

# Ground Floor Retail/Restaurant Space Available in Mixed-Use Development



**336 W. 7<sup>TH</sup> ST**

*San Pedro, California*

**Hard to find Streetfront space in Downtown's Historic Arts Core**



3,010 SF commercial space, well designed for a restaurant (grease interceptor and venting in place)



820 SF commercial space for any use

**Be a part of this Authentic Urban Frontier undergoing dynamic growth**

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**WIXTED GROUP**



*San Pedro*



# ABOUT DOWNTOWN SAN PEDRO



Over **\$1.1 B** Investment  
Currently in Downtown  
the Waterfront



**1,200** new Residents in  
two block radius & 650 Units  
Opening in 18 Months



DTSP Trending  
**125K** House Hold Income  
**34-37** Age



**2 Blocks**  
To Waterfront



Little Italy of Los Angeles  
**12** Events &  
**500K** Visitors



**Arts** Entertainment &  
**Eclectic** Restaurants



# DEMOGRAPHICS

## 2022 Estimates



### POPULATION

0.5 Miles	<b>13,000</b>
1.0 Mile	<b>32,165</b>
3 Miles	<b>115,000</b>



### AVG HH INCOME

3 Blocks	<b>\$90,000</b>
3 Miles	<b>\$100,000</b>
<b>\$75K-\$150K = 49%</b>	



### DAYTIME POPULATION

0.5 Miles	<b>15,600</b>
1.0 Mile	<b>31,210</b>
1.5 Miles	<b>49,717</b>



### TRAFFIC COUNTS:

Harbor/7th

**±33,488** Cars per day

Pacific/6th

**±22,550** Cars per day



**4.1M**

people in the primary trade area with  
over 45% of households making  
over \$75,000-\$150,000 per year



**1.2M**

daytime  
employees within  
five minutes



**400K SF**

Campus at AltaSea  
neighboring site will  
include over 35 acres



**49%**

of the population in the immediate  
trade area has attended college  
or earned a degree

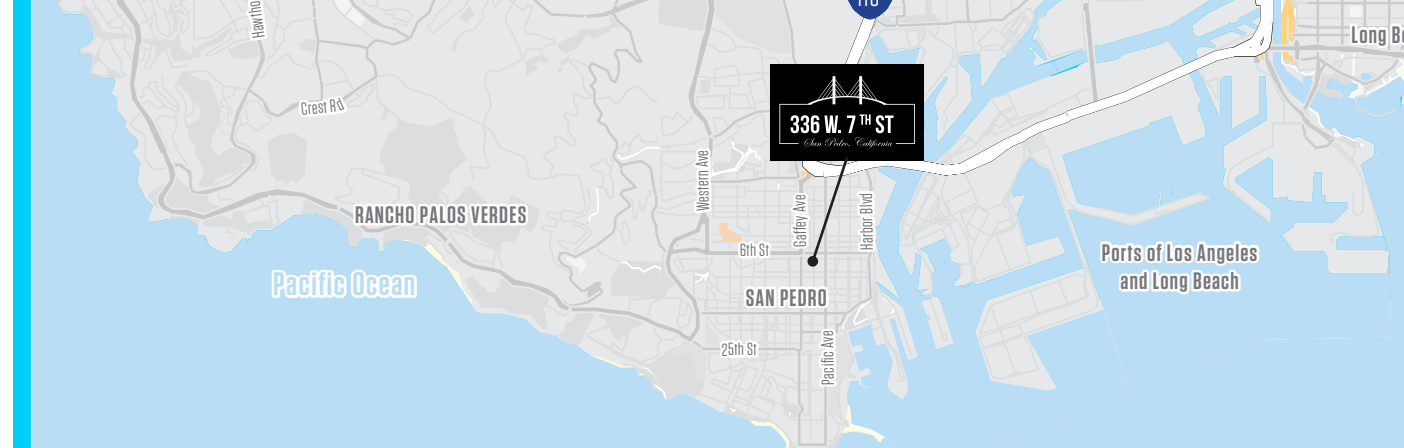
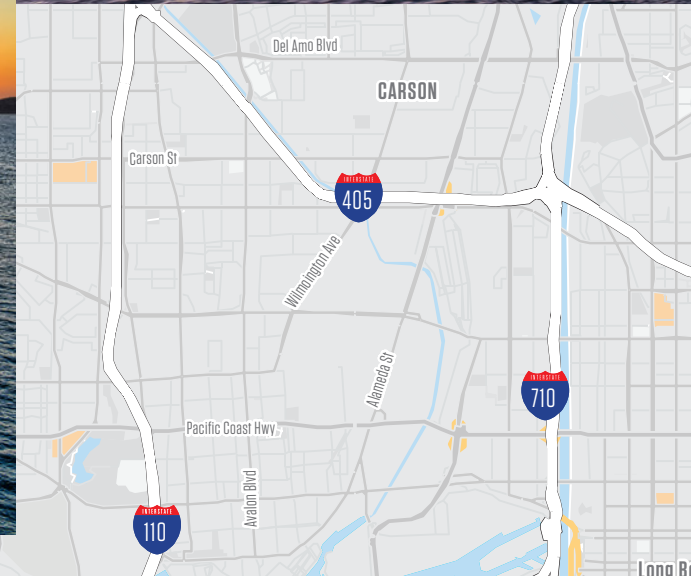


**80**

events planned with approximately  
6,200 guests over the course of a  
year at Nederlander Amphitheater

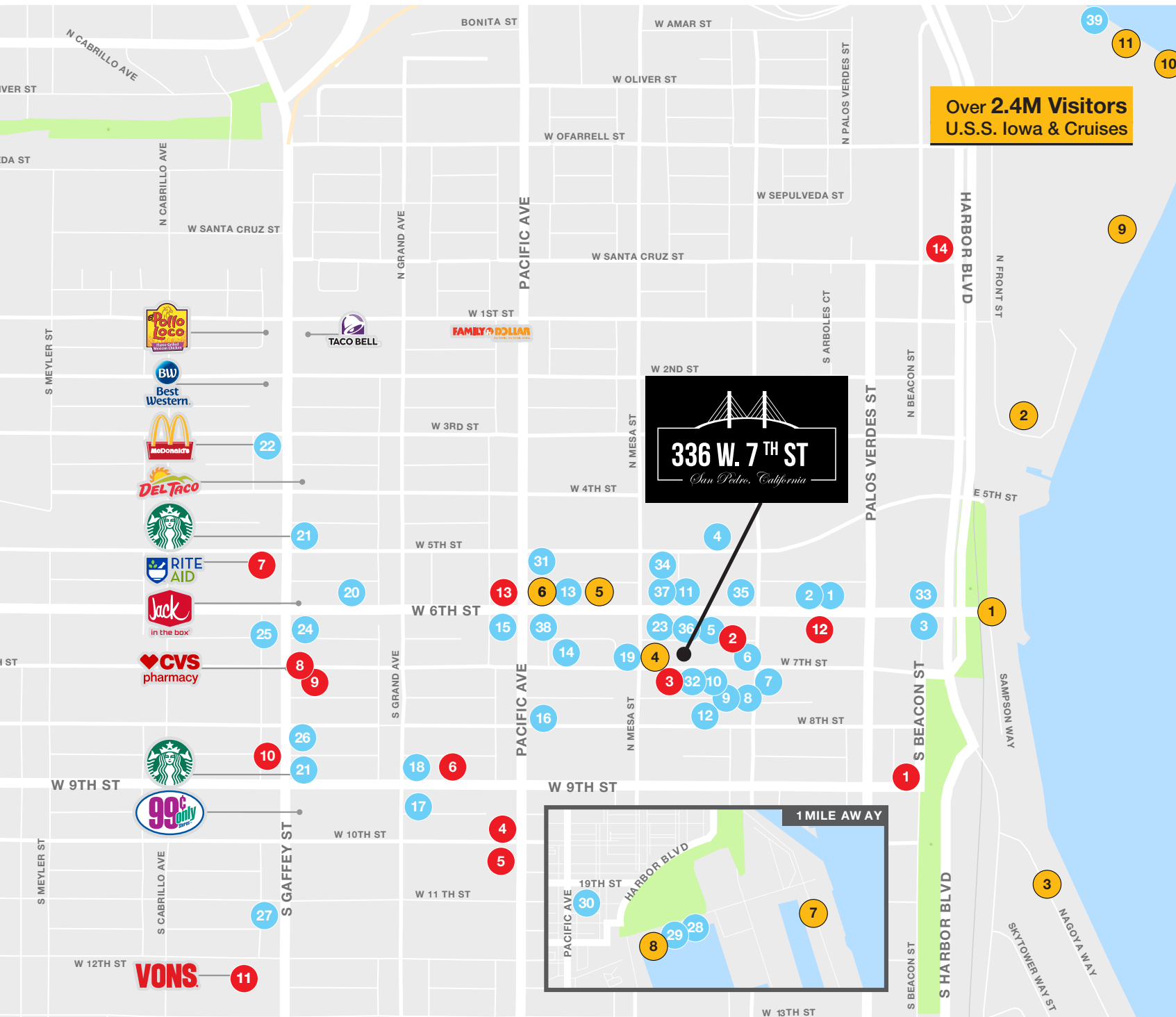


# SITE PLAN



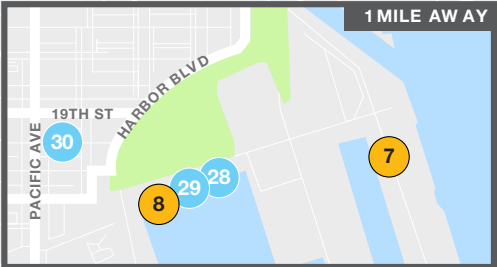
*San Pedro*

# SURROUNDING RETAIL MAP



Over 2.4M Visitors  
U.S.S. Iowa & Cruises

336 W. 7<sup>TH</sup> ST  
San Pedro, California



## FOOD & BEVERAGE

- |                                   |  |                                  |
|-----------------------------------|--|----------------------------------|
| 1. Hojas Coffe & Tea              | 14. Michael's Tuscany Room             | 29. Brouwerij West               |
| 2. Buono's Pizzeria               | 15. San Pedro Caf                      | 30. Nazelie's Lebanese Cafe      |
| 3. Green Onion Mexican Restaurant | 16. Tacos Jalisco                      | 31. Numero Uno Market            |
| 4. Think Caf                      | 17. Iron City Tavern                   | 32. Distrito Caffee              |
| 5. San Pedro Brewing Co.          | 18. J. Trani's Ristorante              | 33. Sabastian's Mediterranean    |
| 6. Happy Diner                    | 19. Sirens Java & Tea                  | 34. Kalaveras Mexican Restaurant |
| 7. Port Town Brewing              | 20. Baramee Thai Restaurant            | 35. La Bocca Felice              |
| 8. Crazy Fish                     | 21. Starbucks                          | 36. La Siciliana                 |
| 9. The Whale & Ale                | 22. McDonalds                          | 37. Conrad's Mexican Grill       |
| 10. Compagnon French Bistro       | 23. Niko's Pizzeria                    | 38. The Artistry                 |
| 11. Senfuku Japanese Restaurant   | 24. Jack In The Box                    | 39. San Pedro Fish Market        |
| 12. Raffaello Ristorante          | 25. Little Ceasers                     |                                  |
| 13. Sacred Grounds                | 26. Babouch Moroccan                   |                                  |
|                                   | 27. Omlette & Waffle Shop              |                                  |
|                                   | 28. CRAFTED at the Port of Los Angeles |                                  |

## LOCAL ATTRACTIONS

- |                                |                                   |                                 |
|--------------------------------|-----------------------------------|---------------------------------|
| 1. Los Angeles Maritime Museum | 5. Farmers Market                 | 9. World Cruise Center Berth 92 |
| 2. U.S.S. Battleship Iowa      | 6. Warner Grand Theater           | 10. Los Angeles Cruise Terminal |
| 3. West Harbor Dining/Entmt    | 7. AltaSea Labs                   | 11. Catalina Cruise Terminal    |
| 4. First Thursday Art Walk     | 8. Cabrillo Marina & Hilton Hotel |                                 |

## DAILY NEEDS

- |                       |                          |                           |
|-----------------------|--------------------------|---------------------------|
| 1. US Post Office     | 6. City Bank             | 11. Vons                  |
| 2. Street Sole Shoes  | 7. Rite Aid              | 12. Enterprise Car Rental |
| 3. Leisure Nail Salon | 8. CVS                   | 13. AutoZone              |
| 4. Bank of America    | 9. Sunny Massage Therapy | 14. West Marine           |
| 5. Chase Bank         | 10. 7 Eleven             |                           |



# DOWNTOWN SAN PEDRO NEW DEVELOPMENTS



RESIDENTIAL DEVELOPMENT	
Development State	No. of Units
Completed	682
Under Construction or Entitled	1,113
Proposed	2,677
<b>Total New Residential Units</b>	<b>4,472</b>

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