

1,000 SF FOR LEASE

MARINE PLAZA

124-128 PACIFIC COAST HIGHWAY | WILMINGTON, CA 90744



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

CBM1.COM

CBM1

LEASING

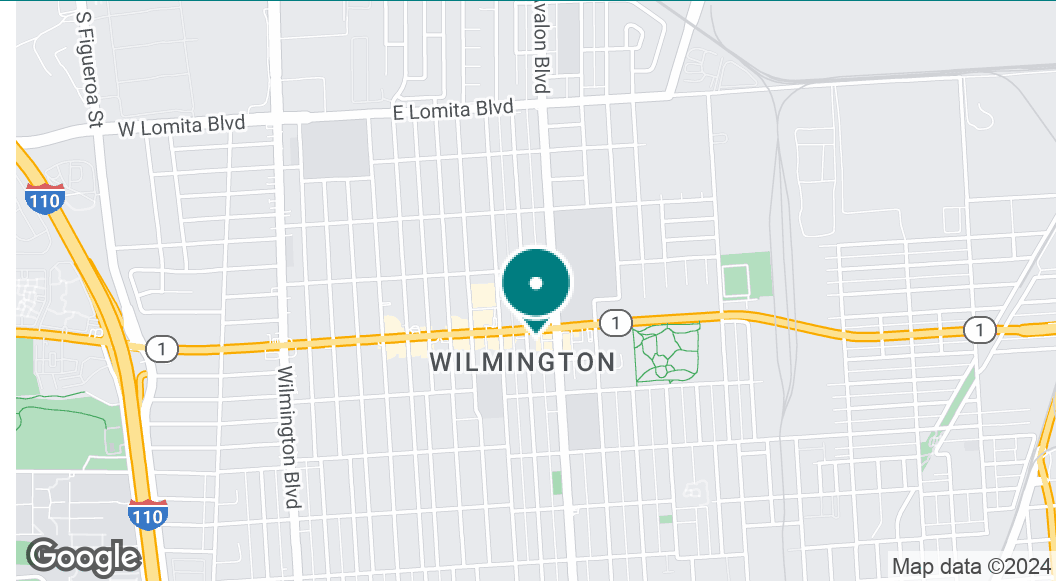
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 2



PROPERTY DESCRIPTION

Lease this unique commercial space at Marine Plaza, strategically located at the vibrant intersection of Pacific Coast Hwy and Avalon Blvd in Wilmington, CA. Embrace the rhythm of the bustling streets, where traffic flows and cones guide the way, creating a dynamic backdrop for your business. The architecture, characterized by expansive windows, captures both natural light and the attention of the diverse passersby navigating this lively neighborhood. The convenience of available parking adds to the allure, ensuring that your business becomes an integral part of the daily hustle and bustle. Seize this opportunity to immerse your brand in the energy of this thriving community.

PROPERTY HIGHLIGHTS

- Strategic and high-traffic location on Pacific Coast Hwy
- Modern architecture with expansive windows for natural light
- Flexible interior layout for customization
- Competitive lease terms with ample parking opportunities

LOCATION DESCRIPTION

Nestled at the crossroads of Pacific Coast Hwy and Avalon Blvd in Wilmington, CA, this commercial gem at Marine Plaza stands as a beacon for businesses seeking a dynamic presence. Surrounded by the ebb and flow of daily life, the property is strategically positioned to capture the attention of the bustling traffic that courses through this vibrant intersection. With its eye-catching architecture and expansive windows, the space not only invites natural light but also beckons passersby to explore what lies within. The neighborhood buzzes with activity, thanks to the mix of nearby businesses, from cafes to boutiques. The rhythm of the area is complemented by the convenient parking available, ensuring that customers can seamlessly transition from the traffic-coned streets to your welcoming storefront. Embrace the energy of this thriving community, lease this space, and position your business at the heart of the action.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,095	48,227	165,012
Total Population	40,880	160,051	477,936

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LEASE SPACE(S)

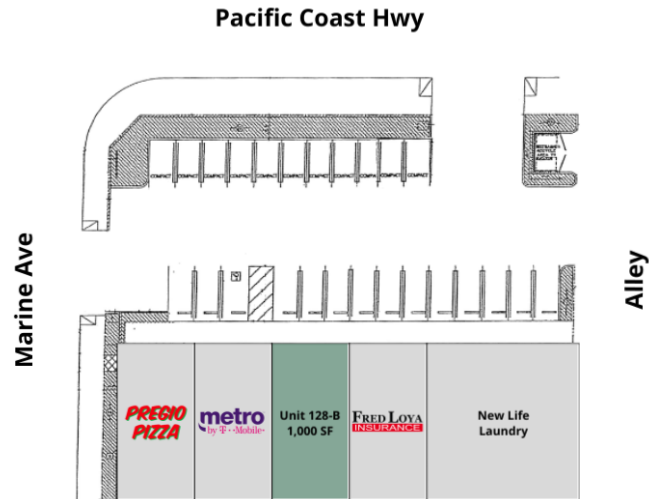
MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 3

LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	Est. \$0.60 NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$2.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
128-B	Available	1,000 SF	Est. \$0.60 NNN	\$2.95 SF/month	Retail/Office Shell Shop Space - Former "Oportun"

AARON GUIDO

CALDRE #01924252
714.769.6117
AARON@CBM1.COM

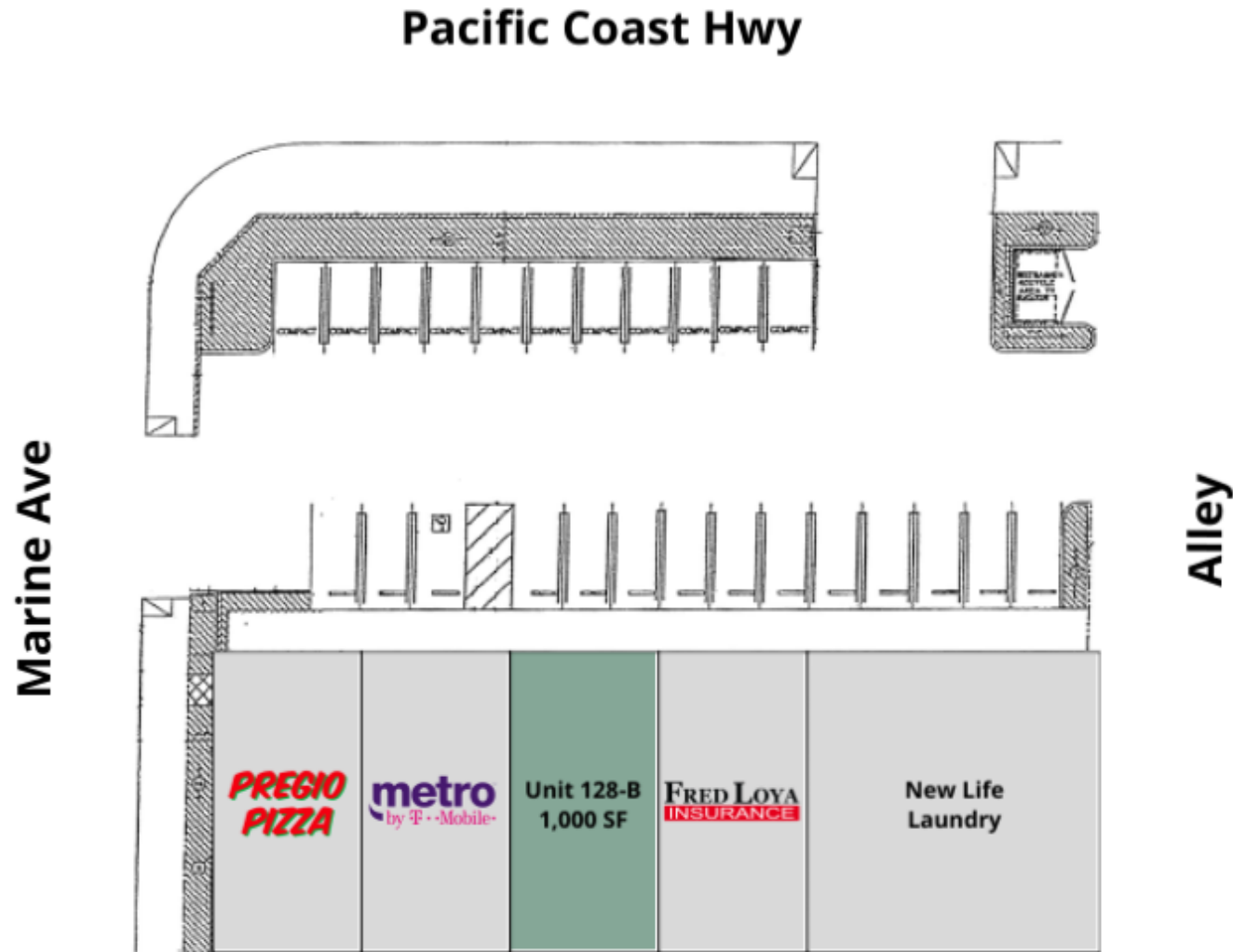
DANIEL BARRIGA

CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

SITE PLAN

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 4



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM

ADDITIONAL PHOTOS

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 5



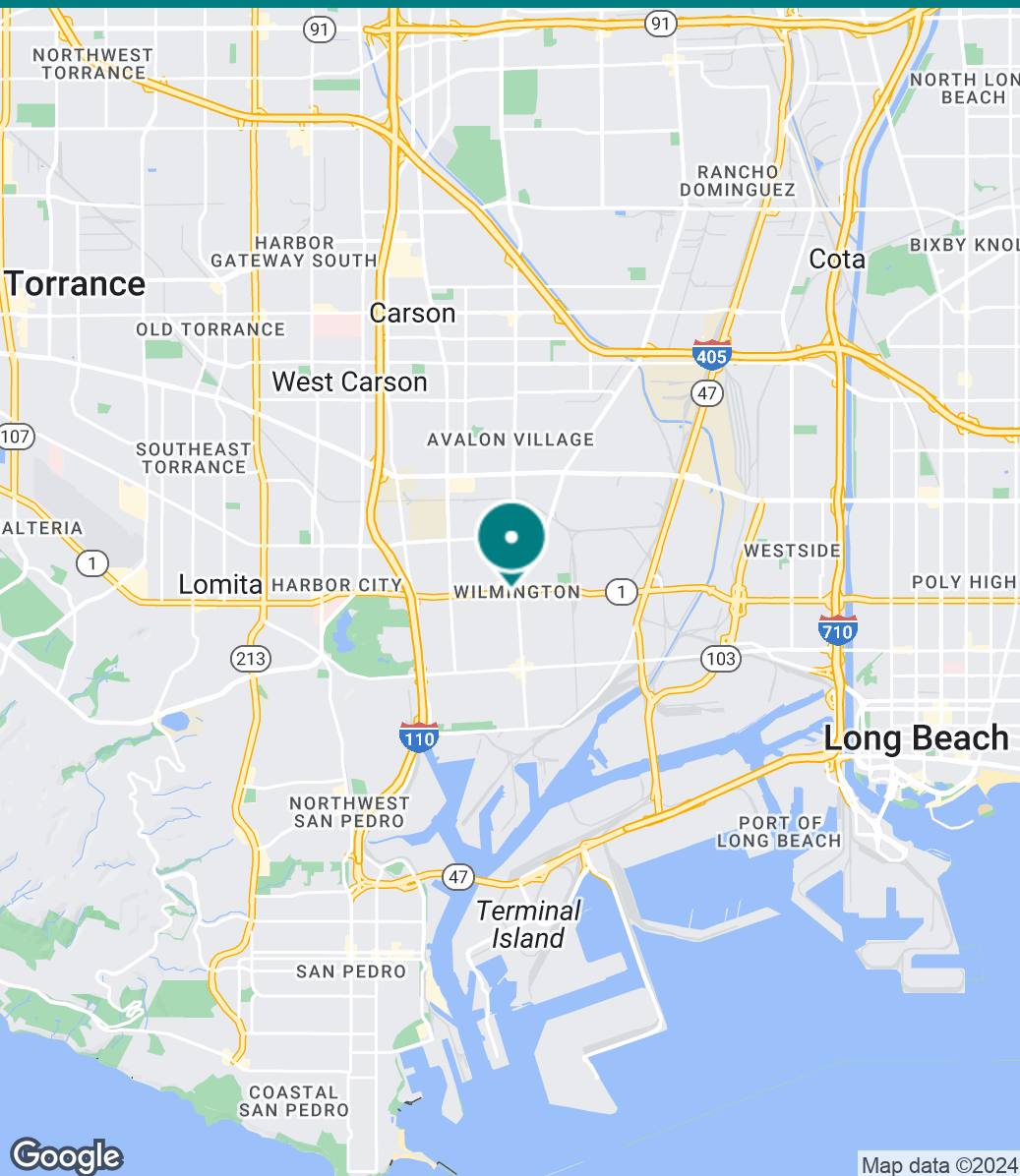
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LOCATION MAP

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

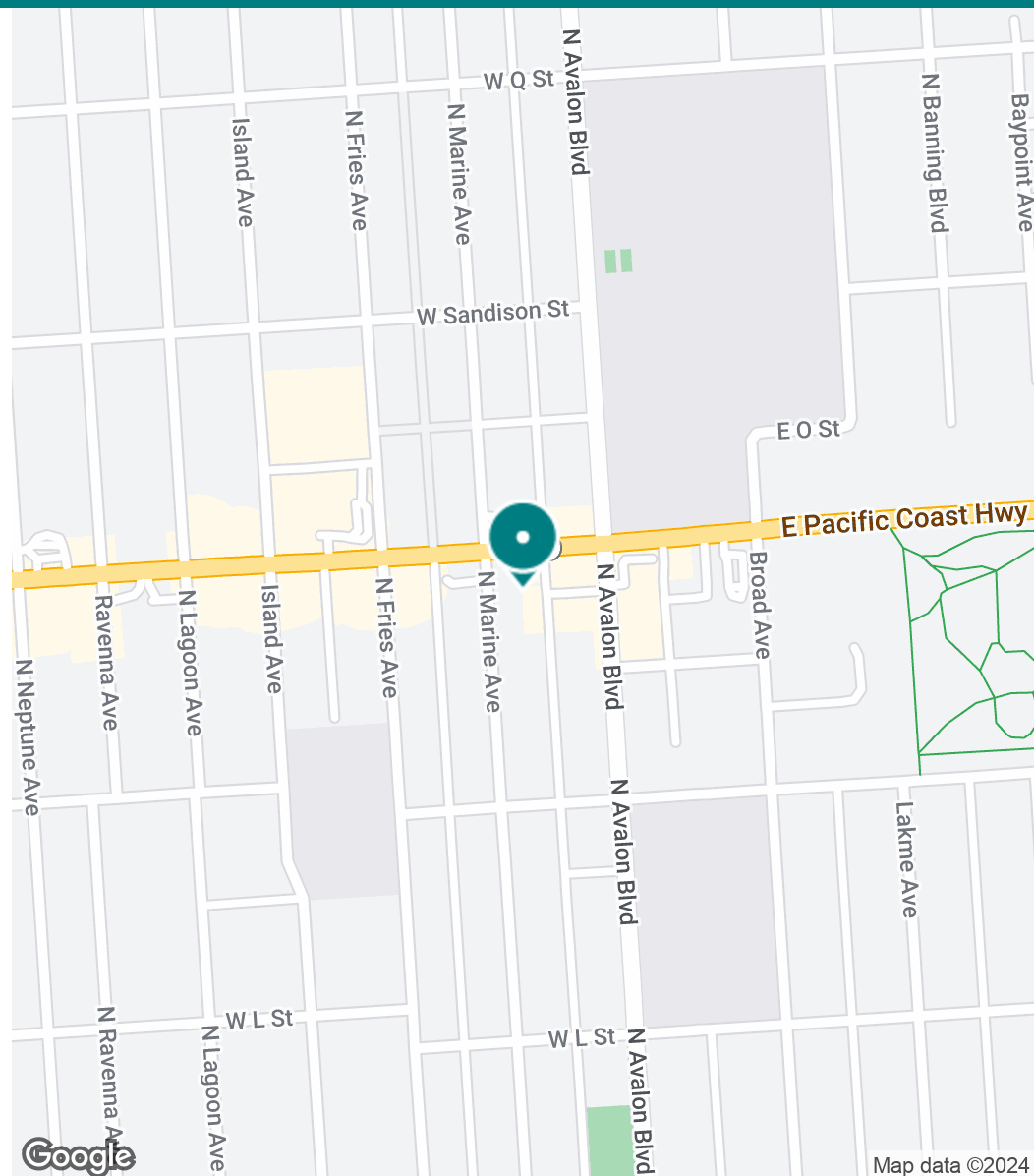
BROCHURE | PAGE 6



Map data ©2024

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM



Map data ©2024

DEMOGRAPHICS MAP & REPORT

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,880	160,051	477,936
Average Age	32.2	36.1	37.5
Average Age (Male)	30.6	34.5	36.5
Average Age (Female)	33.6	37.9	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,095	48,227	165,012
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$66,534	\$82,432	\$86,751
Average House Value	\$456,815	\$471,696	\$515,724
RACE	1 MILE	3 MILES	5 MILES
% White	57.5%	44.5%	43.8%
% Black	1.5%	6.3%	10.4%
% Asian	4.4%	20.0%	18.9%
% Hawaiian	0.4%	0.9%	0.8%
% American Indian	0.4%	0.4%	0.6%
% Other	30.4%	20.5%	18.1%

2020 American Community Survey (ACS)

AARON GUIDO

CALDRE #01924252

714.769.6117

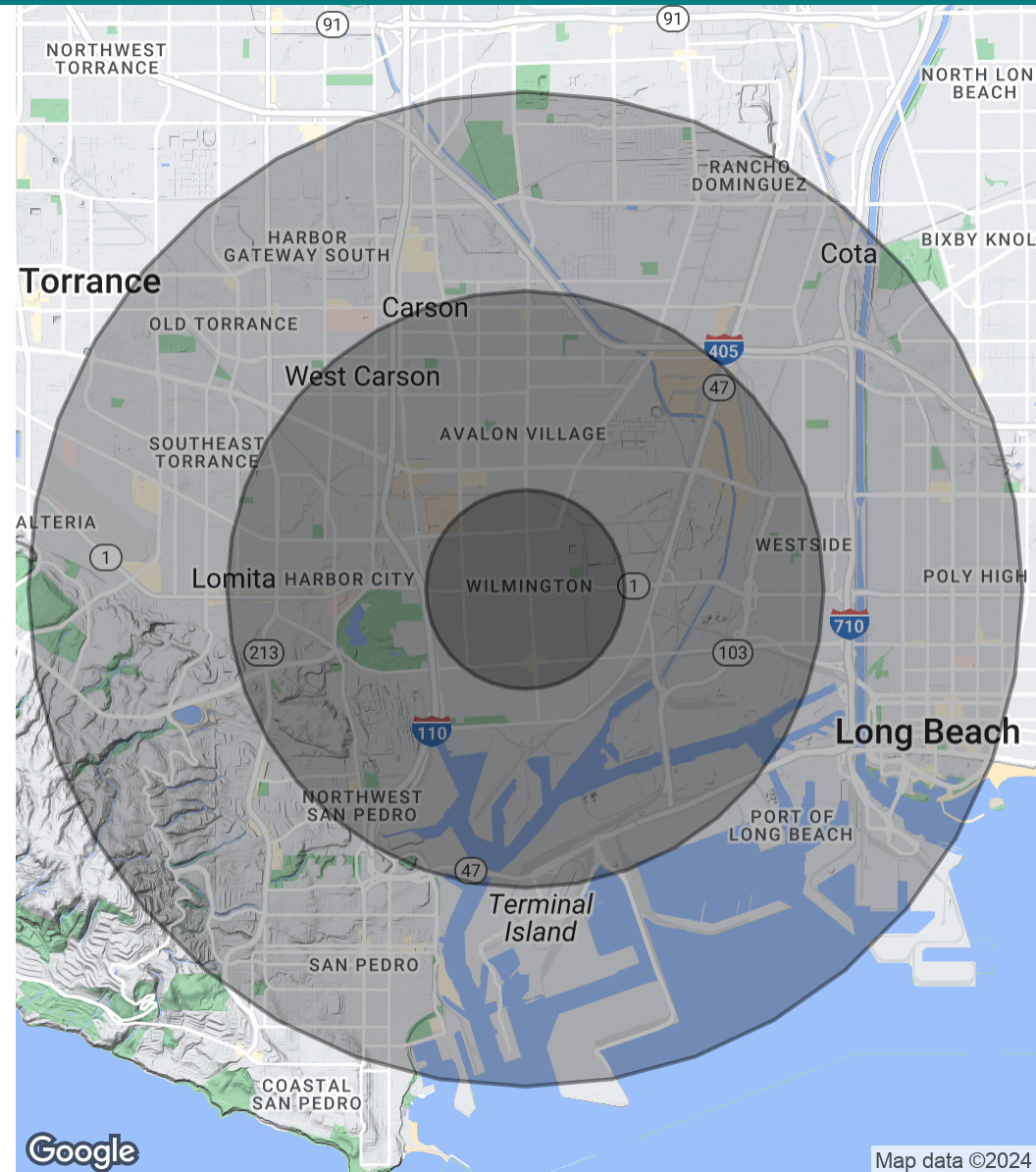
AARON@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM



MEET THE TEAM

MARINE PLAZA | 124-128 PACIFIC COAST HIGHWAY, WILMINGTON, CA 90744

BROCHURE | PAGE 8



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924252



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052

daniel@cbm1.com



CalDRE #02031360

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM