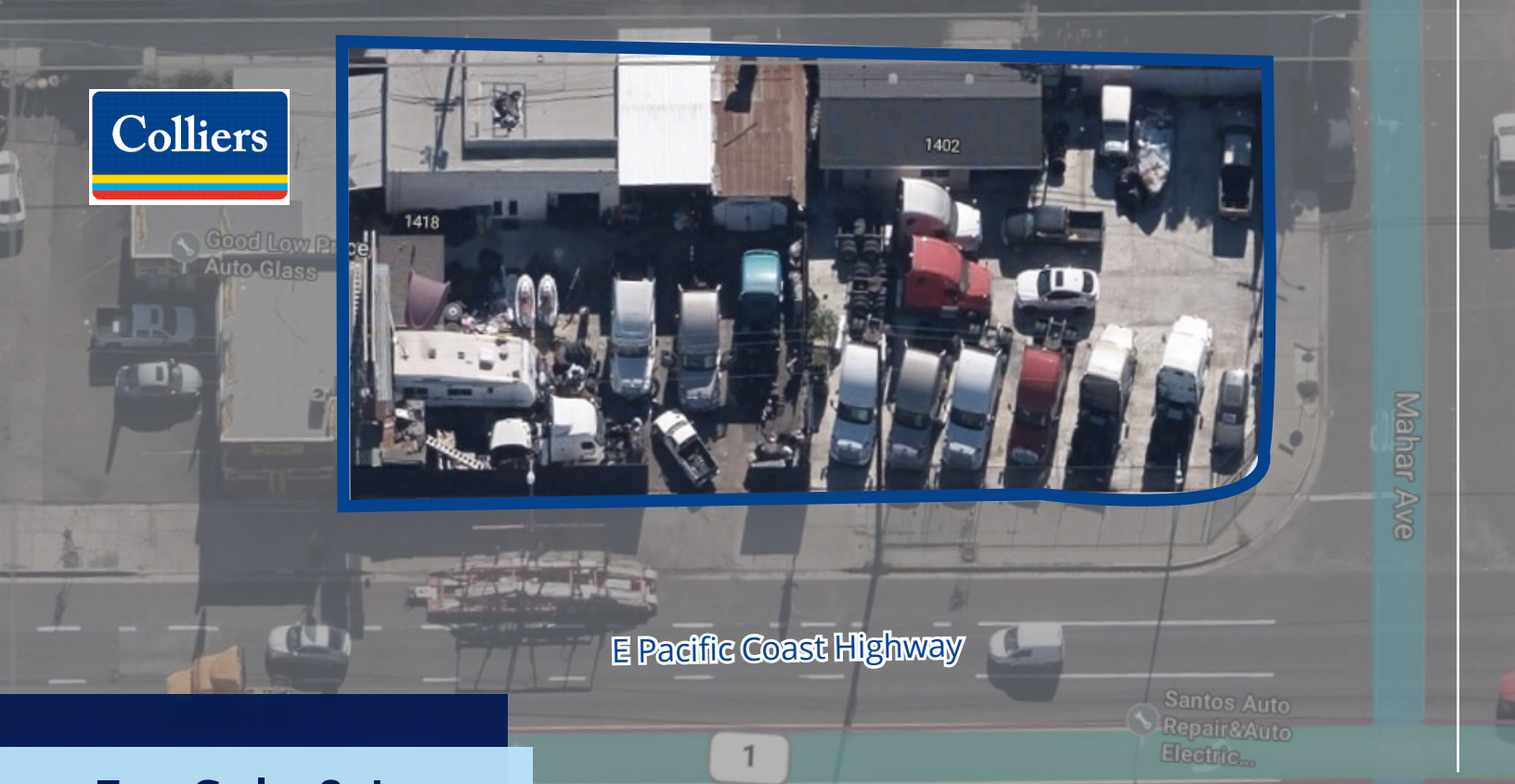




Colliers

For Sale & Lease

\$2,082,275
(\$149 /SF)

\$9,782 /mo
(\$0.70 /SF Gross)

Contact us:

Kyle Degener

Senior Vice President
+1 310 617 8694
kyle.degener@colliers.com

Lary Carlton

Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

Amanda DePierro

Senior Associate
+1 310 321 1817
amanda.depierro@colliers.com

Colliers

2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245
colliers.com

1412 E Pacific Coast Hwy Wilmington, CA 90744

Property Highlights

- Lot; ±13,975 SF Lot with Improvements
- Buildings: ± 1,703 SF (2 bldgs totaling)
- Excellent visibility and access for logistics, storage, or redevelopment
- Surrounded by major infrastructure and logistics hubs
- Current Use" Commercial Vehicle Repair Facility
- Zoning: LAC1 (Flexible Commercial Zoning)
- APN: 7425-022-055
- Located in a federally designated Opportunity Zone
- Access to Executive Living & Plentiful Supply of Skilled Labor
- Ideal for owner-users or investors seeking long-term value

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. Colliers International Greater Los Angeles, Inc.

Accelerating success.

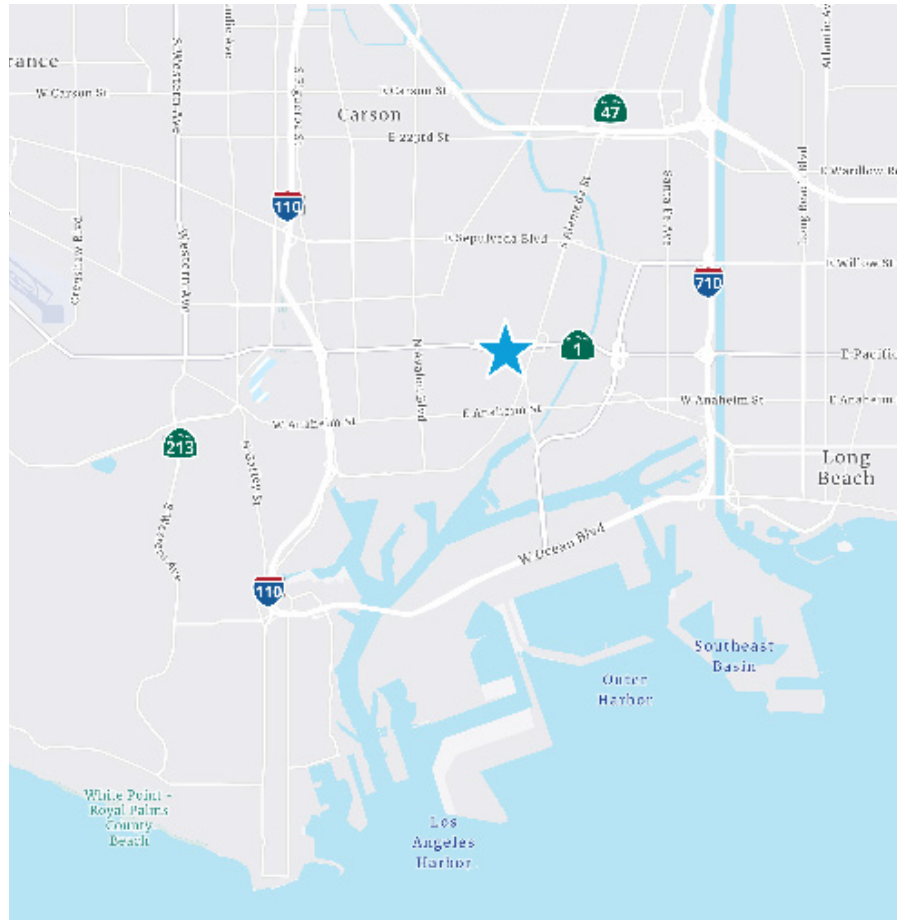
Location

Logistics & Accessibility

- ± 3.5 miles to Port of Los Angeles
- ± 4.9 miles to Port of Long Beach
- ± 17.9 miles to LAX Airport
- ± 18 miles to Downtown Los Angeles
- Immediate access to CA-1 (Pacific Coast Hwy)
- Public transit available along PCH and Wilmington Station nearby
- Prime PCH Frontage & Visibility
- Immediate access to PCH
- Close proximity to 110, 710, and 405 Freeways
- Strategic location near the World Ports of Los Angeles and Long Beach

Corporate & Government Neighbors

- Intermodal Bridge Transport (IBT) – 1919 E PCH
- Tesoro Refinery – Major energy employer
- Port of Los Angeles & Port of Long Beach – Global logistics hubs
- Toyota Logistics Services – Automotive logistics



Photos





Major Investment Project to Transform 440 Acre area of Wilmington, CA

Redevelopment of Phillips 66 Wilmington refinery calls for warehouses & retail. Phillips 66 will close its Los Angeles 660 acres of refineries in Wilmington & Carson Q4 2025. City of LA sheds light on what's to come in Wilmington.

Catellus Development Corp & Deca Co, engaged by Phillips 66 to redevelop its land. Plan to transform 440-acre Wilmington property into complex "Five Points Union". The proposed specific plan calls for subdividing the site into two areas.

Southern portion of site, which comprises the vast majority of the overall property, would see eight (8) industrial buildings ranging from 55 to 115 feet clr height, totaling 231,000 SF to 1.5 million SF in size.

More than 6.1 million SF feet of industrial space proposed. strategic access to global markets and Southern California's vast consumer base.

Northern section of property, fronts Anaheim Street, pitched as new Town Square - retail uses, recreation spaces, room for community gatherings, & publicly accessible open space. 77-acre area includes +/- 400,000 SF of total development:

- 270,000 SF retail;
- 67,500 SF food & beverage;
- 5,000 SF community offices;
- a 60,000 SF indoor sports facility;
- Two outdoor soccer fields;
- parking for 2,471 vehicles
- Retail u 3,500 SF, as well as larger users
- 40,000 SF grocery store & a 156,000 SF space include a tire center & infrastructure for gas station.
- Proposed soccer fields & sports facility situated on north side of Anaheim St, land abuts Ken Malloy Harbor Regional Park.
- Construction of proposed uses require approval of general plan amendment & zone change by Los Angeles City Council. Pending approvals, construction of full project could be completed as early as 2025, per an environmental document issued by the Planning Department.

A development agreement of 25 years could allow for work to be completed as late as 2053,depending on market conditions.





Los Angeles, CA - Port & San Pedro Region

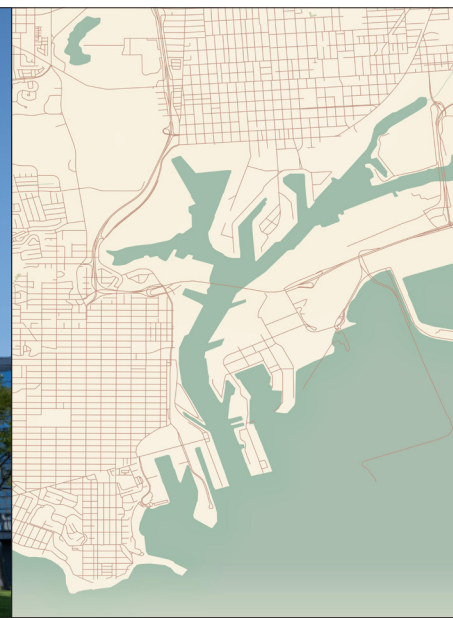
Los Angeles is a dynamic global city located in Southern California and serves as the economic engine of the West Coast. With a population exceeding 3.8 million, it is the largest city in California and the second-largest in the United States. The city is internationally recognized for its diverse industries, cultural landmarks, and strategic infrastructure.

The Port of Los Angeles, located in the San Pedro Bay, is the busiest container port in the United States and a critical hub for international trade. Adjacent to the Port of Long Beach, this combined port complex handles over 40% of the nation's containerized imports, making it a vital asset for industrial and logistics operations. The San Pedro area, once known primarily for its fishing and naval heritage, has evolved into a vibrant mixed-use district with a growing industrial base,

creative spaces, and waterfront redevelopment.

Los Angeles offers unparalleled connectivity via the I-110, I-710, and I-405 freeways, as well as proximity to LAX and regional rail lines. Neighboring communities include Wilmington, Harbor City, Torrance, and Rancho Palos Verdes. The region supports a robust labor force and is home to major employers such as the Los Angeles Unified School District, Kaiser Permanente, Northrop Grumman, and the City of Los Angeles.

With a strong presence in aerospace, logistics, advanced manufacturing, and maritime services, the Port and San Pedro region continues to attract industrial users seeking strategic access to global markets and Southern California's vast consumer base.





LOS ANGELES, CA

The property is located in East Wilmington, Los Angeles County, zoned M2 for heavy & light industrial. It is near the World Port of Los Angeles, Wilmington Recreation Center, and Wilmington Waterfront Park. The area is characterized by industrial use, open storage yards, trucking and drayage operations and heavy/light manufacturing.

Amenities & Lifestyle

Restaurants & Cafes:

- *J.Trani's Ristorante - 584 W 9th St, San Pedro,*
- *Maya Mexican Restaurant – 401 N Avalon Blvd*
- *COMPAGNON Wine Bistro -384 W 6th St, San Pedro*
- *Isaac's Café – 1201 N Avalon Blvd*
- *L'Opera Ristorante - 101 Pine Ave, Long Beach*
- *Santa Luna Restaurant – 422 N Avalon Blvd*
- *Hojas Tea House – 1203 N Avalon Blvd*

Hotels Nearby:

- *Best Western Los Angeles Worldport Hotel*
- *DoubleTree by Hilton San Pedro*

Executive Housing:

- *Quick Access to Palos Verdes Estates and the Beach Cities including Manhattan Beach*
- *Camden Harbor View Apartments – Downtown Long Beach*
- *Vue Apartments – San Pedro*

Infrastructure & Development Activity

- **Wilmington Waterfront Promenade** – Opened Feb 2024; 8-acre site with landscaping, seating, bike racks
- **Avalon Promenade & Gateway Project** – Pedestrian bridge construction Nov 2024–May 2027; \$65M budget
- **AltaSea Ocean Tech Hub** – \$29M redevelopment of historic warehouses at Port of LA, completion in 2024
- **West Harbor Development** – \$160M mixed-use waterfront project opening in 2025

An aerial photograph showing the Port of Los Angeles with numerous shipping containers, cranes, and a large ship docked. In the foreground, there is a residential neighborhood with houses and streets.

LOS ANGELES, CA

The property is located in East Wilmington, Los Angeles County, zoned M2 for heavy & light industrial. It is near the World Port of Los Angeles, Wilmington Recreation Center, and Wilmington Waterfront Park. The area is characterized by industrial use, open storage yards, trucking and drayage operations and heavy/light manufacturing.

Locational Stability & Market Fundamentals

- **Mature Industrial Base:** *Wilmington is a long-established industrial hub with proximity to both ports.*
- **Labor Pool:** *Access to skilled, cost-effective labor from surrounding South Bay communities.*
- **Freeway Access:** *I-110, I-710, and SR-47 provide regional connectivity.*
- **Demographics:** *Diverse workforce with strong representation in logistics, manufacturing, and port operations.*

Owner-User & Investor Appeal

- **Business Appeal:** *Strategic location near ports, freeways, and industrial infrastructure supports operational efficiency.*
- **Tenant Demand:** *High demand for industrial land and storage yards in port-adjacent areas.*
- **Zoning & Incentives:**
 - *Zoned M2 (heavy industrial)*
 - *Located within a federally designated **Opportunity Zone**, offering potential capital gains tax deferral or elimination for qualified investments*

Commercial Real Estate Land Comps

Address	City	Sale Price	Lot Size	Price/LSF	Type
1170 N Wilmington Blvd	Wilmington	\$1,750,000	10,00	\$175	Commercial
704 W Pacific Coast Hwy	Wilmington	\$1,499,000	8,500	\$176	Commercial
1303 W I St	Wilmington	\$1,199,000	7,000	\$171	R1 Development Site
661 N Pacific Ave	San Pedro	\$2,150,000	3,253	\$661	Industrial
1209-1221 S Pacific Ave	San Pedro	\$2,430,000	16,200	\$150	Retail
2340 Lomita Blvd	Lomita	\$7,900,000	47,805	\$165	Retail
2429 Lomita Blvd	Lomita	\$2,550,000	20,000	\$127	Vacant Land
1503 Pacific Coast Hwy	Harbor City	\$505,000	4,030	\$125	Parking Lot