

95

WALKSCORE

PEOPLE'S
YOGA, HEALTH & DANCE

Badfish
CLOTHING COMPANY

363-365 W. 6TH STREET

VACANT RETAIL OFFERING - SAN PEDRO, CA 90731

OFFERING MEMORANDUM



PALM REALTY
BOUTIQUE



PROPERTY SUMMARY



95

WALKSCORE

50

TRANSIT SCORE

87

BIKE SCORE

THE ASSET

SALE TYPE	▪ Investment or Owner User
OFFERING PRICE	▪ \$2,100,000
BUILDING SIZE	▪ 12,000 SF
PRICE/SF	▪ \$175
YEAR BUILT	▪ 1922
ZONING	▪ LAC2
OPPORTUNITY ZONE	▪ YES
FRONTAGE	▪ 50 FT on W 6th St
PARKING	▪ 6 Spaces (0.5 Spaces per 1,000 SF Leased)



PROPERTY OVERVIEW

Want commercial storefront property in the heart one of the best city redevelopment processes in recent time? San Pedro now has 5,000 housing starts in the design and/or construction phase, with a concentration in their downtown area. DTSP (downtown San Pedro) is enjoying a wonderful revival with new restaurants, fabulous foot traffic and the start of the West Harbor waterfront development. This commercial space at 363 W. 6th St. is located right in the middle of it with surrounding popular restaurants and local retail. This two-story property with ample basement space could be the perfect spot for a

number of uses to contribute to this vibrant area. This property offers an estimated total space of 12,000 sf, with 5,610 sf on the main storefront space (2 actual storefronts with 20 foot ceilings) and downstairs basement space and mezzanine office space. The property was once home to a J.C. Penny retail store. Currently, a local clothier rents half of the main space (one storefront) while the owner also lease additional space for miscellaneous events. There are six parking spots in the back off a common alley. There are two 220V lines to the property. Seller reserves right to enter into a 1031 exchange.

PROPERTY HIGHLIGHTS



OPPORTUNITY

12,000 SF Retail Offering in Downtown San Pedro



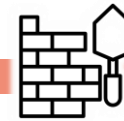
WALKSCORE

Deemed a Walker's Paradise with a WalkScore[®] of 95 out of 100.



SYNERGY

Surrounded by new restaurants, fabulous foot traffic and the start of the West Harbor waterfront development



DEVELOPMENTS

San Pedro boasts unprecedented opportunity for expansion with almost 5000 housing starts in various stages of development



LOCATION

World-class waterfront dining, retail and entertainment destination

95
WALKSCORE



San Pedro City Hall



550 Harborfront

The Vue



La Bocca Felice



Subject



Old School Vintage



Nelson One Apartments

302 W 5th St

6TH STREET

Harbor Tower

San Pedro Farmer's Market

350 W 5th St

SNPDCA01 Central Office

Loft Art Studios & Gallery



Warner Grand Theater



2024 Mixed-Use Development

Public Parking



Public Parking

3RD STREET

MESA STREET



363-365 W. 6TH STREET ■ SAN PEDRO, CA 90731



1 Block from Subject



95

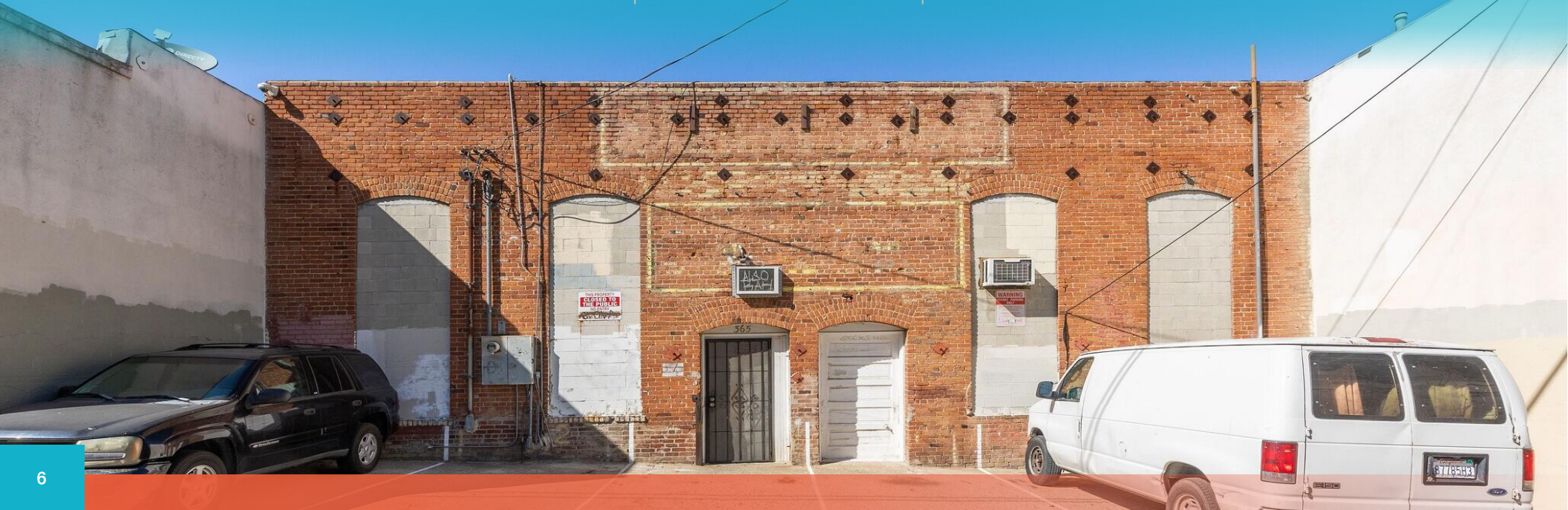
WALKSCORE

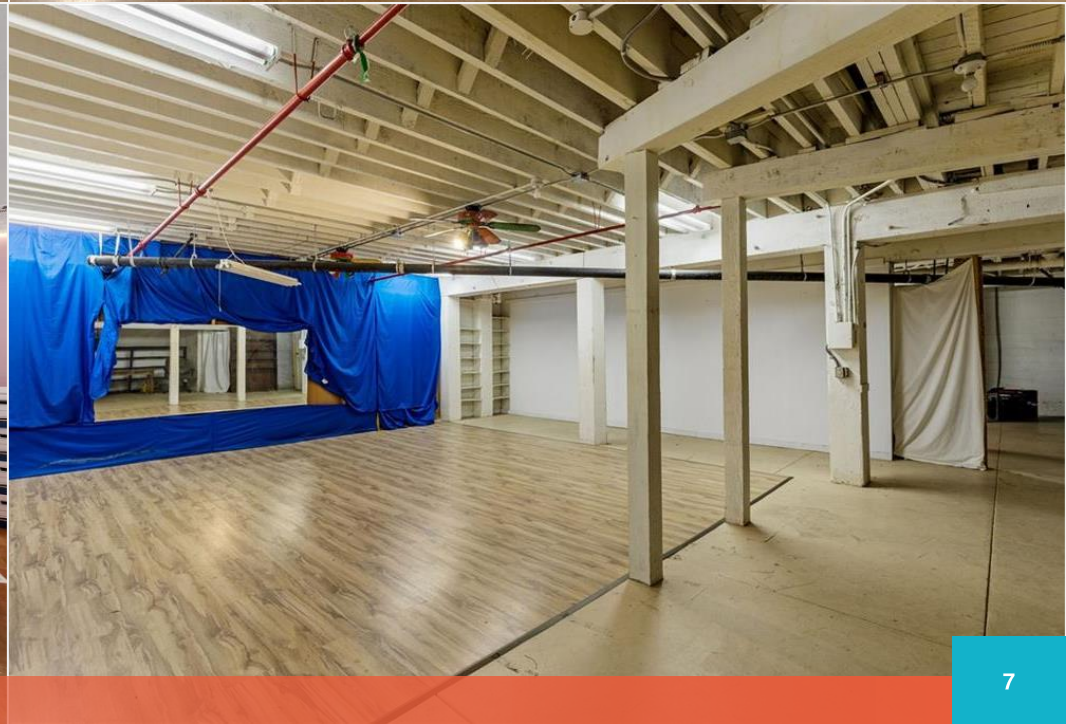
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TRANSIT SCORE

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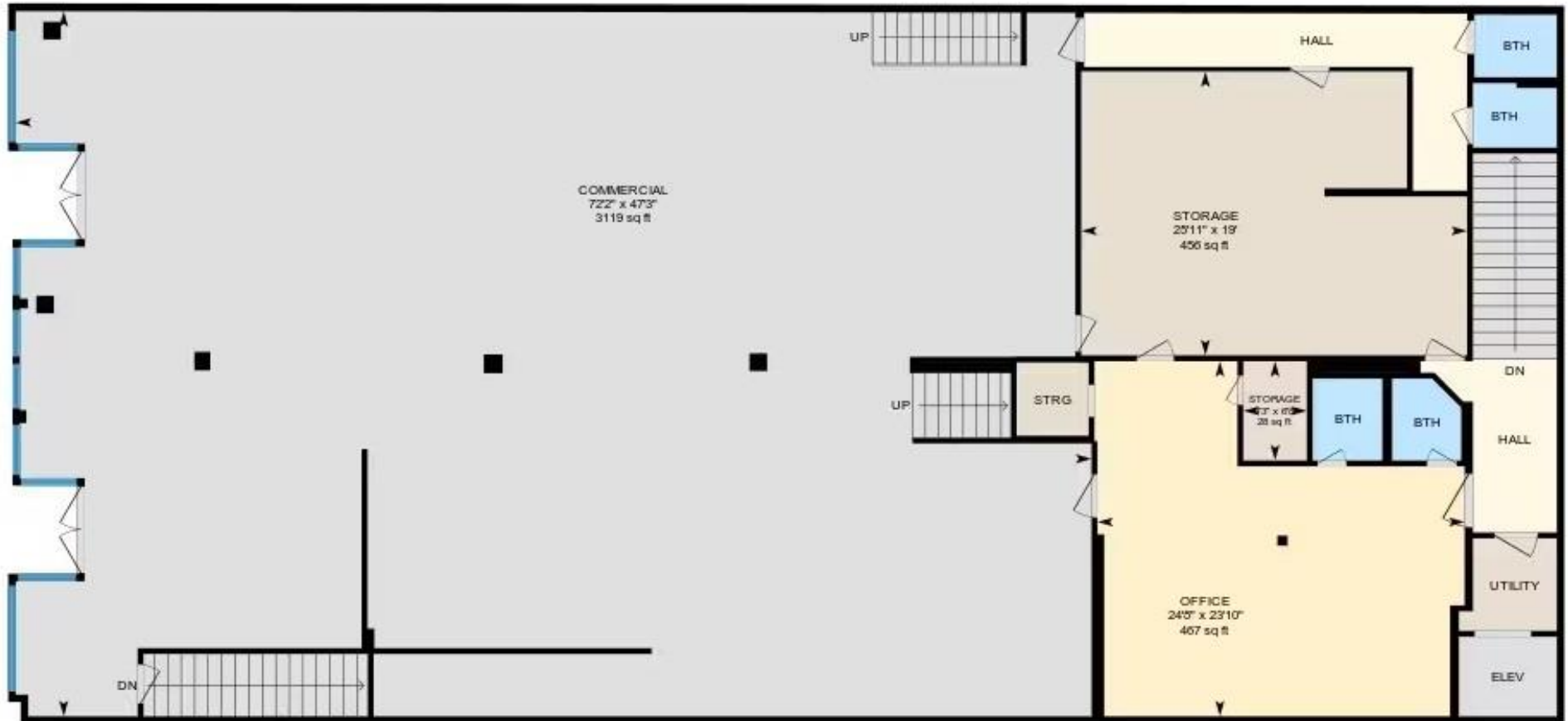
BIKE SCORE





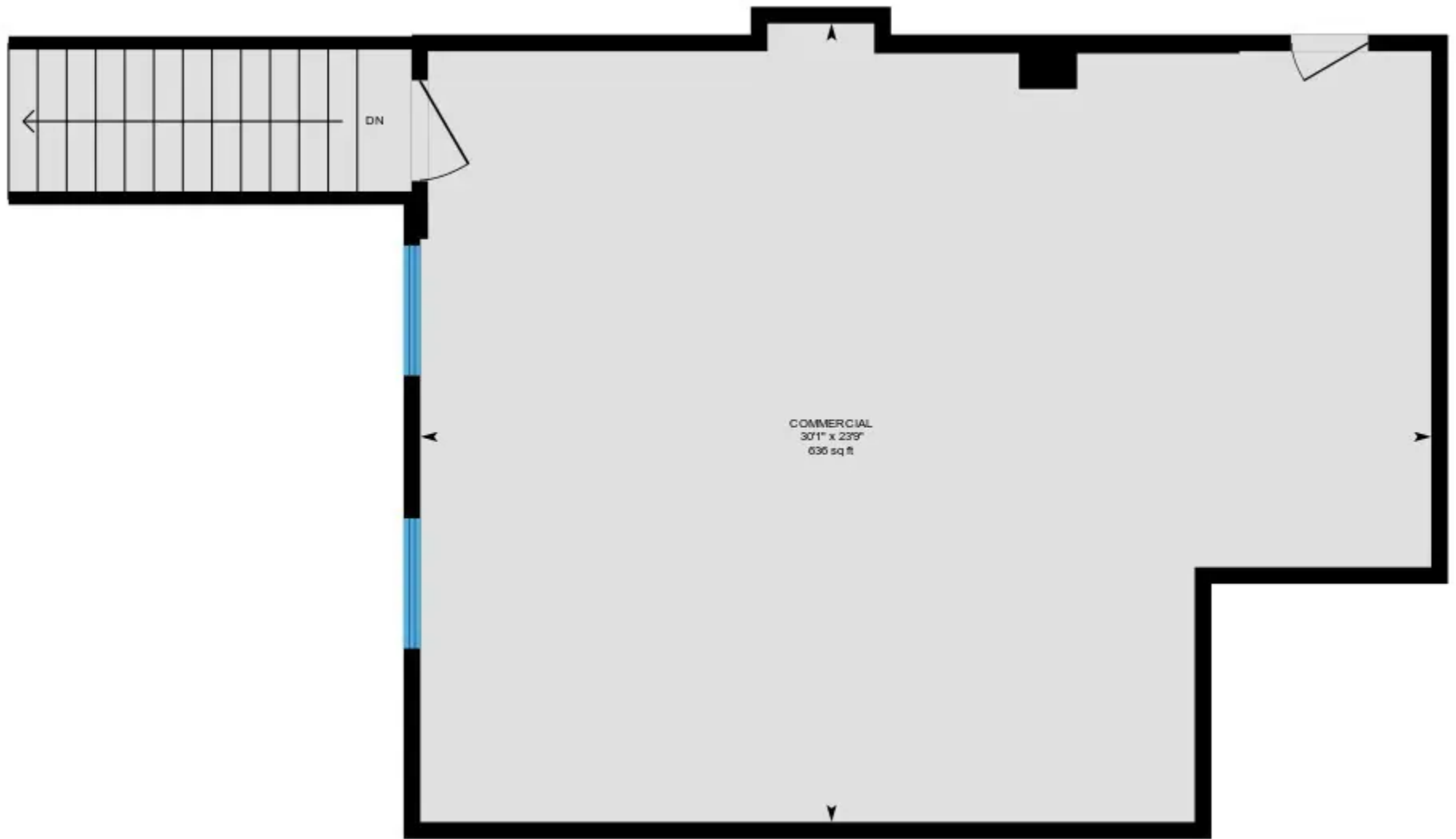
MAIN FLOOR

FINISHED AREA 4,927.70 SF ▪ UNFINISHED AREA 39.46 SF



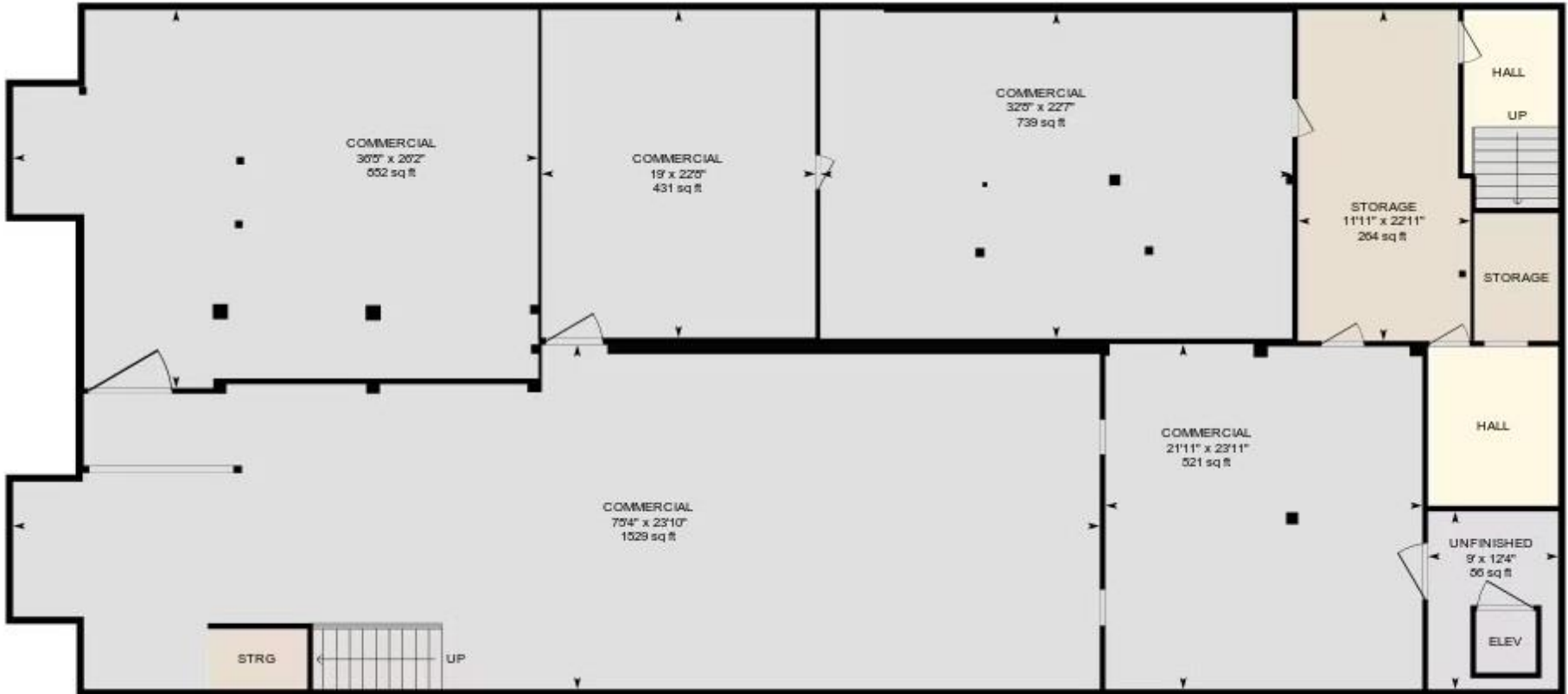
2ND FLOOR

FINISHED AREA 754.82 SF



BASEMENT

FINISHED AREA 4,951.05 SF ▪ UNFINISHED AREA 97.24 SF



DISCOVER
SAN PEDRO
DOWNTOWN WATERFRONT
EST. 1888

SAN PEDRO, CA

Located at the southern point of the Palos Verdes Peninsula, between Manhattan Beach and Long Beach, is San Pedro, home to the busiest port in the country: the Port of Los Angeles. Also known as America's Port, this gateway with unmistakable nautical tones is much more than a transportation hub.

Popular destinations include the Los Angeles Maritime Museum, showcasing hundreds of nautical vessels, the mile-long Cabrillo Beach, and the Frank Gehry-designed Cabrillo Marine Aquarium.



184,667
POPULATION



\$551,300
MEDIAN HOME VALUE



\$61,100
AVG HH INCOME

San Pedro is ideally located to serve as your "home base" when visiting Southern California. In addition to the many attractions that are part of San Pedro, Disneyland, Knotts Berry Farm, the Movieland Wax Museum, The Queen Mary, Venice, Malibu, Beverly Hills, Hollywood, Universal Studios, the Los Angeles Convention Center, the Olympic Coliseum, the Rose Bowl, the Forum, Dodger Stadium and all of Los Angeles are located within a 30 mile radius. San Pedro is located at the end of the Harbor Freeway (110) and affords immediate access to the entire Southern California Freeway System.



DISCOVER
SAN PEDRO
DOWNTOWN WATERFRONT
EST. 1888

363-365 W. 6TH STREET

DOWNTOWN SAN PEDRO

San Pedro boasts unprecedented opportunity for expansion with almost 5000 housing starts in various stages of development in and around San Pedro. In addition to the strong residential market, multiple commercial developments are ready to break ground in Downtown and on the LA Waterfront.

From West Harbor, a world-class waterfront dining, retail and entertainment destination, to Alta Sea, an urban, ocean-based campus accelerating marine and scientific research, San Pedro is becoming a cultural, historic, and tourist harbor-side destination for new generations to rediscover. Focusing on emerging blue technology and innovation, North America's busiest port town is quickly becoming a science and tech-focused, visitor serving destination unmatched in Southern California.

Doing Business in Downtown San Pedro

The San Pedro Historic Waterfront Property Business Improvement District (SPHWBID) is one of the last underdeveloped waterfronts up and down the California Coast, the final frontier. For decades there have been plans of new developments to the waterfront, and now the time has come. Multiple developments, from commercial to residential, are being announced and shovels are hitting the ground in Downtown San Pedro and the LA Waterfront. The Harbor Boulevard Roadway Improvements Project is underway and in 2023 West Harbor will open for all to explore on the LA Waterfront.

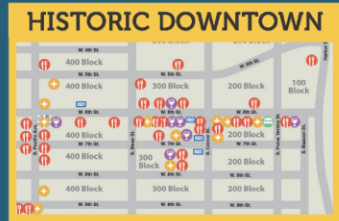
AREA AMENITIES

San Pedro may be home to the busiest port in the western hemisphere, but it's also home to some amazing food and restaurants.

Ethnically diverse, San Pedro was a magnet for Italians, Croatian and other European immigrants for decades over the past 100 years, forming a seaside community rich in diverse and authentic flavors.

With more than 30 globally inspired eateries located in the heart of Downtown San Pedro, visitors and locals enjoy a vibrant waterfront dining and nightlife experience set against the glittering backdrop of the Port of Los Angeles.

San Pedro is located just 20 miles south of downtown Los Angeles and is home to North America's largest port at the LA Waterfront. This growing seaside town has nationally recognized landmarks, a thriving arts scene, and ocean-based adventures. There's no place like San Pedro.



- ... Walking Route
- Trolley One Way Route
- P Parking

LA WATERFRONT

- lawaterfront.org
- 1 Catalina Island Terminal
visitcatalina.com
- 2 Fanfare Fountains
- 3 Port of LA/LA Waterfront
Cruise Terminal
portoflosangeles.org
- 4 Battleship Iowa
pacificbattleship.com
- 5 Whale Watching
lawaterfrontcruises.com
- 6 San Pedro Fish Market
sanpedrofish.com

HISTORIC DOWNTOWN

- 7 Warner Grand Theatre
grandvision.org
- 8 Little Italy

CRAFTED

- 9 Brouwerij West & Crafted
brouwerijwest.com
craftedportla.com
- 10 22nd St. Sport Fishing
22ndstreet.com

CABRILLO BEACH

- 11 Cabrillo Marina
- 12 Cabrillo Beach
- 13 Cabrillo Aquarium
cabrillomarineaquarium.org

TROLLEY STOPS

- A San Pedro Fish Market
- B Battleship IOWA Museum
- C Port of LA/LA Waterfront
Cruise Terminal
- D Historic Downtown
Dining, Shopping & Galleries
- E Historic Downtown
Dining, Art Studios & Galleries
- F CRAFTED
Handmade Market Place
Brouwerij West Brewery
- G Cabrillo Beach
- H Double Tree Hotel
- I Additional Parking

WEST HARBOR

LA'S NEWEST DESTINATION IS WITHIN VIEW.



42 acres and one-mile of direct waterfront access



Over 200,000 square feet of waterside, featuring harbor side excursions and attractions.



Over 150,000 square feet of retail, restaurants, and entertainment



Four acres of outdoor park and recreation space



Construction start November 2022, opening projected 2024.

West Harbor is a food hall and waterfront park under construction in San Pedro, Los Angeles, California, facing Terminal Island and the Port of Los Angeles. Formerly called the San Pedro Public Market, the development is being built on 42 on the former site of Ports O' Call Village. The food hall will house five restaurants and 15 food stalls, as well as retail shops. The development will also feature a 3-acre pedestrian promenade and an open-air theater. The developers have a 66-year lease with the port to build and operate the development. On November 11, 2022, it was announced that construction will begin immediately, and the project is expected to be finished in 2024.

THE FUTURE OF SAN PEDRO

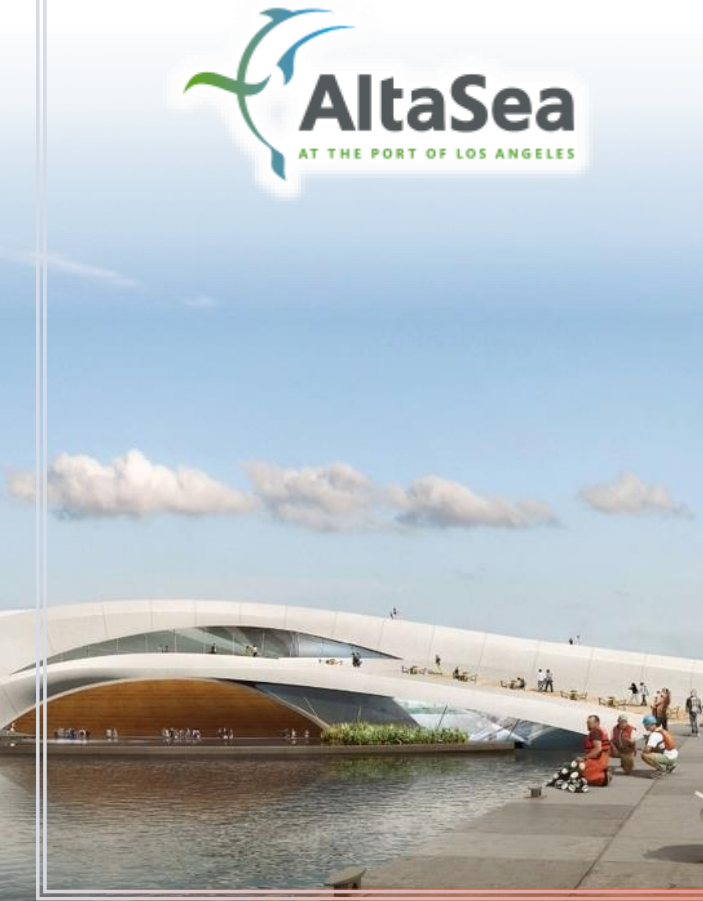
Looking Forward

AltaSea at the Port of Los Angeles is creating a world-class ocean-based campus where science, business and education come together to generate innovative solutions to the most critical global sustainability issues today: food, energy, and climate security. AltaSea accelerates scientific collaboration, facilitates job creation, and inspires the next generation for a more sustainable ocean.

The proposal for the redevelopment of the San Pedro Courthouse is for a mixed-use development that includes market rate and affordable housing, joint use open space, street level retail space and a location for a neighborhood grocery store.

"This project is a good fit for downtown San Pedro," said Supervisor Janice Hahn.

A stunning reinvention of the historic San Pedro Ports O' Call property. West Harbor will be an entirely new harbor-side district, rooted in its authentic past. A world class destination celebrating the best of everything that LA has to offer. Renowned chef driven restaurants, seafood markets, artisan craft beers and live entertainment. A gathering place bringing culture and community together.

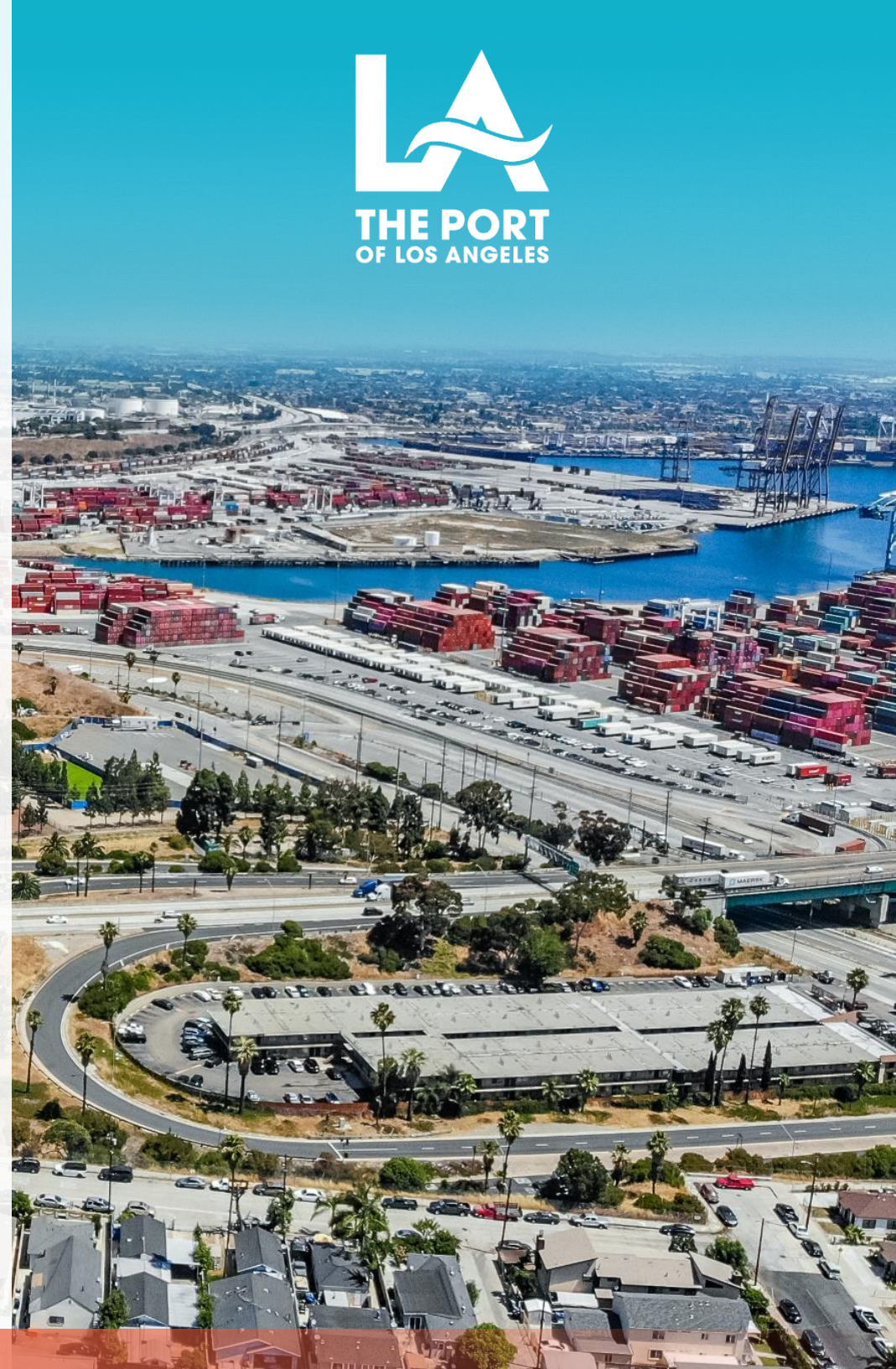


PORT OF LOS ANGELES

LAND AREA	4,300 Acres
ANNUAL CARGO	178 million metric revenue tons (FY 2019)
ANNUAL VOLUME	9.3 million twenty-foot equivalent units (TEU) (CY 2019)
VALUE OF CARGO	US\$276 billion (CY 2019)
PASSENGER TRAFFIC	650,010 passengers (CY 2019)
ANNUAL REVENUE	US\$506 million (FY 2019)
WEBSITE	https://www.portoflosangeles.org/

The Port of Los Angeles, also called America's Port, is a seaport managed by the Los Angeles Harbor Department that occupies 7,500 acres (3,000 ha) of land and water along 43 mi (69 km) of waterfront and adjoins the separate Port of Long Beach. The port is located in San Pedro Bay in the San Pedro and Wilmington neighborhoods of Los Angeles.

The Port of Los Angeles supports employment for 529,000 people throughout the five-county region and 1.6 million worldwide. The cargo coming into the port represents approximately 20% of all cargo coming into the United States. The Port's Channel Depth is 53 feet (16 m). The port has 25 cargo terminals, 82 container cranes, 8 container terminals, and 113 miles (182 km) of on-dock rail. The port's top imports were furniture, automobile parts, apparel, footwear, electronics. In 2019, the port's top exports were wastepaper, pet and animal feed, scrap metal and soybeans. In 2019, the Port's top trading partners were China/Hong Kong, Japan, Vietnam, South Korea, and Taiwan.





DISCOVER
SAN PEDRO
DOWNTOWN WATERFRONT
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With San Pedro real-estate in high demand, many investment opportunities abound. Median home prices are considerably lower than the rest of Los Angeles providing a unique opportunity for investment. Many homes in the Central San Pedro neighborhood are in the \$400,000.

In Downtown San Pedro, developers are focusing on building new apartment units and homes available at various incomes. Commercial real estate is also booming with most notably the upcoming development of West Harbor, a world class center for shopping and dining. Featuring a \$150 million dollar redevelopment of San Pedro, West Harbor draws on the inspiration of North America's largest working port and will feature state of the art entertainment venues, dining, and retail. This 42 acre project will feature over 130,000 sq. feet of retail and outdoor space.

Food Scene

San Pedro features a thriving food scene with both casual and fine dining earning recognition in EaterLA and the LA times. Many restaurants in Downtown San Pedro feature outdoor dining platforms to add additional seating and provide a new atmosphere for locals and visitors alike! With sixteen restaurants within a quarter mile, there is no shortage of options.

Shopping

Since 1821, San Pedro has been a center of commerce and trade. Today, San Pedro's locally-owned and family-operated shopping scene is full of hard-to-find and one-of-a-kind treasures. Shoppers come to town to buy a range of authentic wares that most notably include hand-crafted gifts, vintage furniture, antiques, art, vinyl records, skateboards, and authentic streetwear.

363-365 W. 6TH STREET

SAN PEDRO, CA 90731

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