

±6.09 AC OF INDUSTRIAL ZONED LAND



FOR SALE

±6.09 AC OF INDUSTRIAL ZONED LAND

SWC GRAND AVE. & LEON RD.

WINCHESTER | CA

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CODY WOLF

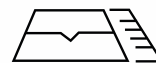
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PROPERTY HIGHLIGHTS



±6.09 AC
AVAILABLE



4 PARCELS
461-140-033
461-140-034
461-140-035
461-140-036



MSC ZONING
(VERIFY)



PATH OF
GROWTH

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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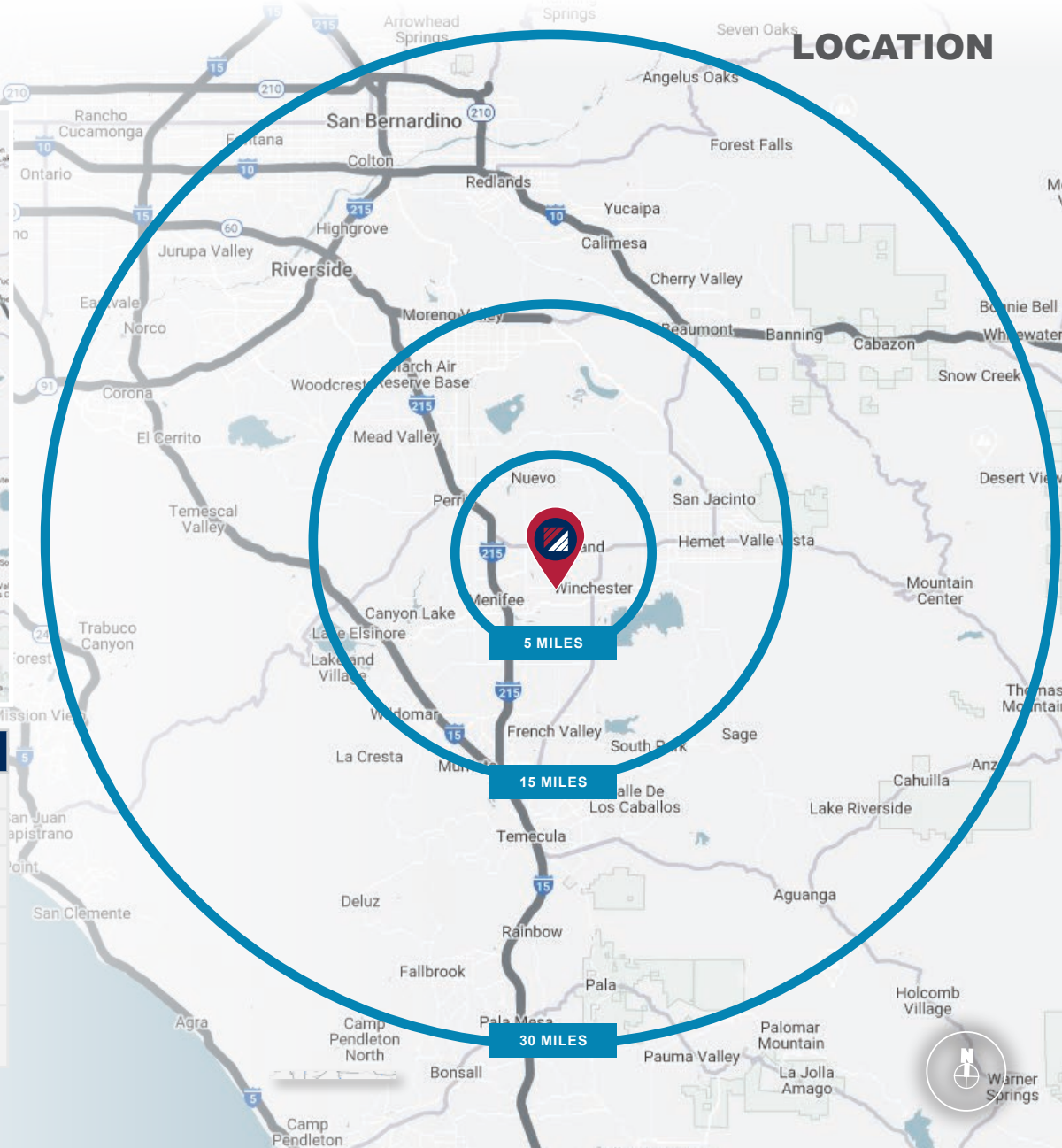
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LOCATION



86 MILES
LONG BEACH & LA PORTS



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	22,771	71,489	356,564
2023 Population	34,387	95,840	443,923
2028 Population Projection	35,937	98,768	453,078
Avg Household Income	\$89,650	\$87,907	\$91,947
Median Household Income	\$73,147	\$71,497	\$73,887
Total Specified Consumer Spending (\$)	\$397.4M	\$1.2B	\$5B

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DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report