



829-835 WEST 9TH STREET
San Pedro, CA 90731

- Rare medical/office offering
- Well located on a primary thoroughfare in San Pedro
- High end medical office build out with 8 exam rooms, an office, 2 ADA bathrooms (1 with shower) and lobby/reception area
- Additional 4,800 SF lot provides for a total of 15 parking stalls (5 to 1 medical parking)
- Ideal owner/user opportunity

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RE/MAX COMMERCIAL & INVESTMENT

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Each Office Independently Owned and Operated.

Property Description

San Pedro Medical Office



Offering Summary

The subject property is a commercial medical office building situated on a double lot that totals 9,600 square feet. The parcels are zoned C2 which permit a wide variety of commercial and multi-residential uses.

The current property owner has a Chiropractic business that occupies 2,280 square feet of the 2,880 square feet total building area. There is a law firm that occupies Suite B which is 600 square feet on a lease that terminates June 30, 2026 with no renewal options. There is parking in excess of 5 to 1 which is required for medical office space.

The interior of Suite A (the medical office) was completely renovated in 2019-2020 and has ADA upgrades to both patient access and the two restrooms in suite A. The building had new HVAC units and upgraded electrical system, and ADA lift/elevation installed at the time of the renovations. The owner of the Chiropractic business is living out of state as of 2023 and will be vacating the space in Suite A at the close of escrow.

Don't miss this rare opportunity to acquire a turn-key medical office building in the heart of the San Pedro business district, just minutes from the Port of Los Angeles and the LA Waterfront Development.

Financial Summary

San Pedro Medical Office



Investment Summary

Price	\$1,399,000
Year Built	1972
Tenants	2
RSF	2,880
Price/RSF	\$485.76
Lot Size	9,602 sf
Floors	1
APN	7454-008-009;010
Proforma Cap Rate	6.25%

Tenant Monthly Scheduled Income

Tenant	Proforma
Chiropractic Offices - 2,280 SF	\$7,410
Meissner Law Office - 600 SF	\$1,950
Totals	\$9,360

Annualized Income

Description	Proforma
Gross Potential Rent	\$112,320
- Less: Vacancy	\$0
Effective Gross Income	\$112,320
- Less: Expenses	(\$24,951)
Net Operating Income	\$87,369

Annualized Expenses

Description	Proforma
Property Tax (New 1.199%)	\$17,151
Building Insurance	\$3,000
Repairs & Maintenance	\$4,800
Total Expenses	\$24,951
Expenses Per RSF	\$8.66

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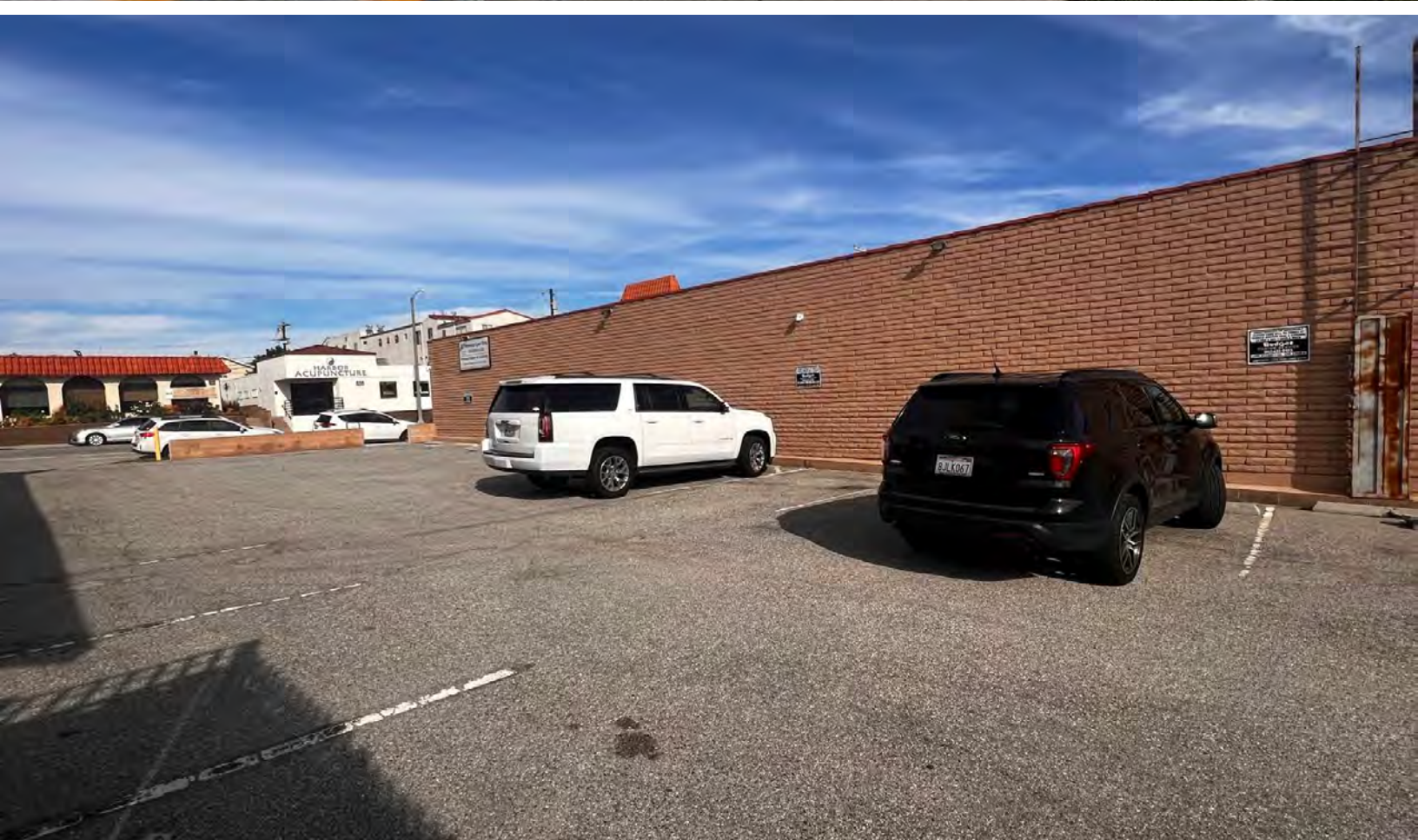
Rent Roll

San Pedro Medical Office



Suite	Approximate SQFT	Tenant	Current \$/SF	Current Monthly Rent	Proforma \$/SF	Proforma Monthly Rent	Utilities	Type of Lease	Expiration
A	2,280	Chiropractic Offices	\$0.00	\$0	\$3.25	\$7,410	Tenant Pays	Gross	N/A
B	600	Meissner Law Office	\$0.96	\$575	\$3.25	\$1,950	Tenant Pays	Gross	6/30/2026
Total				\$575		\$9,360			

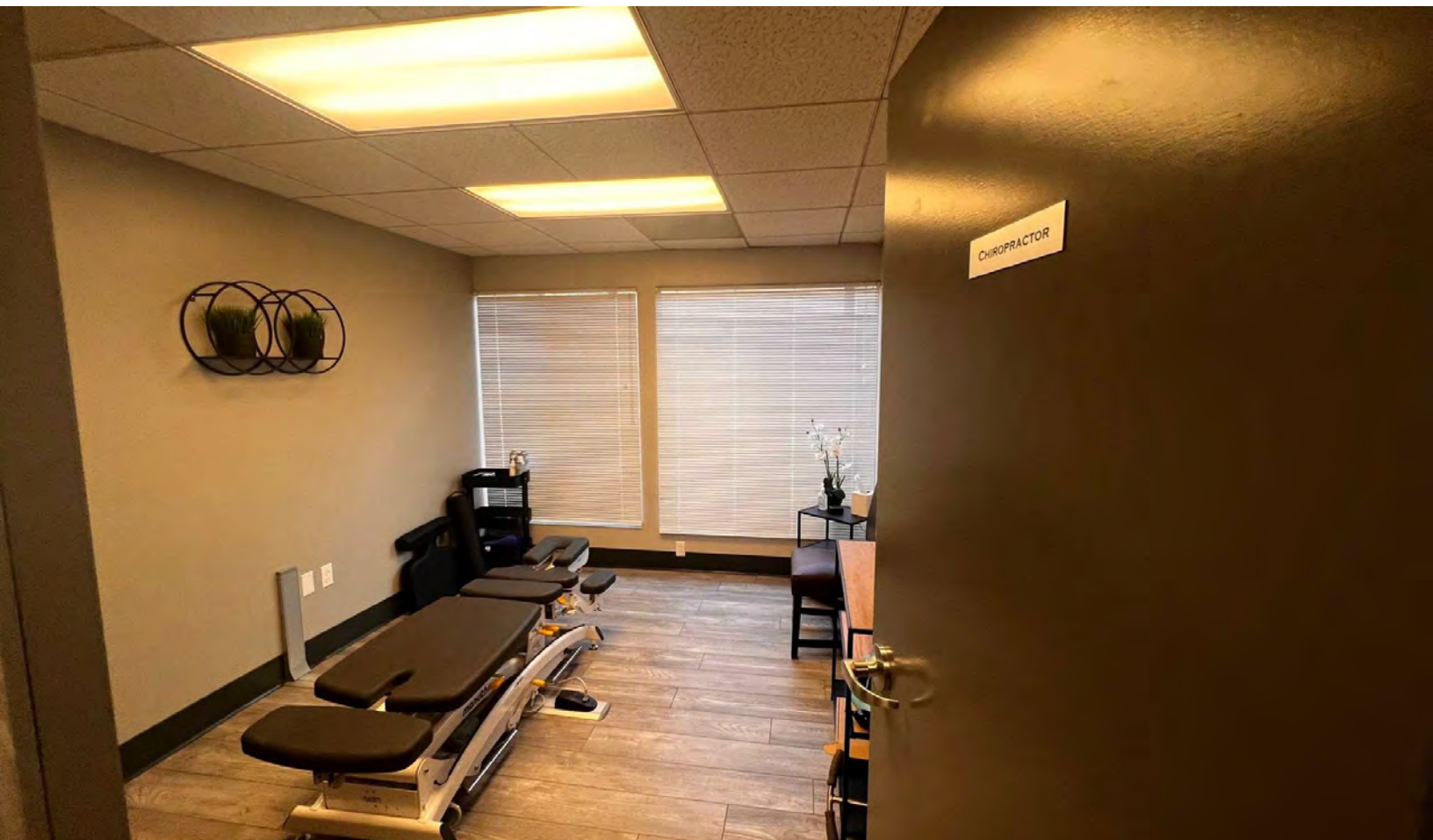
* Suite A is owner occupied and does not pay rent











Property Photos

San Pedro Medical Office



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Medical Build Out Floor Plan

San Pedro Medical Office

829 W 9th St



COMMERCIAL & INVESTMENT REALTY

Permit Application #: 20016 - 10000 - 02129

Bldg-Alter/Repair
Commercial
Plan Check

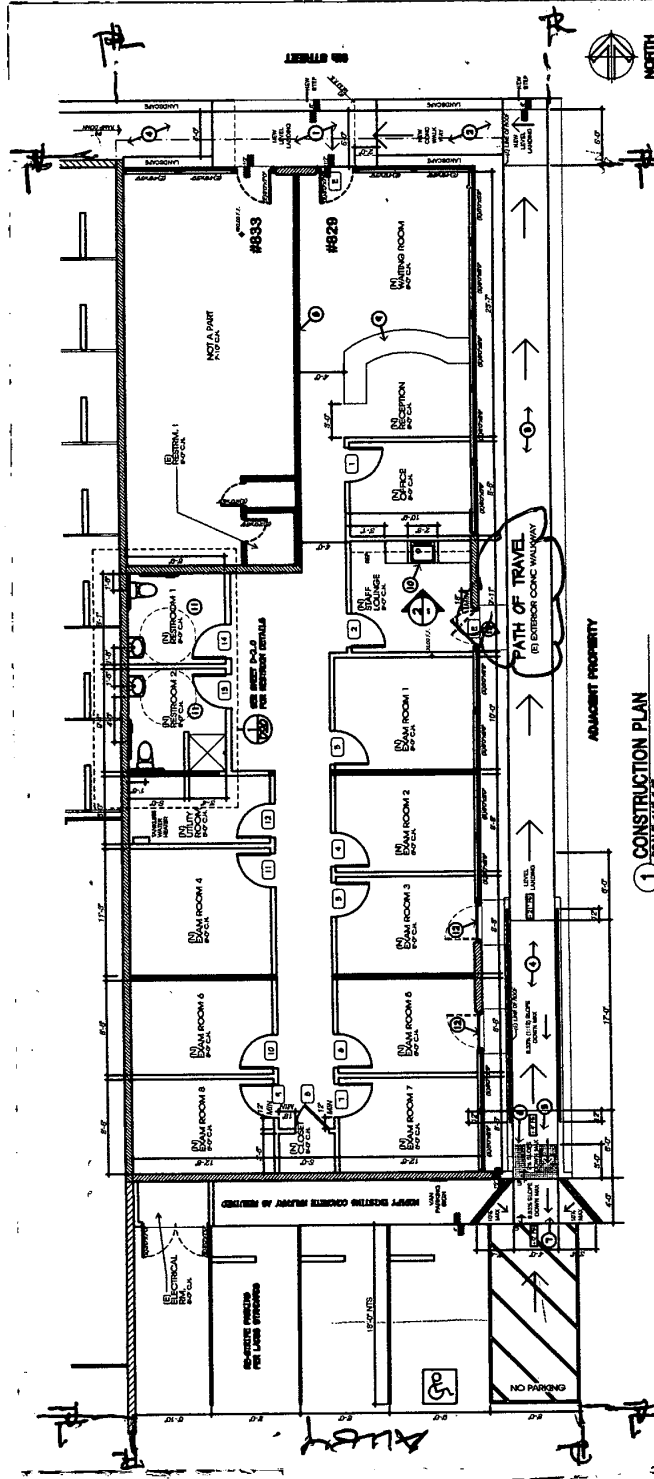
City of Los Angeles - Department of Building and Safety

Plan Check #: B20LA01341

Initiating Office: METRO

Printed on: 01/24/20 11:31:47

PLOT PLAN ATTACHMENT



98050403026201901

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

READY TO ISSUE
BY TASCOR INCADA
JAN 30 2020
Signature: *[Handwritten Signature]*

1 CONSTRUCTION PLAN
SCALE 1/8"=1'-0"

COUNCIL DISTRICT: 15

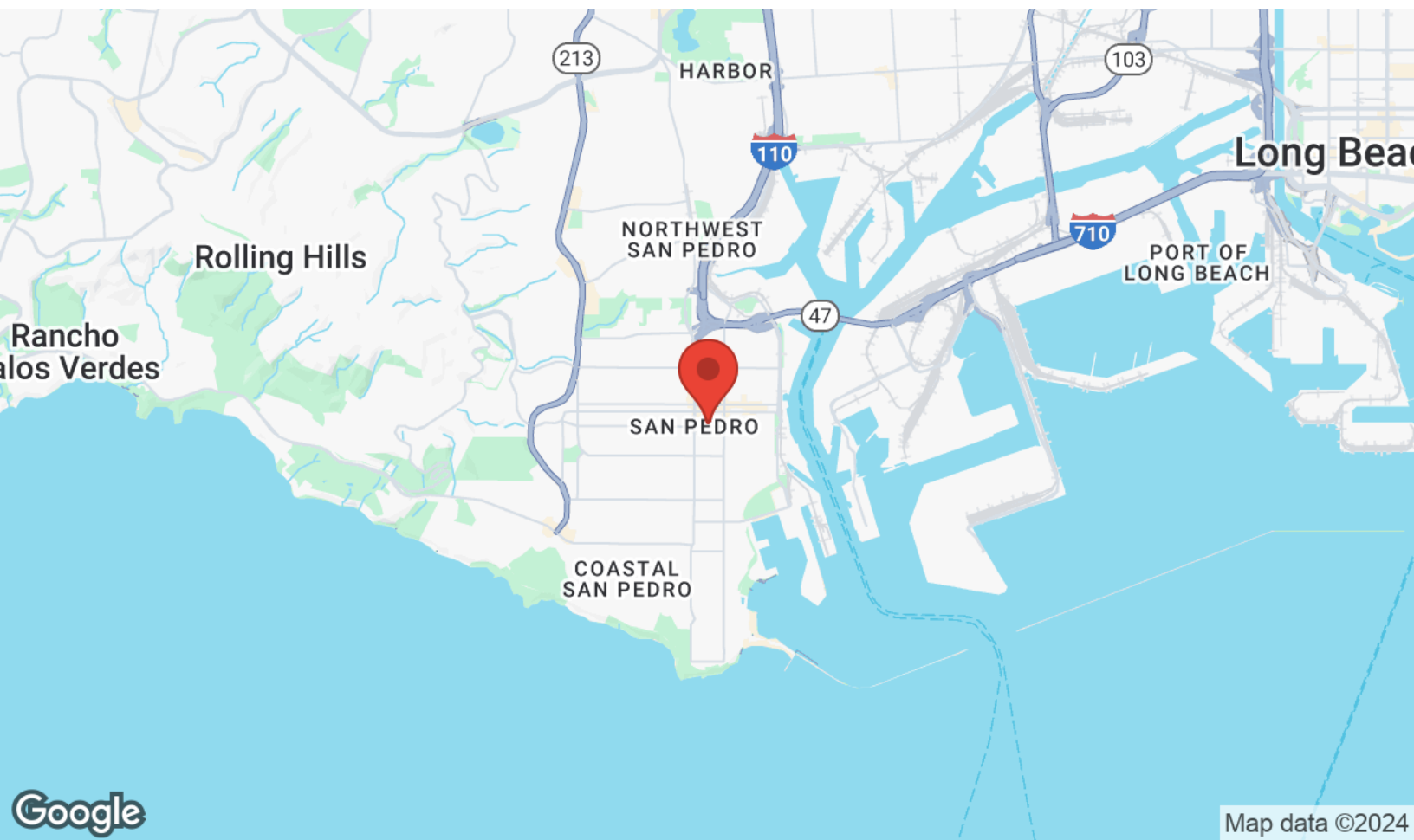
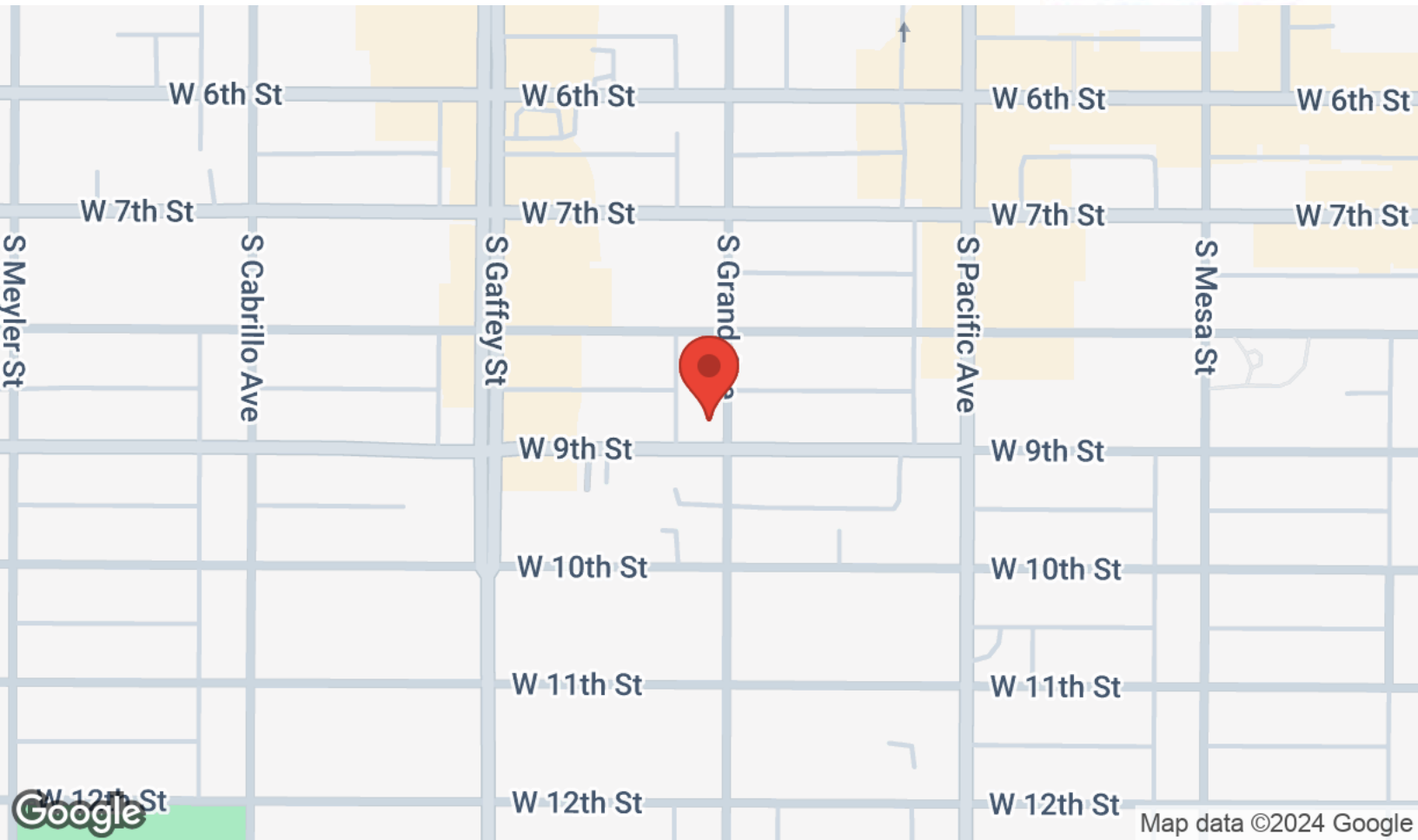
INSPECTION DISTRICT: BIGISP1

PLOT PLAN

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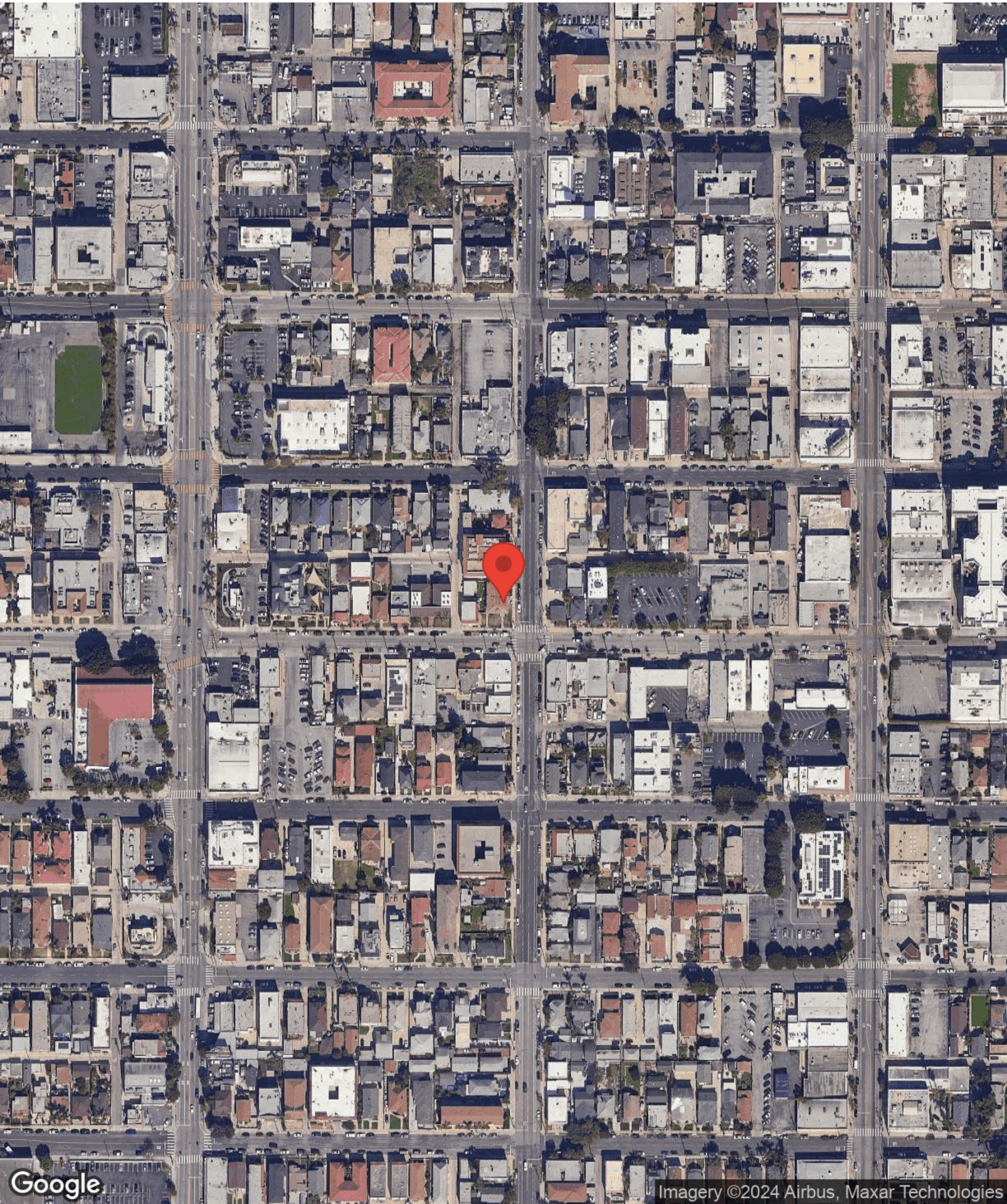
Location Maps

San Pedro Medical Office



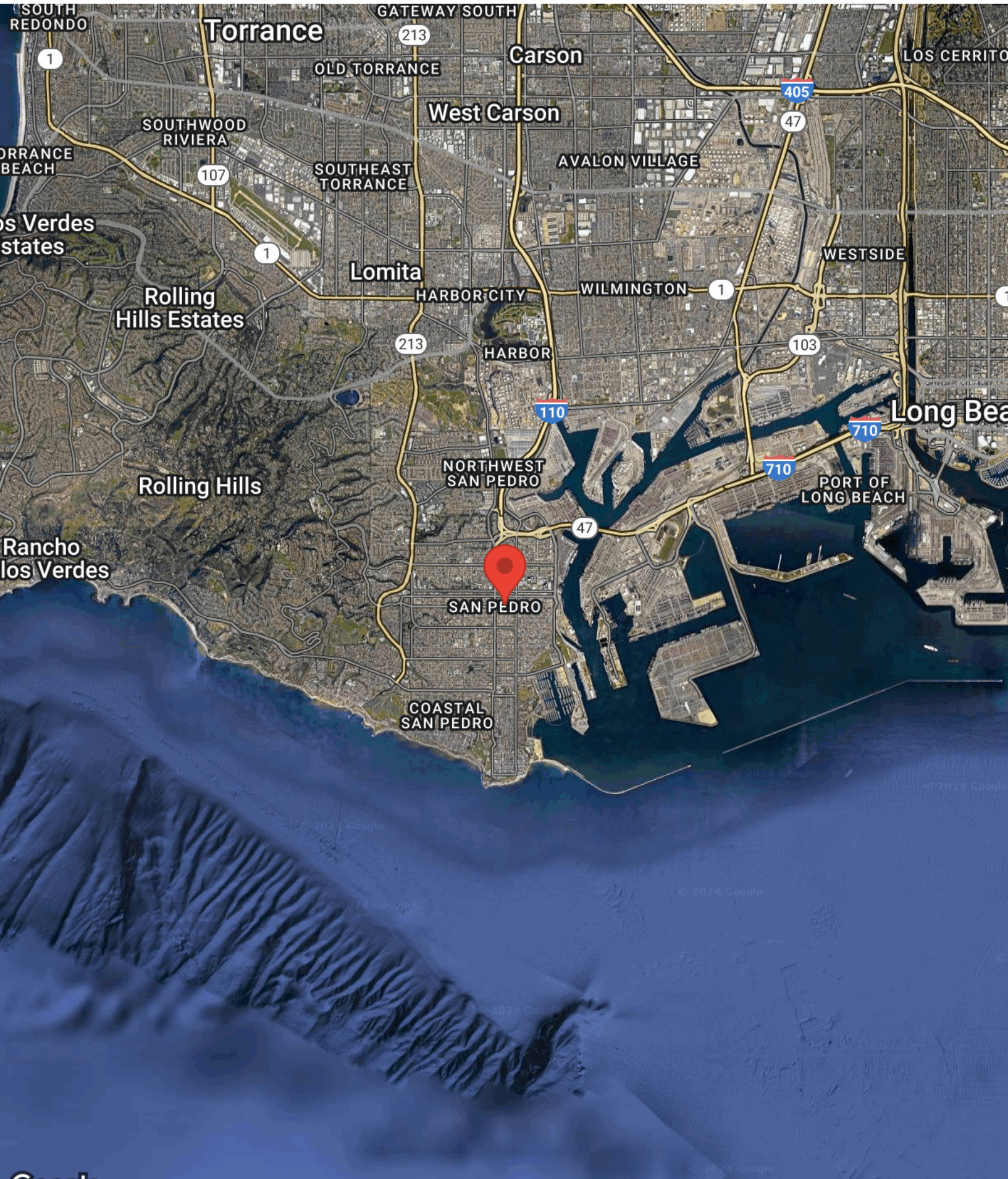
Aerial Map

San Pedro Medical Office



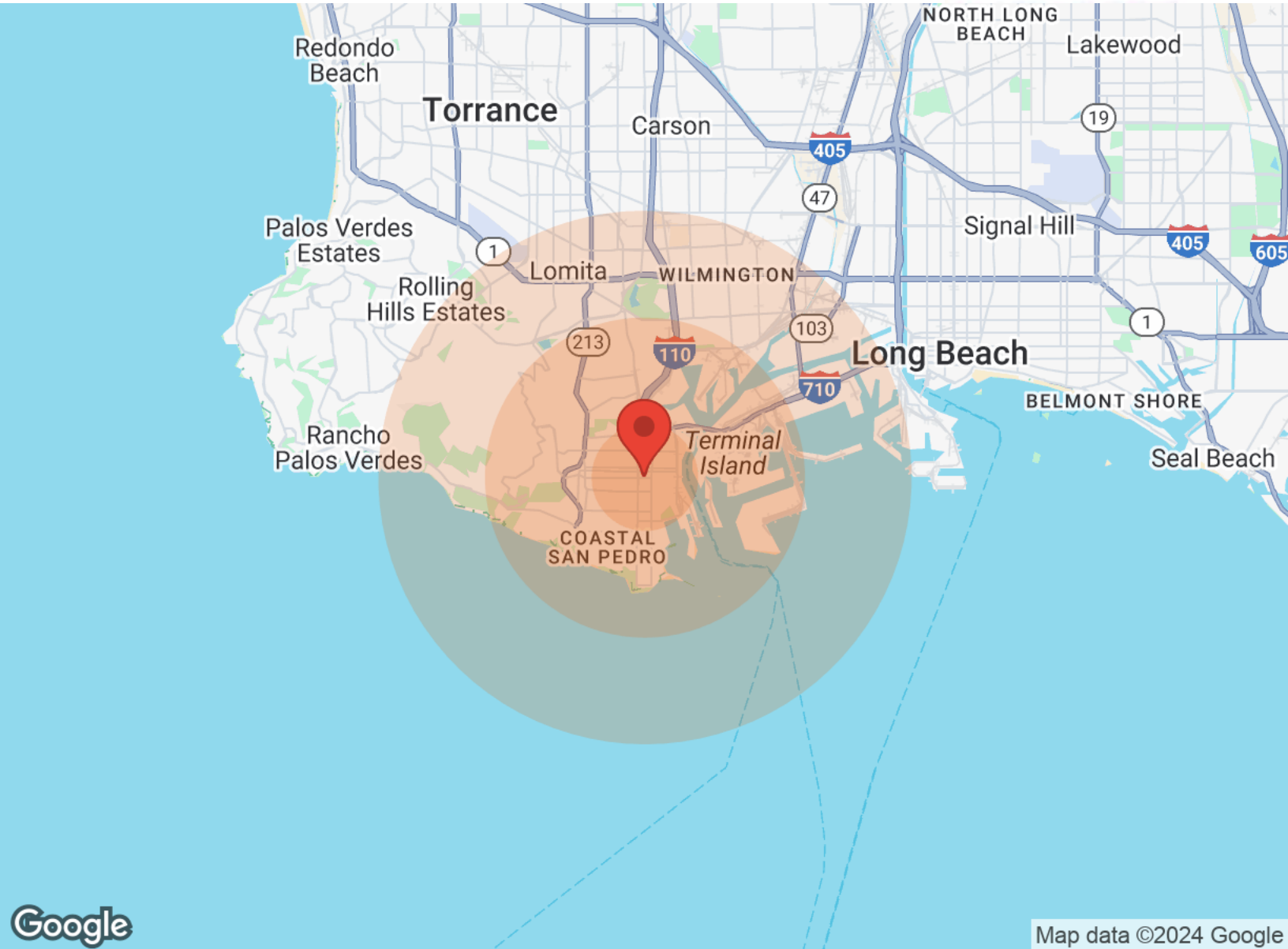
Regional Map

San Pedro Medical Office



Detailed Demographics

San Pedro Medical Office



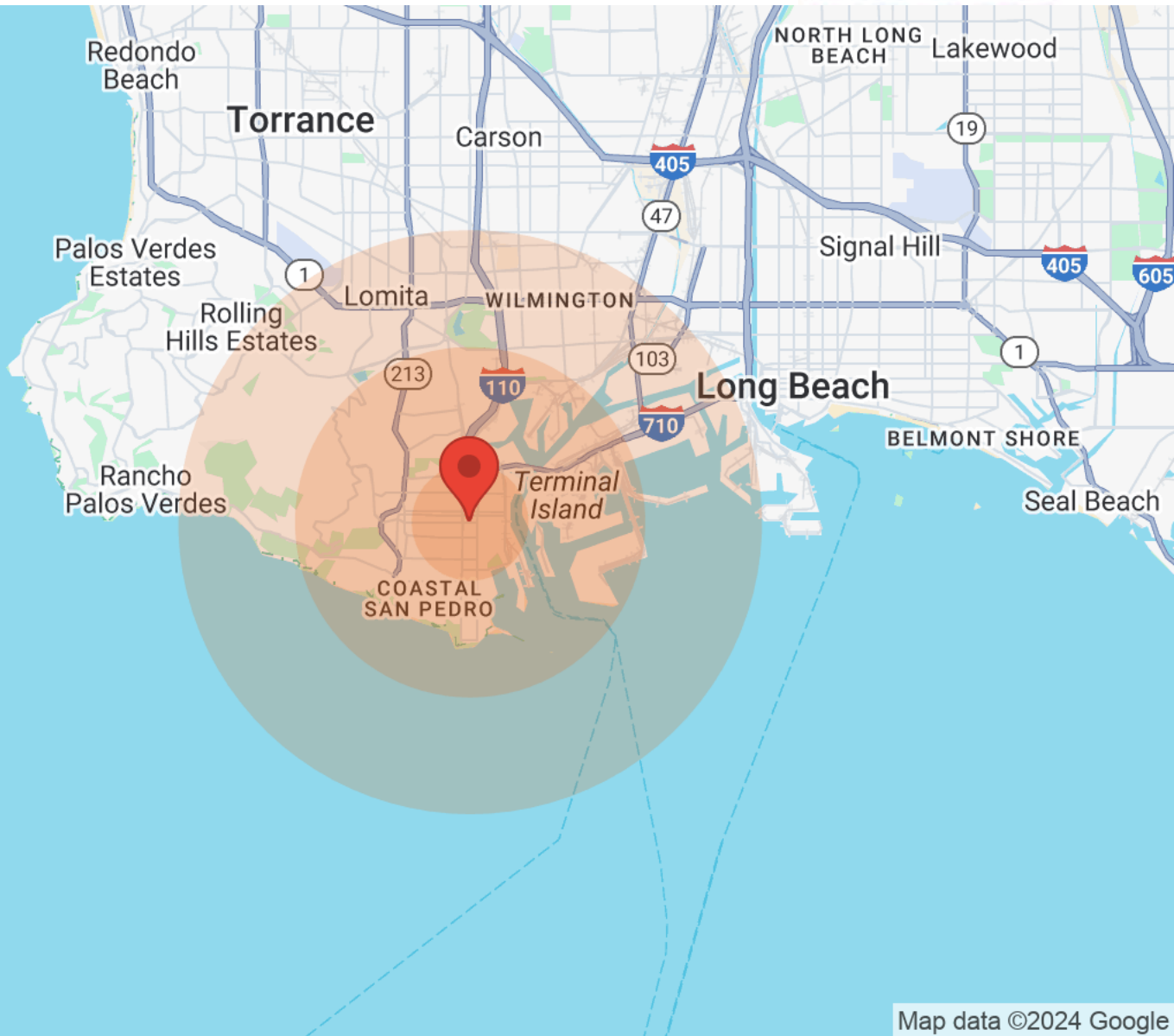
Map data ©2024 Google

	1 Mile	3 Miles	5 Miles
Population			
Male	22,872	50,322	107,542
Female	22,254	51,117	108,462
Total Population	45,126	101,439	216,004
Housing			
Total Units	18,041	41,291	79,742
Occupied	16,630	38,397	75,262
Owner Occupied	4,420	18,349	38,317
Renter Occupied	12,210	20,048	36,945
Vacant	1,411	2,894	4,480
Race			
White	24,174	63,746	119,462
Black	2,572	4,506	9,409
Am In/AK Nat	142	203	420
Hawaiian	25	84	440
Hispanic	30,269	50,371	120,939
Multi-Racial	33,842	55,920	138,458

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Detailed Demographics

San Pedro Medical Office



Map data ©2024 Google

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,887	5,708	12,821	Median	\$40,924	\$66,935	\$56,186
Ages 5-9	3,432	6,988	15,533	< \$10,000	1,225	1,879	3,611
Ages 10-14	3,092	6,564	14,569	\$10,000-\$14,999	1,865	2,657	4,694
Ages 15-19	3,002	6,515	14,373	\$15,000-\$19,999	1,306	2,108	3,899
Ages 20-24	3,163	6,655	14,892	\$20,000-\$24,999	1,141	1,935	3,902
Ages 25-29	3,272	6,586	14,739	\$25,000-\$29,999	1,126	1,913	3,958
Ages 30-34	3,284	6,358	14,273	\$30,000-\$34,999	1,040	1,738	3,666
Ages 35-39	3,279	6,393	14,188	\$35,000-\$39,999	724	1,544	3,362
Ages 40-44	3,302	6,733	14,578	\$40,000-\$44,999	661	1,276	3,002
Ages 45-49	3,365	7,217	15,042	\$45,000-\$49,999	792	1,403	2,683
Ages 50-54	3,097	7,095	14,535	\$50,000-\$60,000	1,516	2,902	5,638
Ages 55-59	2,709	6,642	13,447	\$60,000-\$74,000	1,279	3,069	7,047
Ages 60-64	2,176	5,802	11,680	\$75,000-\$99,999	1,612	4,874	9,090
Ages 65-69	1,648	4,753	9,514	\$100,000-\$124,999	991	3,334	6,287
Ages 70-74	1,188	3,726	7,373	\$125,000-\$149,999	327	2,190	4,172
Ages 74-79	861	2,840	5,477	\$150,000-\$199,999	297	2,274	4,158
Ages 80-84	515	1,929	3,617	> \$200,000	298	2,212	4,425
Ages 85+	854	2,935	5,353				

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