

WILMINGTON DEVELOPMENT OPPORTUNITY



Sale Price Reduced! Seller Motivated!

10,485± Sq.Ft. of R1 Zoned Land
Currently a Fenced & Paved Parking Lot

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum



Property Details

1303 W I STREET
WILMINGTON, CA 90744

Land Area: 10,485± Sq.Ft.

Parking: 22± Surface Spaces

Zoning: LA R1-1

Assessor's Parcel Number: 7416-004-001,002

Frontage: 78' on I Street and 125' on Frigate Ave

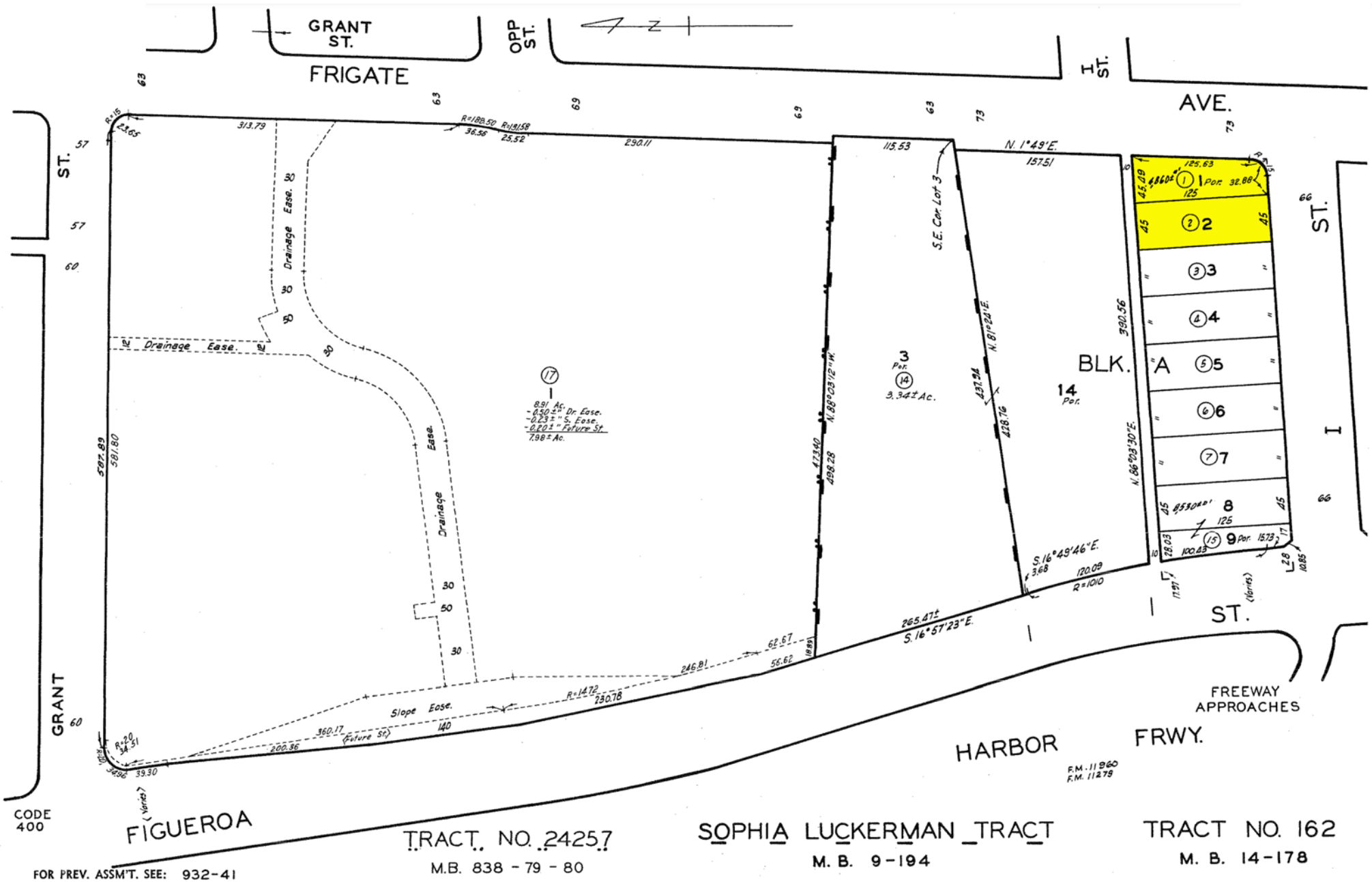
Property Highlights

- Fenced and paved parking lot ideal for owner/user, investor, or developer
- Located at the northwest corner of I Street and Frigate Avenue in the City of Wilmington
- The property offers access from I Street and from the alley off of Frigate Avenue
- The site is situated one block east of Figueroa Street and the Harbor (110) Freeway, and is one block north of Anaheim Street
- Los Angeles Harbor College and Harbor Park Golf Course are adjacent to the 110 Freeway to the west

Asking Price: ~~\$1,199,000~~ \$990,000
(\$94.42 Per Sq.Ft.)



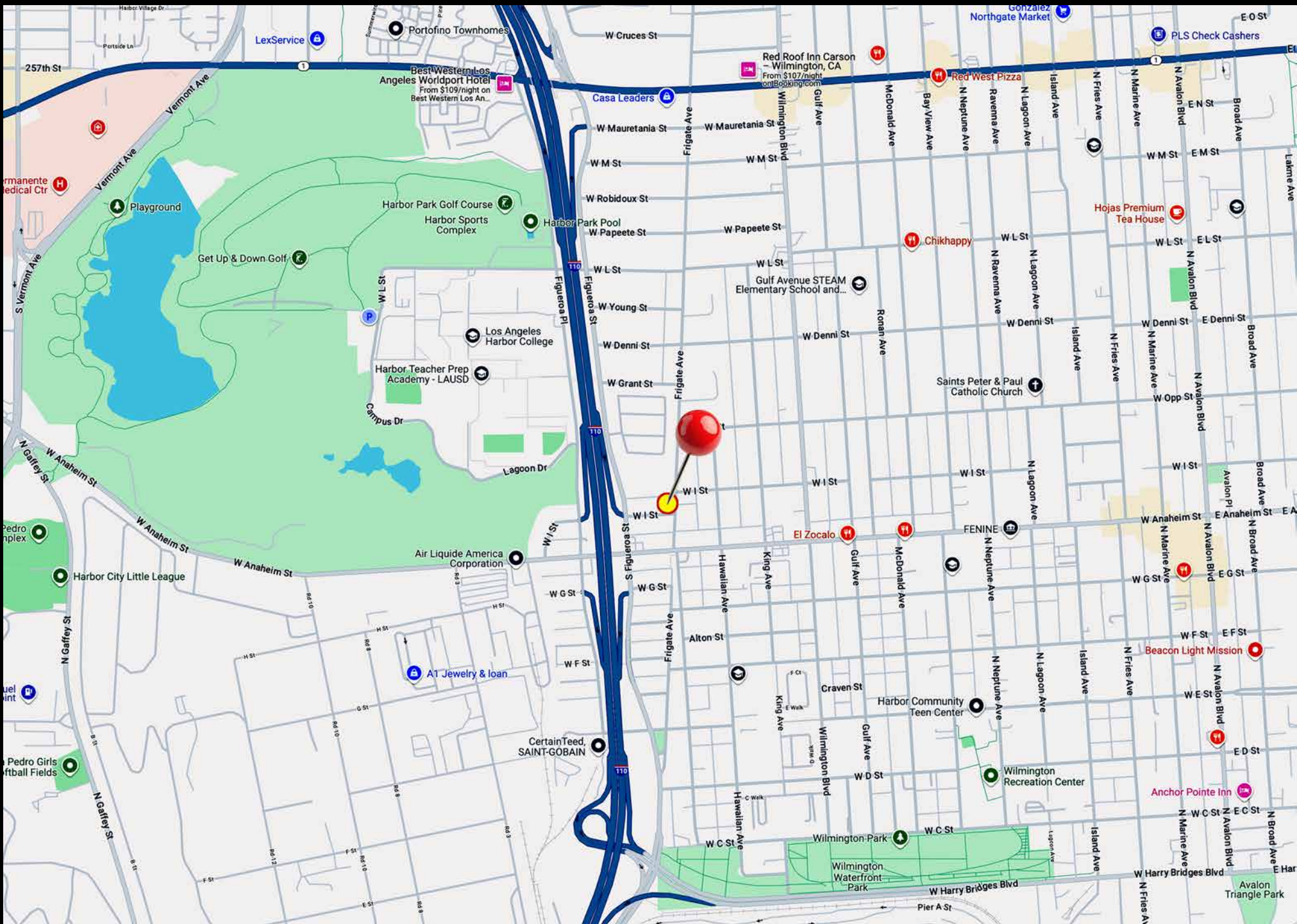
A horizontal number line with a single tick mark labeled 'z'.








PROPERTY AERIAL



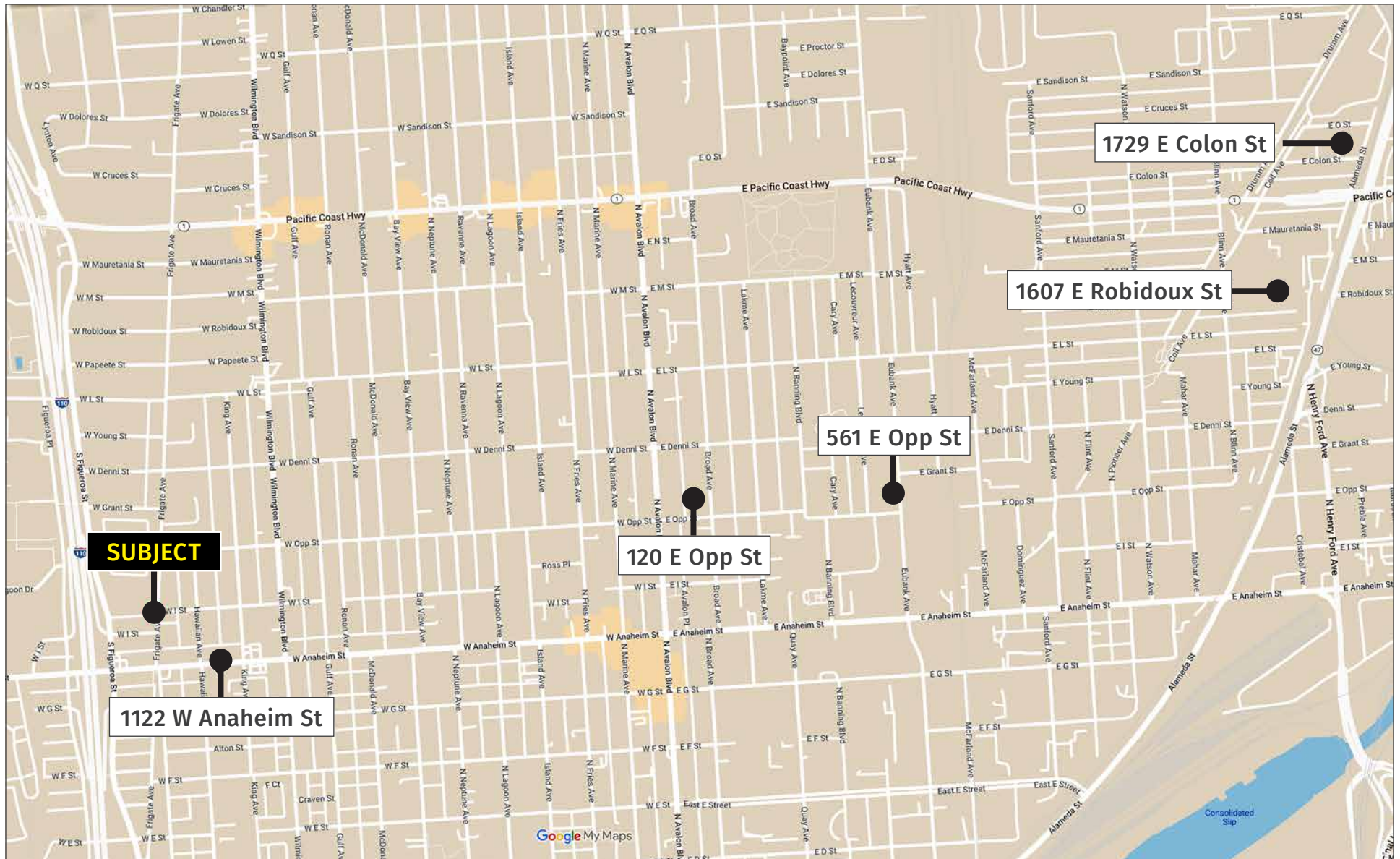
AREA MAP



COMPARABLE SALE VALUES

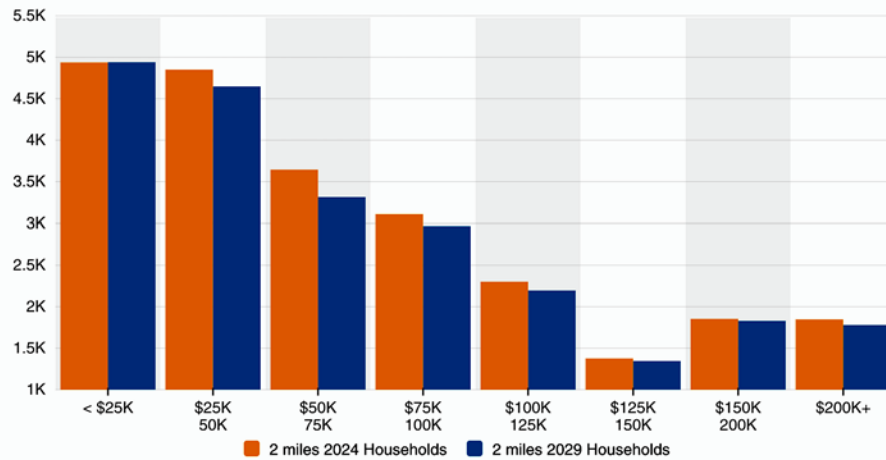
					
Address:	561 E Opp St	1607 E Robidoux St	1729 E Colon St	1122 W Anaheim St	120-126 E Opp St
Sale Date:	08/20/2024	06/21/2024	09/11/2023	05/26/2023	01/03/2023
Price:	\$250,000	\$1,060,000	\$2,475,500	\$3,100,000	\$475,000
Land Use:	Residential Lot	Residential Lot	Parking Lot	Commercial Land	Parking Lot
Year Built:	N/A	N/A	N/A	N/A	N/A
Bldg. Size:	N/A	N/A	N/A	N/A	N/A
Lot Size:	5,928	5,416	15,682	28,711	12,238
Price Per SF:	\$42.17	\$195.72	\$157.86	\$107.97	\$38.81
Average Price Per SF:	\$108.51				

COMPARABLE LAND SALE PROPERTIES MAP

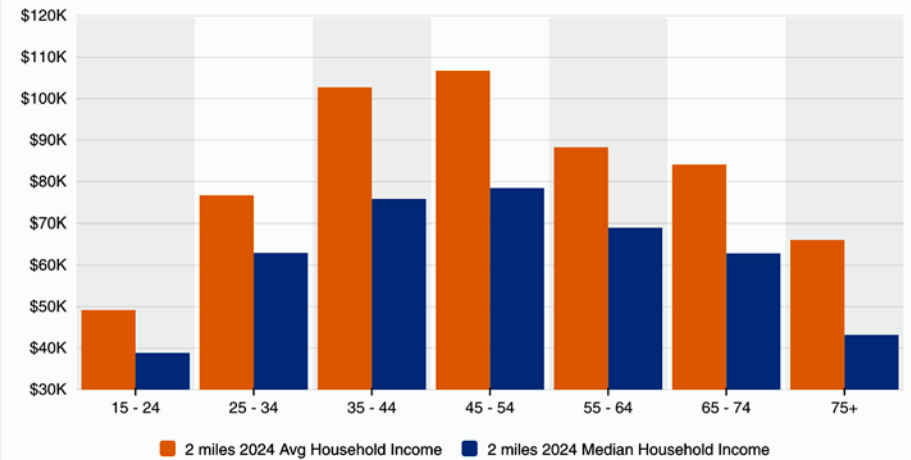


NEIGHBORHOOD DEMOGRAPHICS

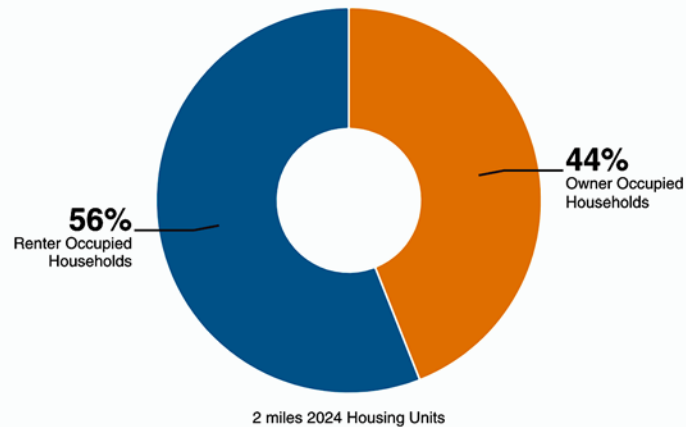
Household Income



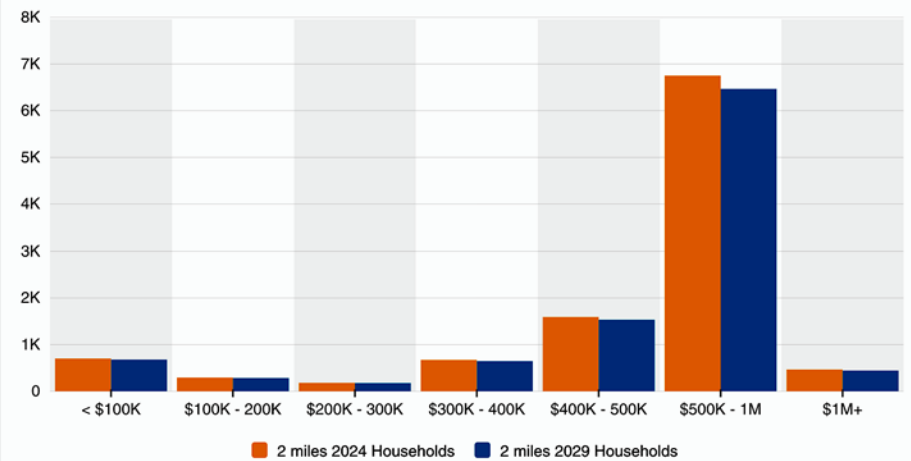
Household Income By Age



Housing Occupancy



Home Values



1303 W I Street
Wilmington, CA 90744

10,485± Sq.Ft. of Land

Fenced & Paved Parking Lot

Potential Residential
Development Site

Price Reduced! Seller Motivated!

Exclusively Listed By



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MAJOR PROPERTIES

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