a sundial, landscaped walkways, and public gathering areas, enhancing pedestrian access and community connectivity.



Redevelopment of 650 acres of the Philips 66 Los Angeles Refinery complex

Phillips 66 plans to cease operations at its Los Angeles-area refinery by late 2025, freeing up 650 acres spanning Wilmington and Carson for redevelopment. The company has engaged Catellus Development and Deca Companies to envision future uses for the site, aiming to transform the industrial land into developments that benefit the regional economy and community.

New Affordable Housing Projects in the Area



Las Palmas (1 mile from site)

Las Palmas Apartments, located at 1355 N. Avalon Blvd in Wilmington, CA, is a 54-unit permanent supportive housing development co-developed by The Richman Group and Brilliant Corners. Completed in late 2024, the project transformed a former 1950s Safeway grocery store through adaptive reuse, preserving its distinctive Google-style facade while adding a new four-story residential wing)



The Banning Project (.7 miles from site)

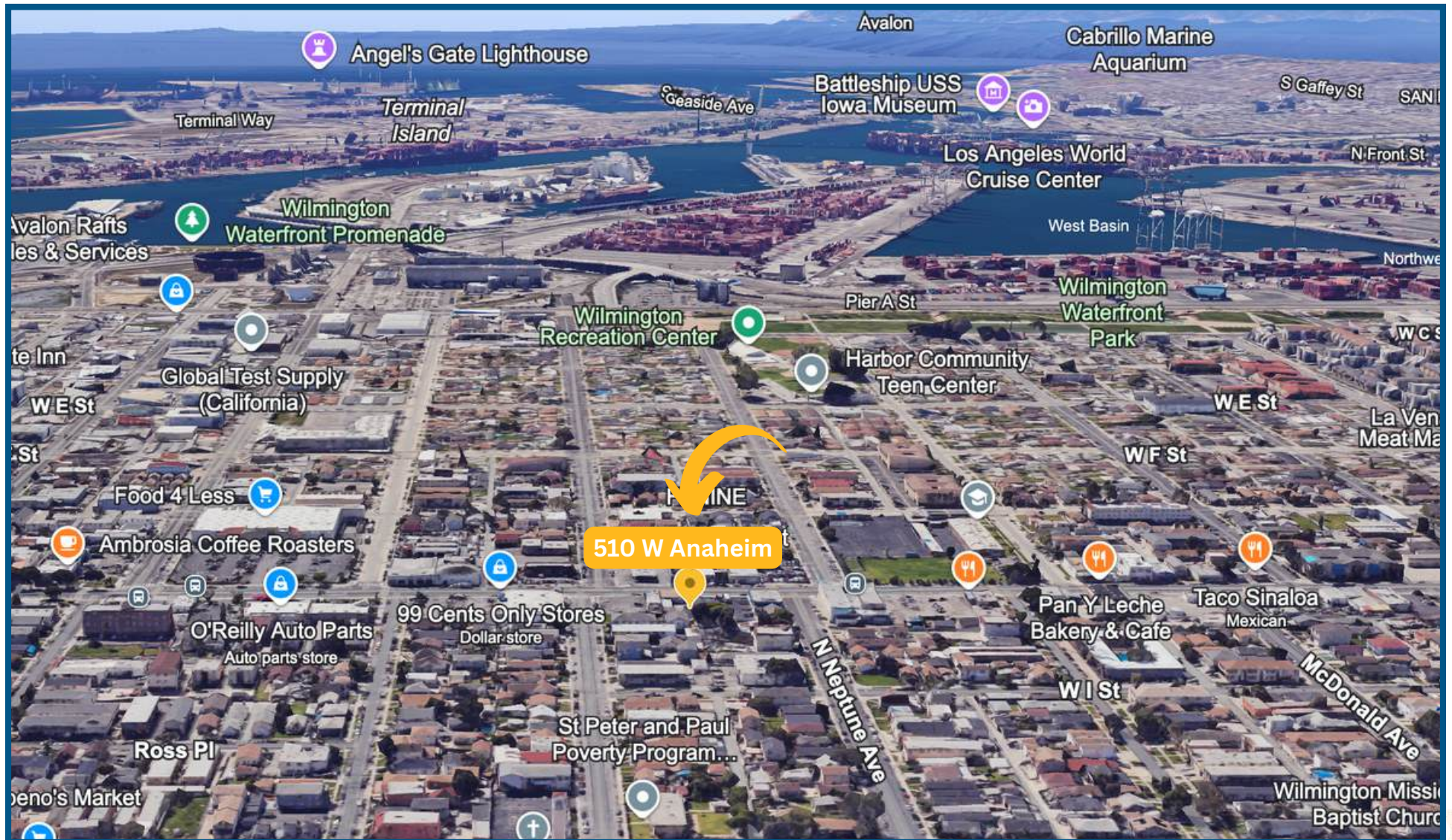
The Banning is a 64-unit permanent supportive housing community developed by Century Housing at 841 N. Banning Blvd in Wilmington, CA. The development includes 31 units designated for individuals with severe mental illness and 32 units for chronically homeless households, with one unit reserved for on-site management.



Harbour Residences (.6 miles from site)

Harbour Residences is a newly completed 74-unit affordable and permanent supportive housing development by RMG Housing, located at 445 N. Avalon Blvd in Wilmington, CA—just 0.6 miles from the subject property. The four-story building features spacious one-bedroom units arranged around an open-air interior courtyard, offering residents a sense of community and tranquility.

Local Assets



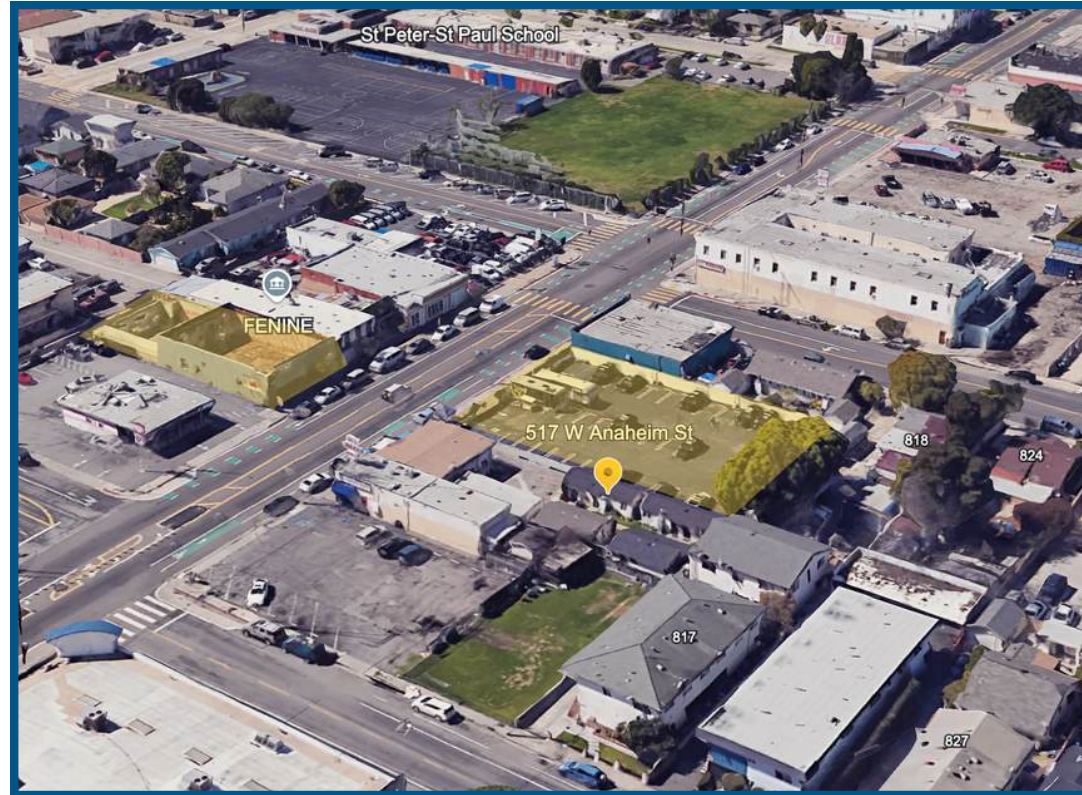
An aerial photograph of a waterfront park and port area. In the foreground, there is a paved walkway lined with palm trees. A winding path leads through a landscaped area with low-lying plants. In the middle ground, there is a green field, possibly a sports field, and a small building. The background shows a large port area with many shipping containers and cranes, and a bridge in the distance. The sky is clear and blue.

VALUATION SUMMARIES

Valuation Summary

Based on current market comparables and trends in Wilmington and the broader Harbor area, the estimated current "as-is" value of the combined parcels is approximately \$900,000 (\pm \$60/SF), with a likely range between \$750,000 and \$1,000,000.

If entitled for affordable or mixed-income housing, potential land value could exceed \$1.5M, based on comparable entitled sites in San Pedro and surrounding areas.





EXIT STRATEGIES

Wilmington Apartment Occupancy

Units & Occupancy

15,536

Number of housing units

the Los Angeles-Long Beach-Anaheim, CA Metro
Area: 4,762,557

California: 14,532,683

Occupied vs. Vacant



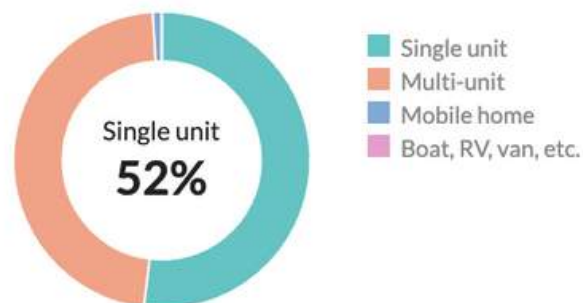
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Ownership of occupied units



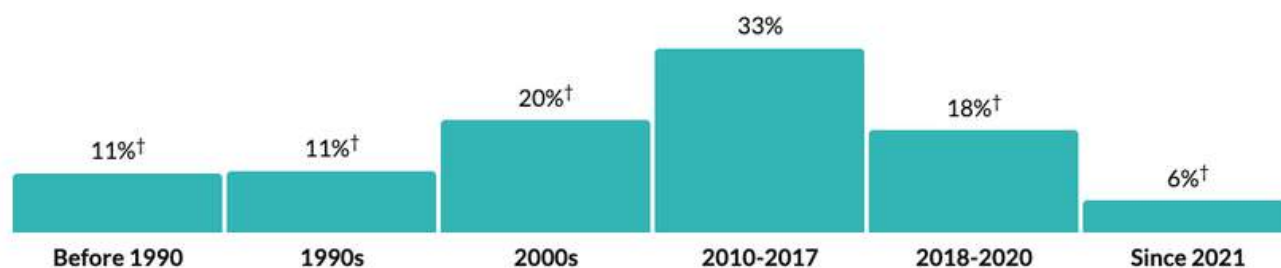
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Types of structure



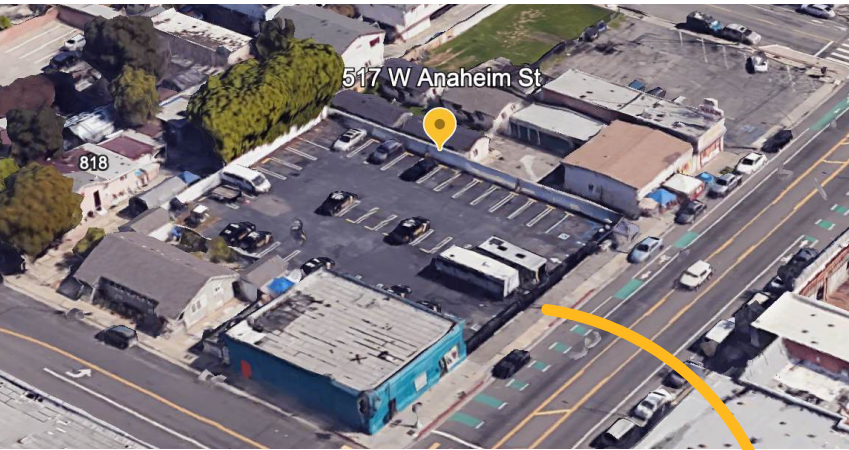
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Year moved in, by percentage of population



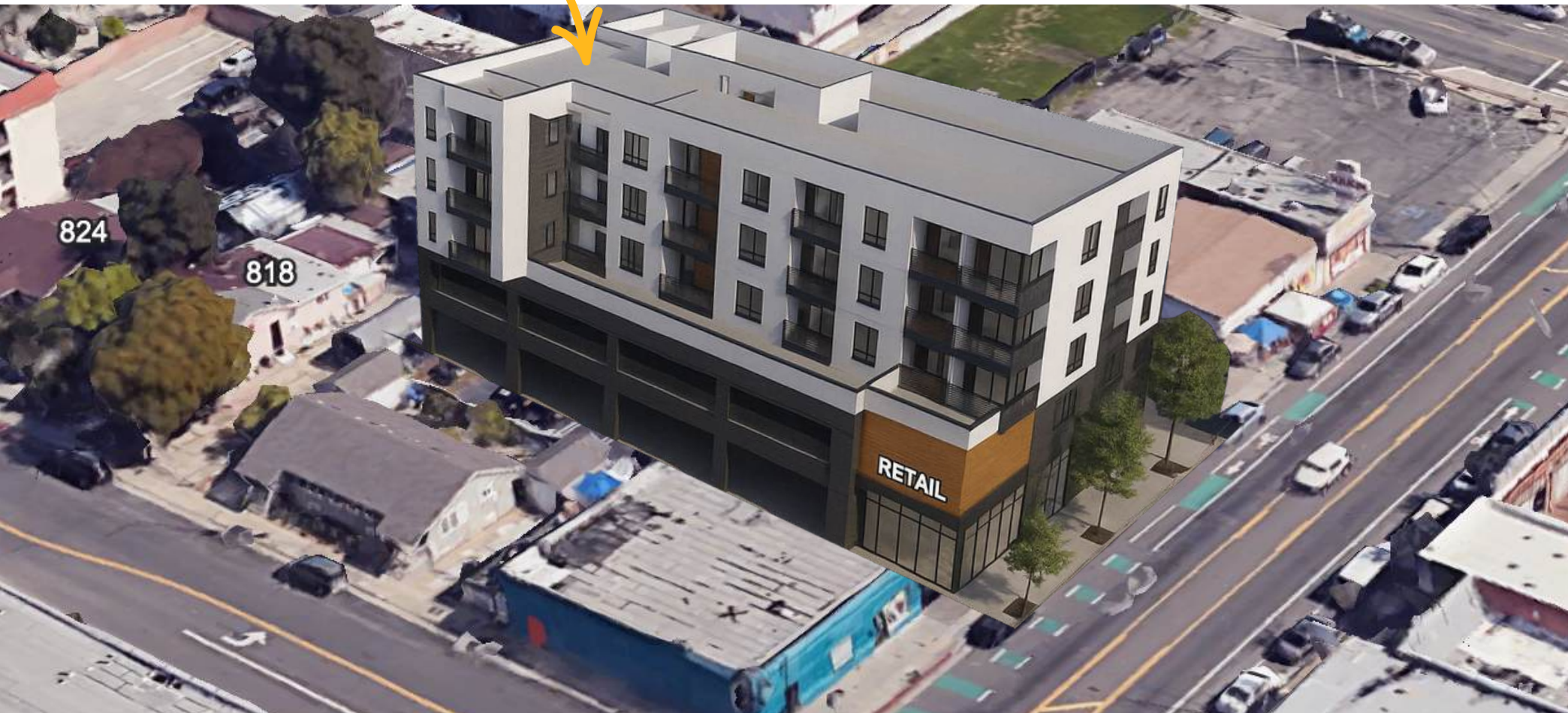
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517 Anaheim St w/ New Mixed Use Apartment



Meeting the Local Demand for Housing

Convert the existing lot on 515-521 W Anaheim into
30 + Apartments Units + Retail on ground floor



510 Anaheim St w/ New Retail Use



Introducing New Retail Options

Renovate the site and build-to-suit to accommodate a new retail operator that meets the needs of the area such as a private medical practice.





THANK YOU FOR YOUR CONSIDERATION

