

# San Pedro Retail/Office Bldg.

## FOR SALE/ LEASE

OFFERING MEMORANDUM

800-812 West 9th Street  
San Pedro, CA 90731

**Jonathan Costa**

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**Berkshire Hathaway**

*Commercial Investment Properties*

*Valuations | Leasing | 1031 Exchange*



# San Pedro Retail/Office Bldg. FOR SALE/LEASE

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Proposal By:



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01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	800-812 West 9th Street San Pedro CA 90731
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Mid-Cities
NET RENTABLE AREA (SF)	2,196 SF
LAND ACRES	0.09
LAND SF	3,999 SF
YEAR BUILT	1926
APN	6222-028-028
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$975,000
PRICE PSF	\$443.99
CASH ON CASH (CURRENT)	-35.79%

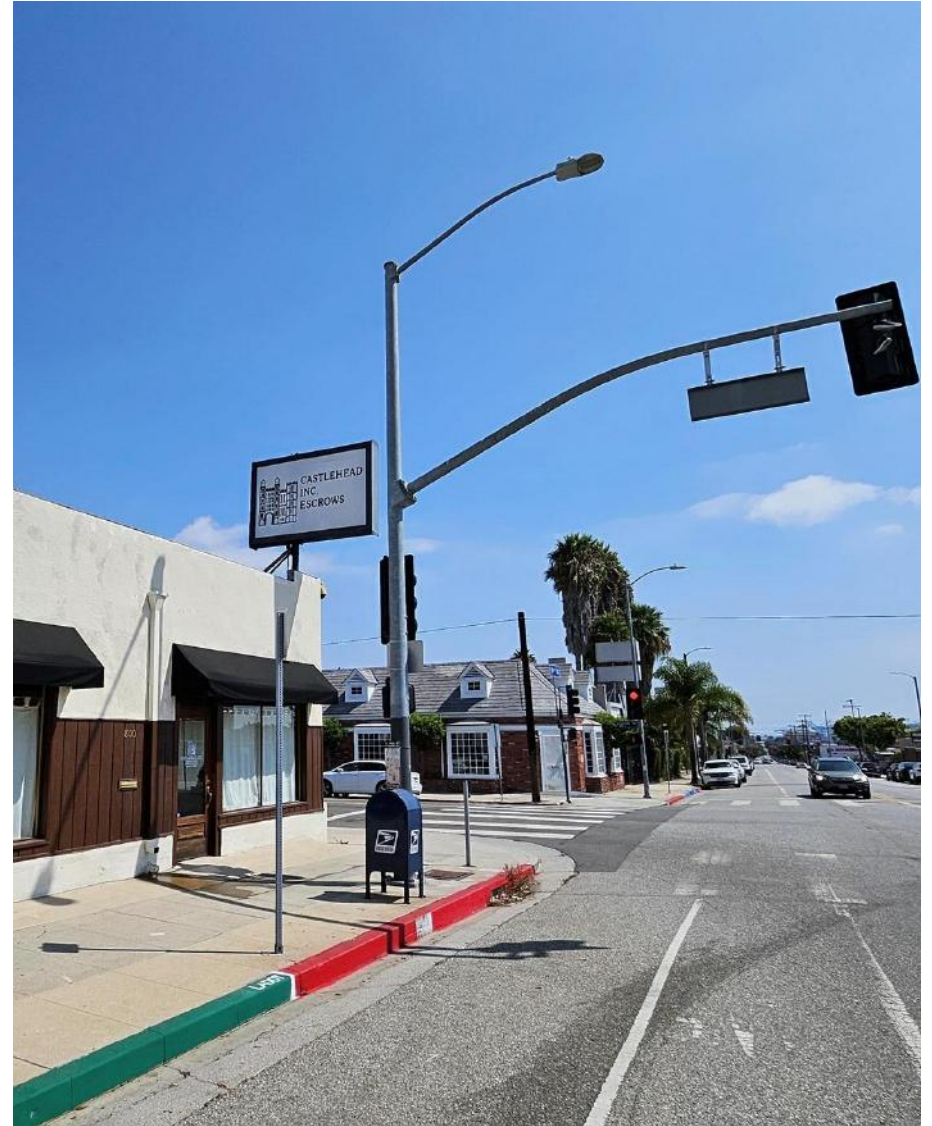
## PROPOSED FINANCING

Loan #1	
LOAN TYPE	Amortized
DOWN PAYMENT	\$195,000
LOAN AMOUNT	\$780,000
INTEREST RATE	6.50%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$69,787
LOAN TO VALUE	80%
AMORTIZATION PERIOD	20 Years

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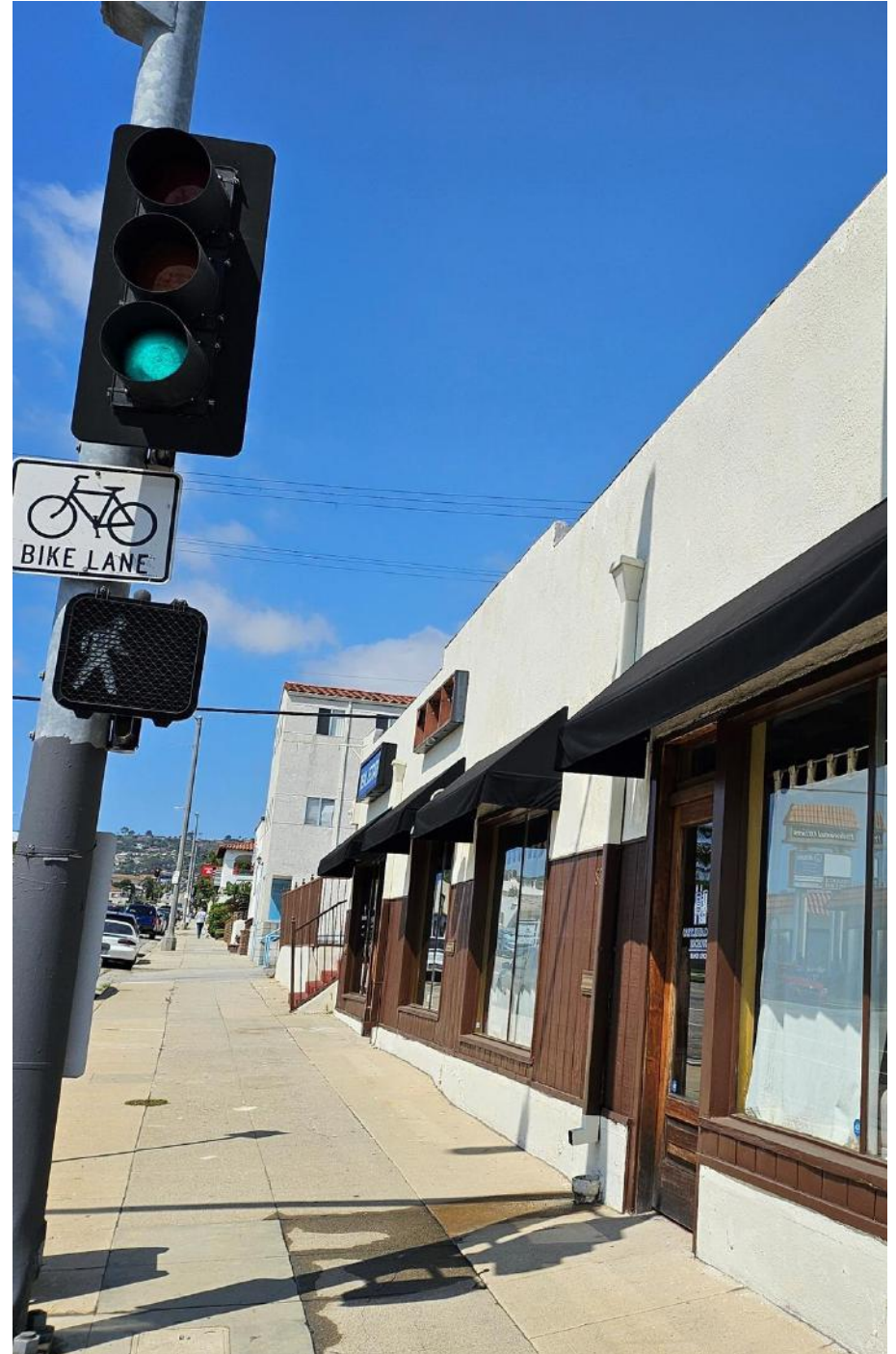
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	45,951	98,393	207,160
2024 Median HH Income	\$70,879	\$94,141	\$87,663
2024 Average HH Income	\$104,532	\$139,172	\$129,352



## Highlights

- ⇒ **Prime Location in a Growth Market**  
Positioned in the heart of San Pedro, this property is located near high-traffic retail, restaurants, and cultural attractions, drawing consistent foot traffic. The area benefits from ongoing revitalization projects, particularly near the waterfront, which are driving both residential and commercial demand.
- ⇒ **Strong Market Fundamentals**  
San Pedro is experiencing increased demand for commercial space due to its proximity to the Port of Los Angeles, major freeways (I-110 and CA-47), and downtown Long Beach. This demand is further supported by an influx of new developments, improving infrastructure, and growing tourism.
- ⇒ **Low-Vacancy Area**  
The surrounding submarket has maintained consistently low vacancy rates, underpinned by its strategic location, accessibility, and increasing appeal as a commercial hub.





## Location Summary

⇒ San Pedro is an emerging neighborhood within Los Angeles, known for its maritime history and burgeoning arts district. It's home to the Port of Los Angeles, one of the busiest ports in the world, and attracts both local residents and tourists alike. The property benefits from its close proximity to major transportation hubs, including highways and public transit, as well as popular destinations such as the Battleship USS Iowa Museum, the San Pedro Fish Market, and the LA Waterfront. The area's ongoing redevelopment initiatives are expected to further enhance property values in the medium to long term.

⇒ This rare offering at 800-812 W 9th Street is a strategic acquisition for investors looking to capitalize on the robust growth trajectory of the San Pedro area. With its value-added potential and prime location, the property is well-positioned to deliver solid returns to both long-term hold and repositioning strategies.

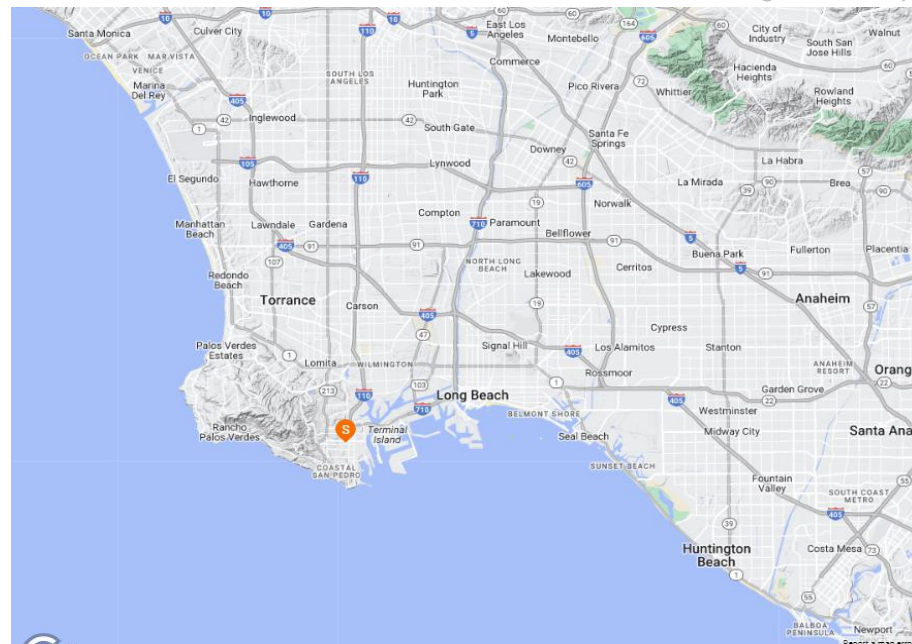
### ⇒ **Low-Vacancy Area**

The surrounding submarket has maintained consistently low vacancy rates, underpinned by its strategic location, accessibility, and increasing appeal as a commercial hub.

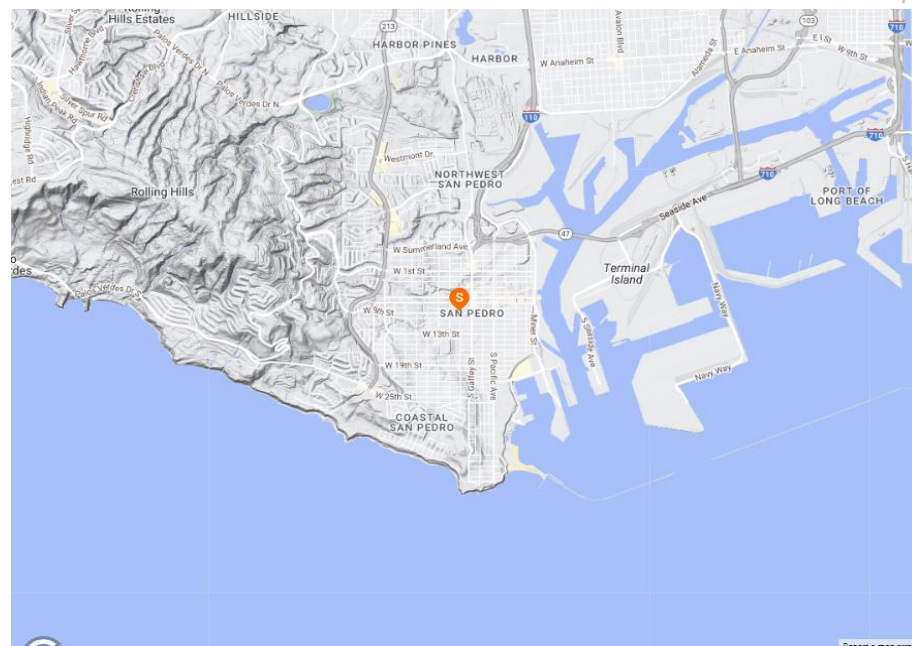
### ⇒ **Prime Location in a Growth Market**

Positioned in the heart of San Pedro, this property is located near high-traffic retail, restaurants, and cultural attractions, drawing consistent foot traffic. The area benefits from ongoing revitalization projects, particularly near the waterfront, which are driving both residential and commercial demand.

Regional Map



Locator Map







02

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images



## PROPERTY FEATURES

NET RENTABLE AREA (SF)	2,196
LAND SF	3,999
LAND ACRES	0.09
YEAR BUILT	1926
# OF PARCELS	1
ZONING TYPE	C2-1
BUILDING CLASS	C
LOCATION CLASS	B
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	40x100
NUMBER OF PARKING SPACES	8
PARKING RATIO	3.64/1,000
FRONTAGE - 9TH ST.	100
FRONTAGE - CABRILLO AVE.	40'
OPPORTUNITY ZONE	Yes
TRAFFIC COUNTS	10,369
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
WALK SCORE	88
ELEVATOR	No
SUBTERRANEAN PARKING	No
MONTHLY LEASE	\$4,100 (MG)

## NEIGHBORING PROPERTIES

NORTH	Cabrillo Avenue Elementary School
SOUTH	Daniels Field Sports Center
EAST	United States Postal Service
WEST	Pinas Cafe

## MECHANICAL

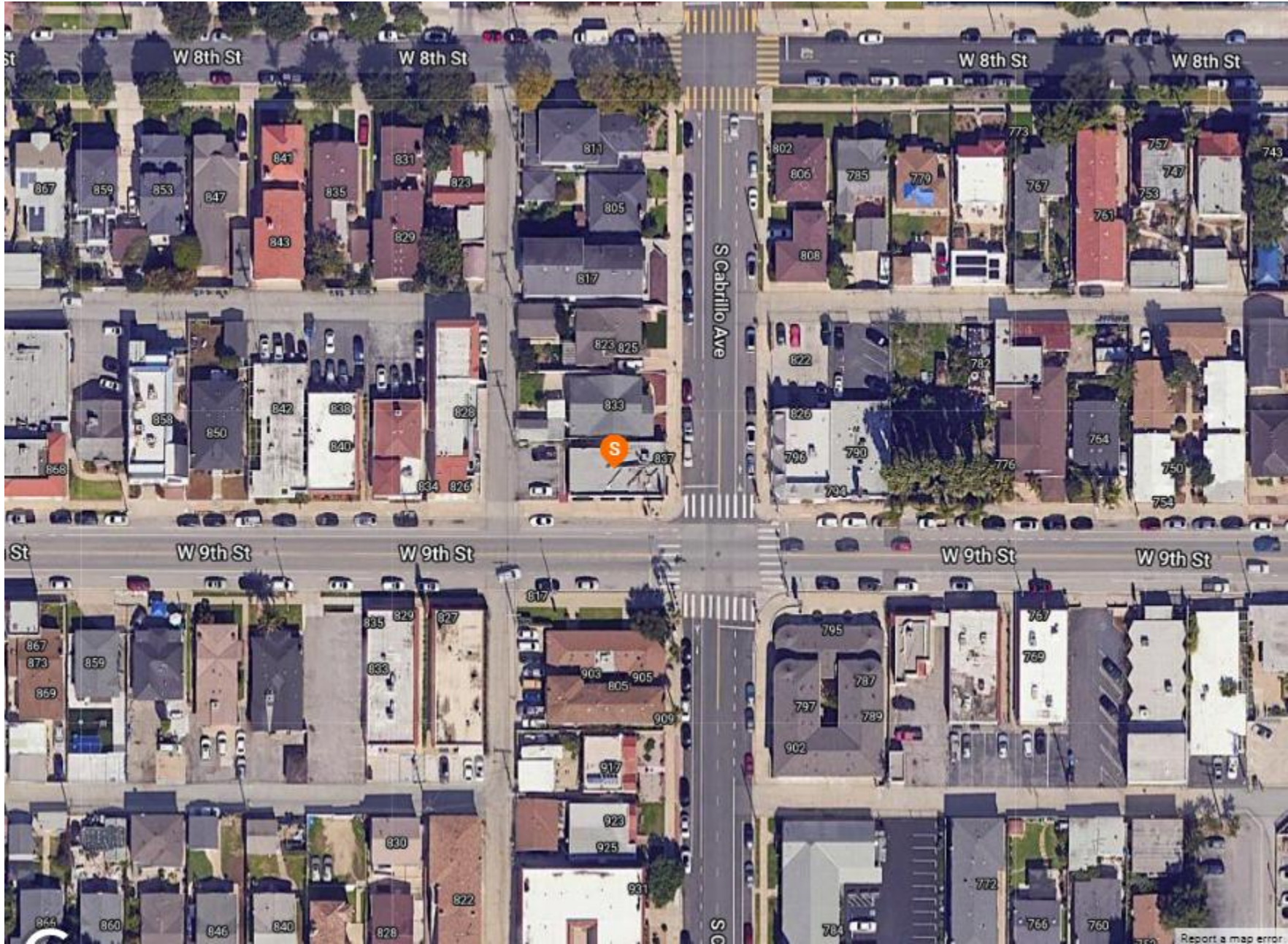
HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Canned lighting and recessed LED

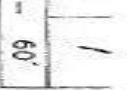
## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Tile
LANDSCAPING	Minimal
WINDOWS	Vinyl-framed windows

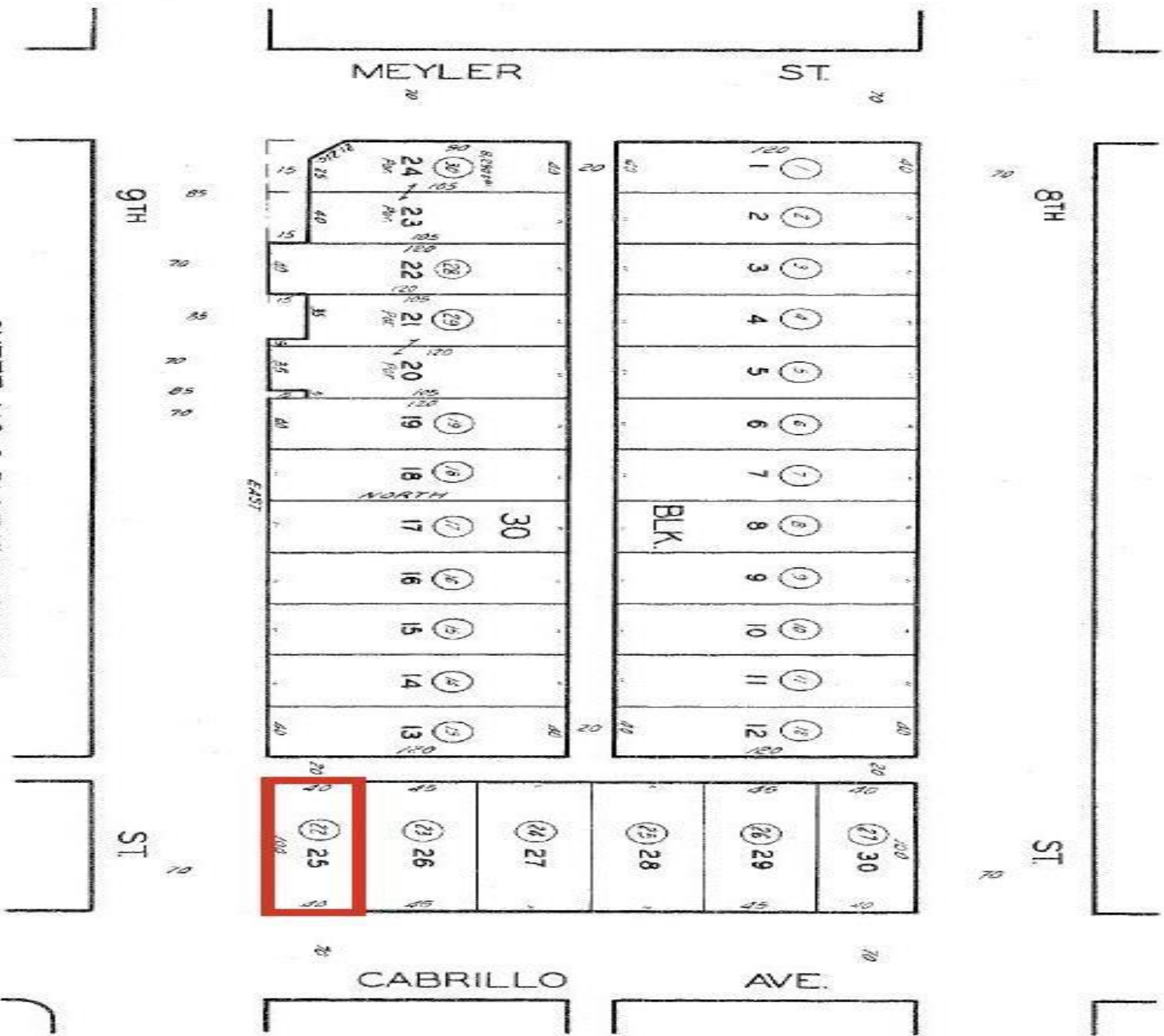








87455  
5/2/80  
08/200



# SHEET NO. 2 RUDECINDA TRACT

M.B. 14-58-59

COOK  
14

FOR PREP. ASSMT. SEE 017-30

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CAL

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03

Rent Comps

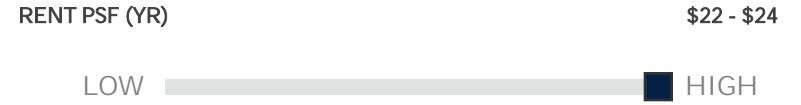
- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map



1



BUILDING SF	12,000
YEAR BUILT	1922
LEASE TYPE	FSG
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
DISTANCE	0.7 miles



363-365 W 6th St  
San Pedro, CA 90731

2



BUILDING SF	3,000
YEAR BUILT	1946
LEASE TYPE	MG
RENT PSF (YR)	\$21.60
RENT PSF (MO)	\$1.80
DISTANCE	0.5 miles

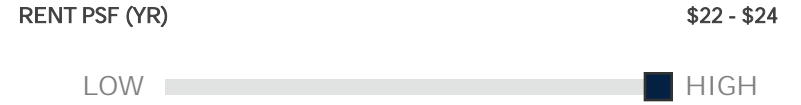


1014-1018 S Pacific Ave  
San Pedro, CA 90731

3



BUILDING SF	2,760
YEAR BUILT	1971
LEASE TYPE	FSG
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
DISTANCE	0.4 miles



529 W 9th St  
San Pedro, CA 90731

S



BUILDING SF	2,196
LAND SF	3,999
LAND ACRES	0.09
YEAR BUILT	1926



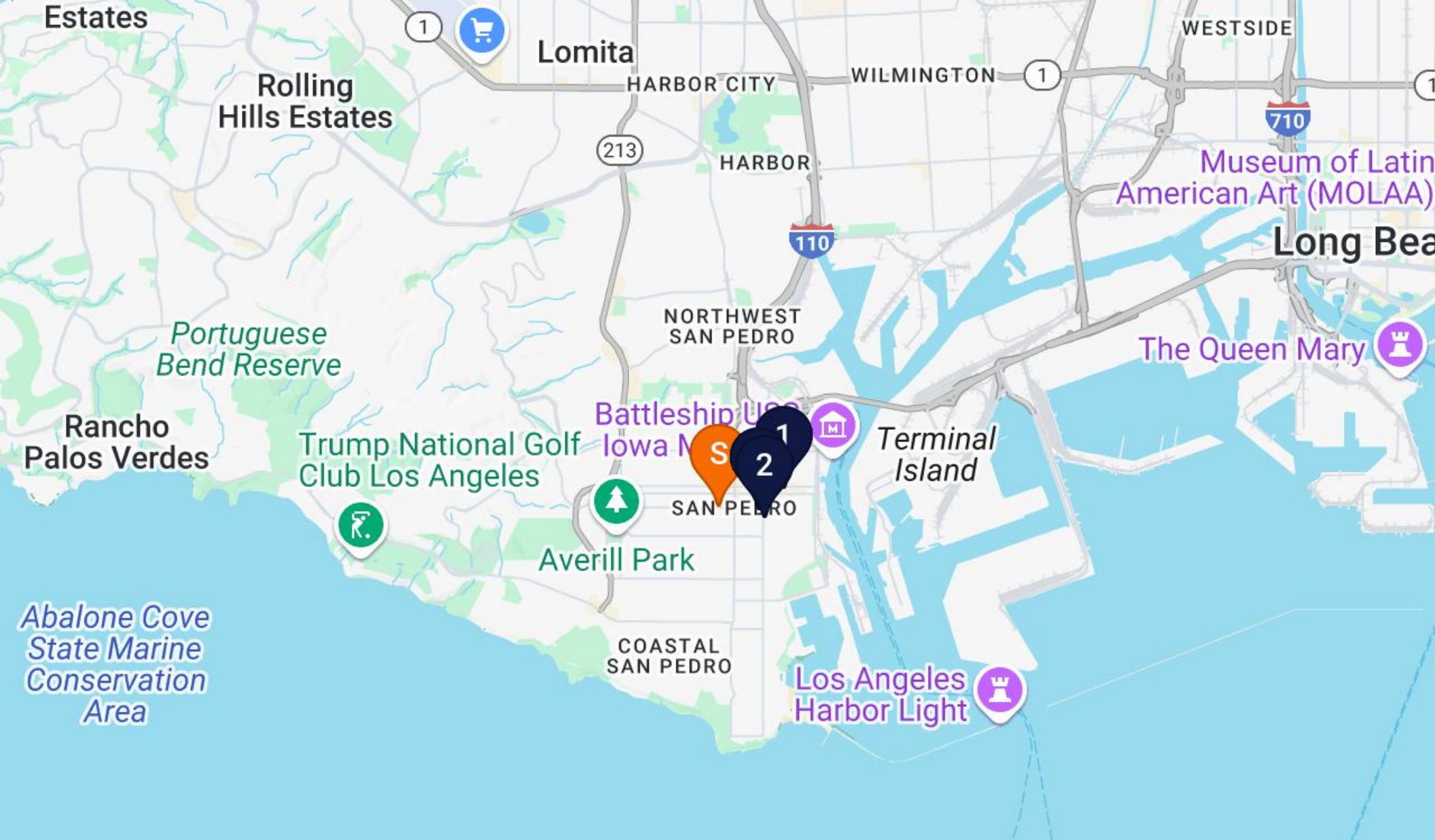
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	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 363-365 W 6th St San Pedro, CA 90731	12,000	\$24.00	\$2.00	1922	FSG	0.70
2	 1014-1018 S Pacific Ave San Pedro, CA 90731	3,000	\$21.60	\$1.80	1946	MG	0.50
3	 529 W 9th St San Pedro, CA 90731	2,760	\$24.00	\$2.00	1971	FSG	0.40
<b>AVERAGES</b>		<b>5,920</b>	<b>\$23.20</b>	<b>\$1.93</b>			
S	 <b>San Pedro Retail/Office Bldg. FOR SALE/LEASE</b> 800-812 West 9th Street San Pedro, CA 90731	2,196	<b>\$22.44</b>	<b>\$1.87</b>	1926		



#	Property Name	Address	City
S	San Pedro Retail/Office Bldg. FOR SALE/LEASE	800-812 West 9th Street	San Pedro
1		363-365 W 6th St	San Pedro
2		1014-1018 S Pacific Ave	San Pedro
3		529 W 9th St	San Pedro





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On Market Comps

- On Market Comparables
- On Market Comparables Summary
- On Market Comparables Charts
- On Market Comparables Map

1



The Corner Store  
1118 W 37th St  
San Pedro, CA 90731

BUILDING SF	2,450
LAND SF	6,534
LAND ACRES	0.15
YEAR BUILT	1947
ASKING PRICE	\$1,375,000
PRICE PSF	\$561.22
DISTANCE	2.3 miles

Building Price/SF

\$497 - \$567



2



841 W 9th St  
San Pedro, CA 90731

BUILDING SF	1,763
LAND SF	4,801
LAND ACRES	0.11
YEAR BUILT	1919
ASKING PRICE	\$999,000
PRICE PSF	\$566.65
DISTANCE	387 ft

Building Price/SF

\$497 - \$567





3



BUILDING SF	1,763
LAND SF	4,801
LAND ACRES	0.11
YEAR BUILT	1919
ASKING PRICE	\$999,000
PRICE PSF	\$566.65
DISTANCE	387 ft

Building Price/SF

\$497 - \$567



841 W 9th St  
San Pedro, CA 91731

4



BUILDING SF	2,880
LAND SF	9,583
LAND ACRES	0.22
YEAR BUILT	1972
ASKING PRICE	\$1,430,000
PRICE PSF	\$496.53
OCCUPANCY	20%
DISTANCE	118 ft

Building Price/SF

\$497 - \$567



825-835 W 9th St  
San Pedro, CA 90731

S



BUILDING SF	2,196
LAND SF	3,999
LAND ACRES	0.09
YEAR BUILT	1926
ASKING PRICE	\$975,000
PRICE PSF	\$443.99

Building Price/SF






\$497 - \$567

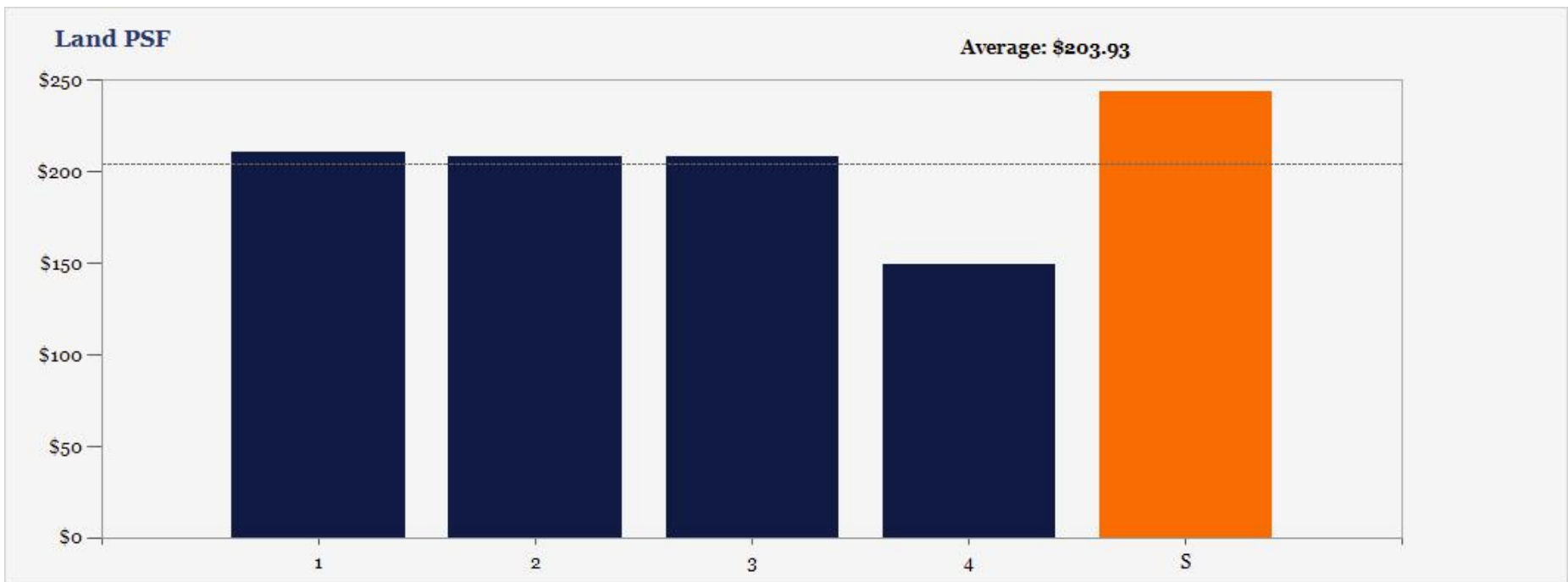
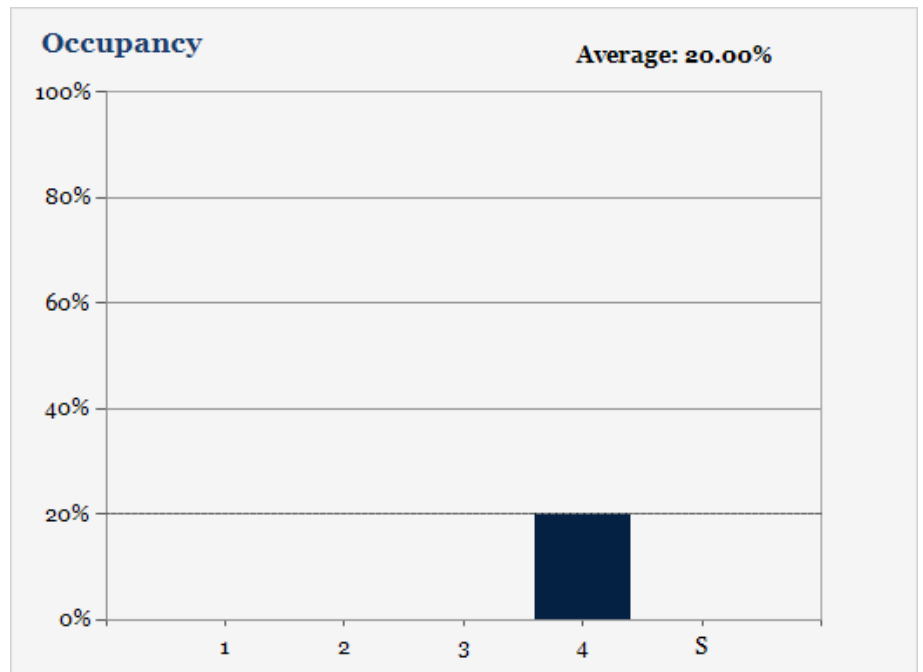
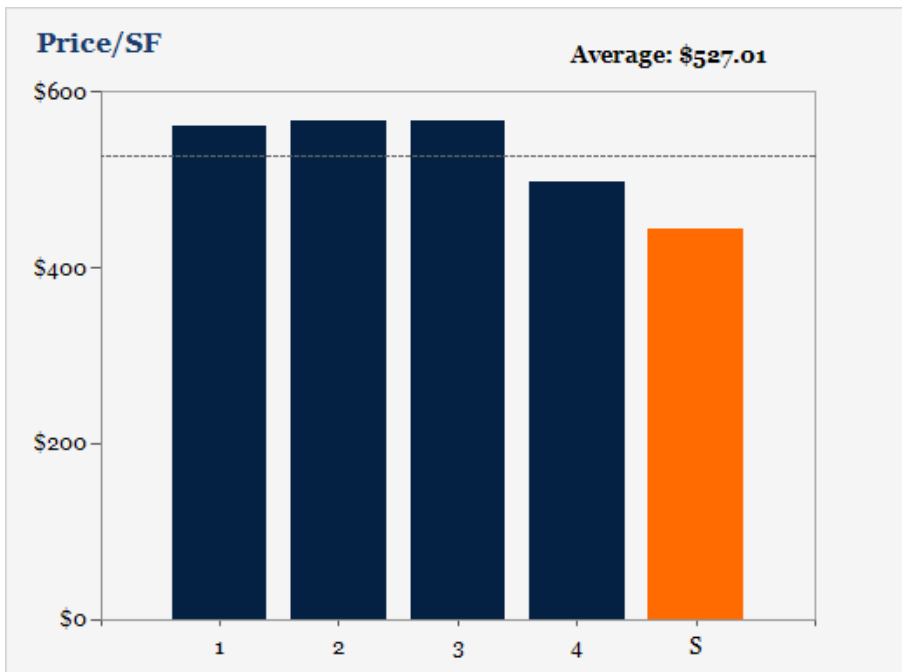
LOW  HIGH

### San Pedro Retail/Office Bldg. FOR SALE/LEASE

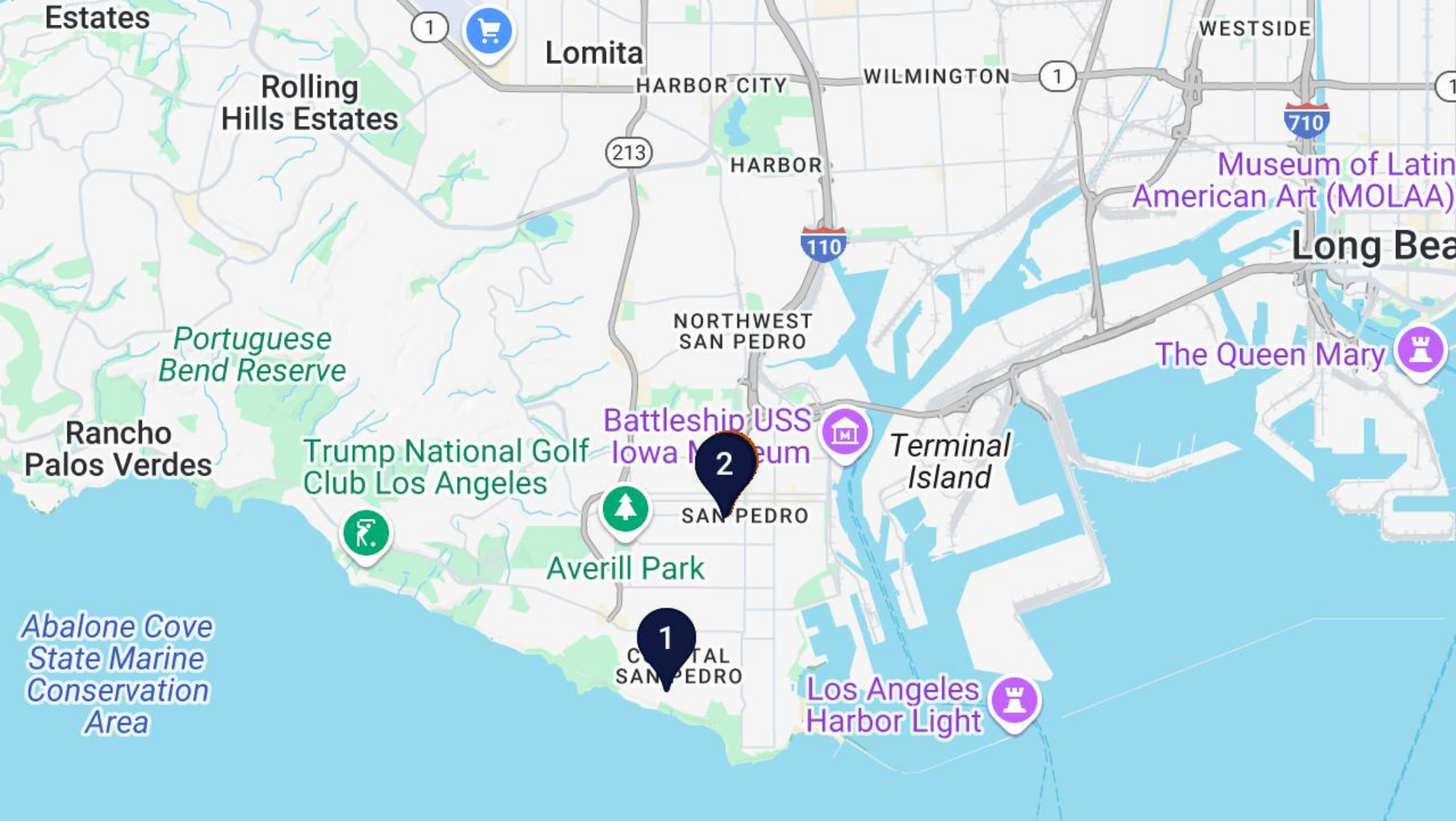
800-812 West 9th Street  
San Pedro, CA 90731



	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	 <p>The Corner Store 1118 W 37th St San Pedro, CA 90731</p>	2,450	\$1,375,000	\$561.22	1947	2.30
2	 <p>841 W 9th St San Pedro, CA 90731</p>	1,763	\$999,000	\$566.65	1919	0.07
3	 <p>841 W 9th St San Pedro, CA 91731</p>	1,763	\$999,000	\$566.65	1919	0.07
4	 <p>825-835 W 9th St San Pedro, CA 90731</p>	2,880	\$1,430,000	\$496.53	1972	0.02
<b>AVERAGES</b>		<b>2,214</b>	<b>\$1,200,750</b>	<b>\$547.76</b>		
S	 <p><b>San Pedro Retail/Office Bldg. FOR SALE/LEASE</b> 800-812 West 9th Street San Pedro, CA 90731</p>	2,196	\$975,000	\$443.99	1926	







#	Property Name	Address	City
S	San Pedro Retail/Office Bldg. FOR SALE/LEASE	800-812 West 9th Street	San Pedro
1	The Corner Store	1118 W 37th St	San Pedro
2		841 W 9th St	San Pedro
3		841 W 9th St	San Pedro
4		825-835 W 9th St	San Pedro





05

## Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map



1



1001 N Wilmington Blvd  
Wilmington , CA 90744

BUILDING SF	2,038
LAND ACRES	0.17
YEAR BUILT	1957
SALE PRICE	\$700,000
PRICE PSF	\$343.47
CLOSING DATE	2/12/2024
DISTANCE	3.9 miles

Building Price/SF

\$343 - \$590



2



609 N Pacific Ave  
San Pedro, CA 90731

BUILDING SF	2,680
LAND ACRES	0.26
YEAR BUILT	1981
SALE PRICE	\$1,580,000
PRICE PSF	\$589.55
CLOSING DATE	10/17/2023
DISTANCE	1.3 miles

Building Price/SF

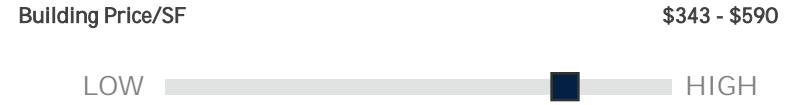
\$343 - \$590



3



BUILDING SF	1,552
LAND ACRES	0.32
YEAR BUILT	1921
SALE PRICE	\$835,000
PRICE PSF	\$538.02
CLOSING DATE	6/28/2024
DISTANCE	1.3 miles

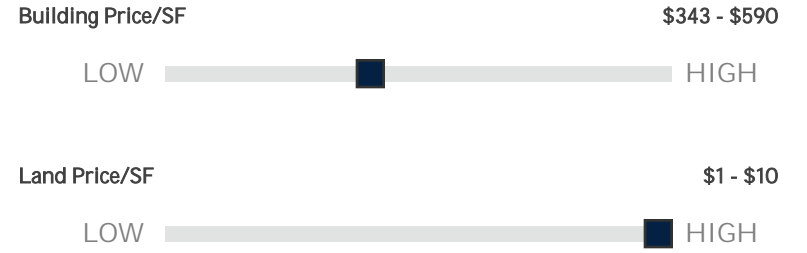


2210 S Pacific Ave  
San Pedro, CA 90731

S







BUILDING SF	2,196
LAND SF	3,999
LAND ACRES	0.09
YEAR BUILT	1926
ASKING PRICE	\$975,000
PRICE PSF	\$443.99



**San Pedro Retail/Office Bldg.  
FOR SALE/LEASE**

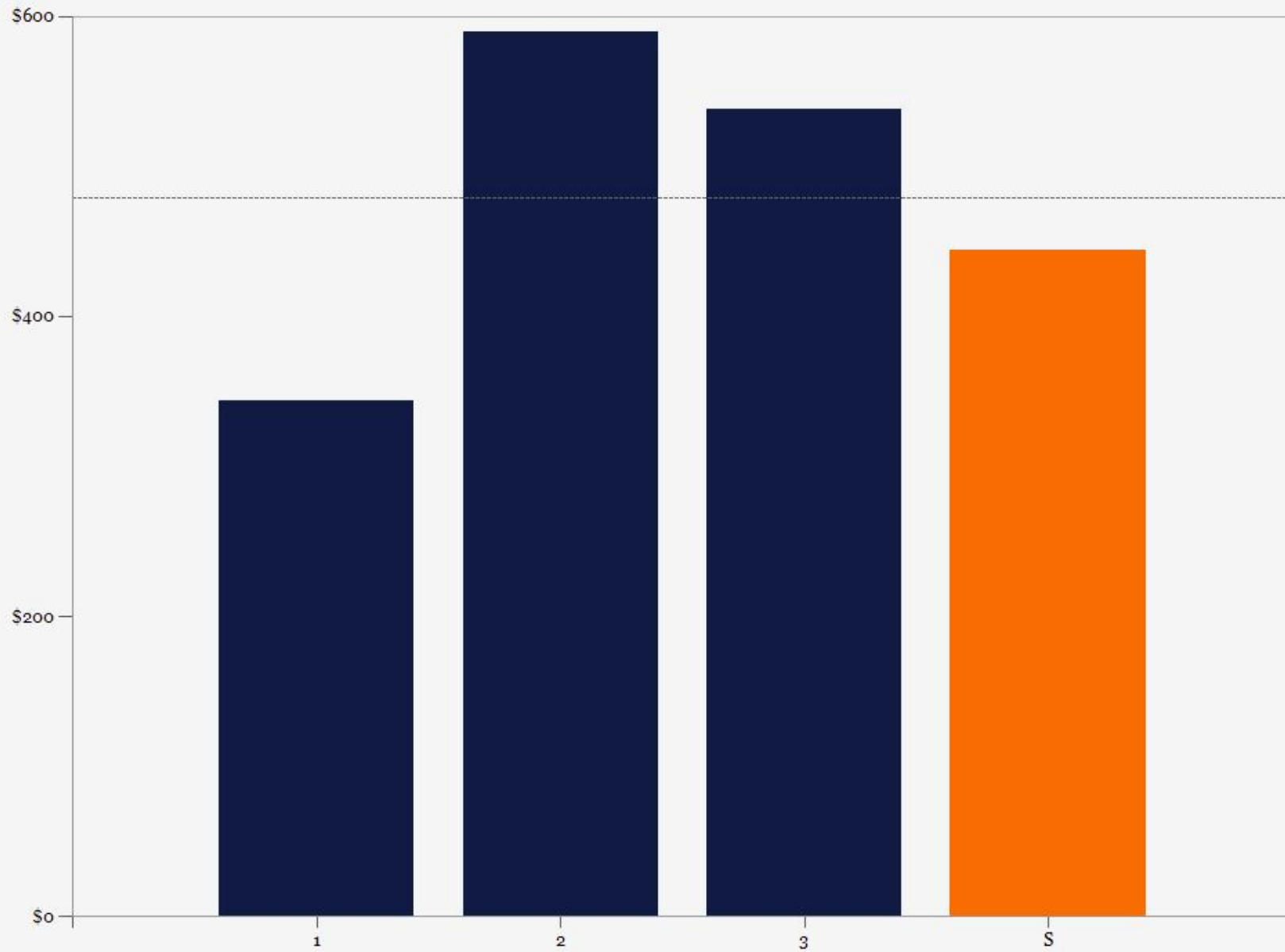
800-812 West 9th Street  
San Pedro, CA 90731



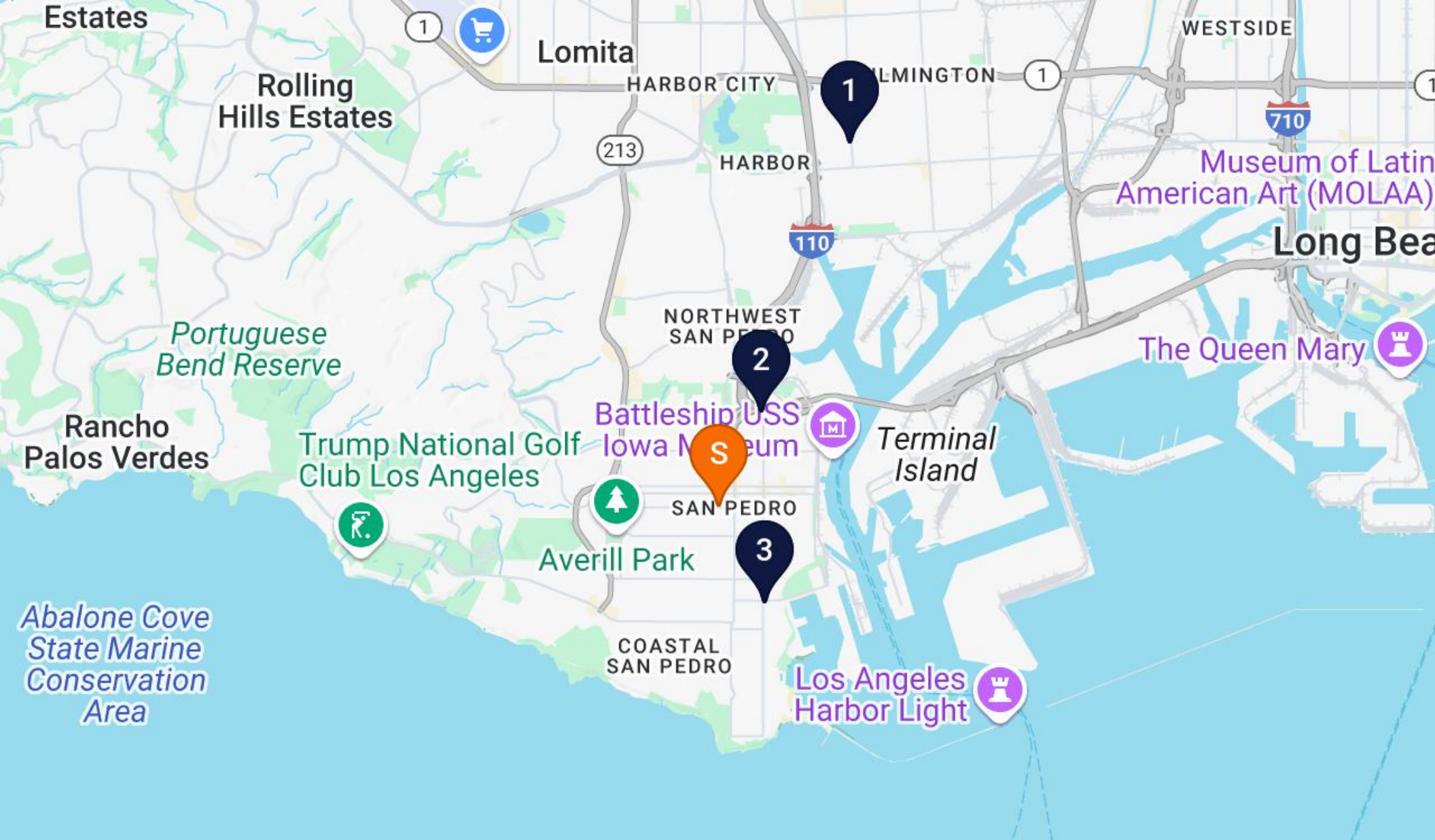
	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 <p>1001 N Wilmington Blvd Wilmington, CA 90744</p>	2,038	\$700,000	\$343.47	1957	2/12/2024	3.90
2	 <p>609 N Pacific Ave San Pedro, CA 90731</p>	2,680	\$1,580,000	\$589.55	1981	10/17/2023	1.30
3	 <p>2210 S Pacific Ave San Pedro, CA 90731</p>	1,552	\$835,000	\$538.02	1921	6/28/2024	1.30
<b>AVERAGES</b>		<b>2,090</b>	<b>\$1,038,333</b>	<b>\$490.35</b>			
S	 <p><b>San Pedro Retail/Office Bldg. FOR SALE/LEASE</b> 800-812 West 9th Street San Pedro, CA 90731</p>	2,196	\$975,000	\$443.99	1926		

Price/SF

Average: \$478.76







#	Property Name	Address	City
S	San Pedro Retail/Office Bldg. FOR SALE/LEASE	800-812 West 9th Street	San Pedro
1		1001 N Wilmington Blvd	Wilmington
2		609 N Pacific Ave	San Pedro
3		2210 S Pacific Ave	San Pedro

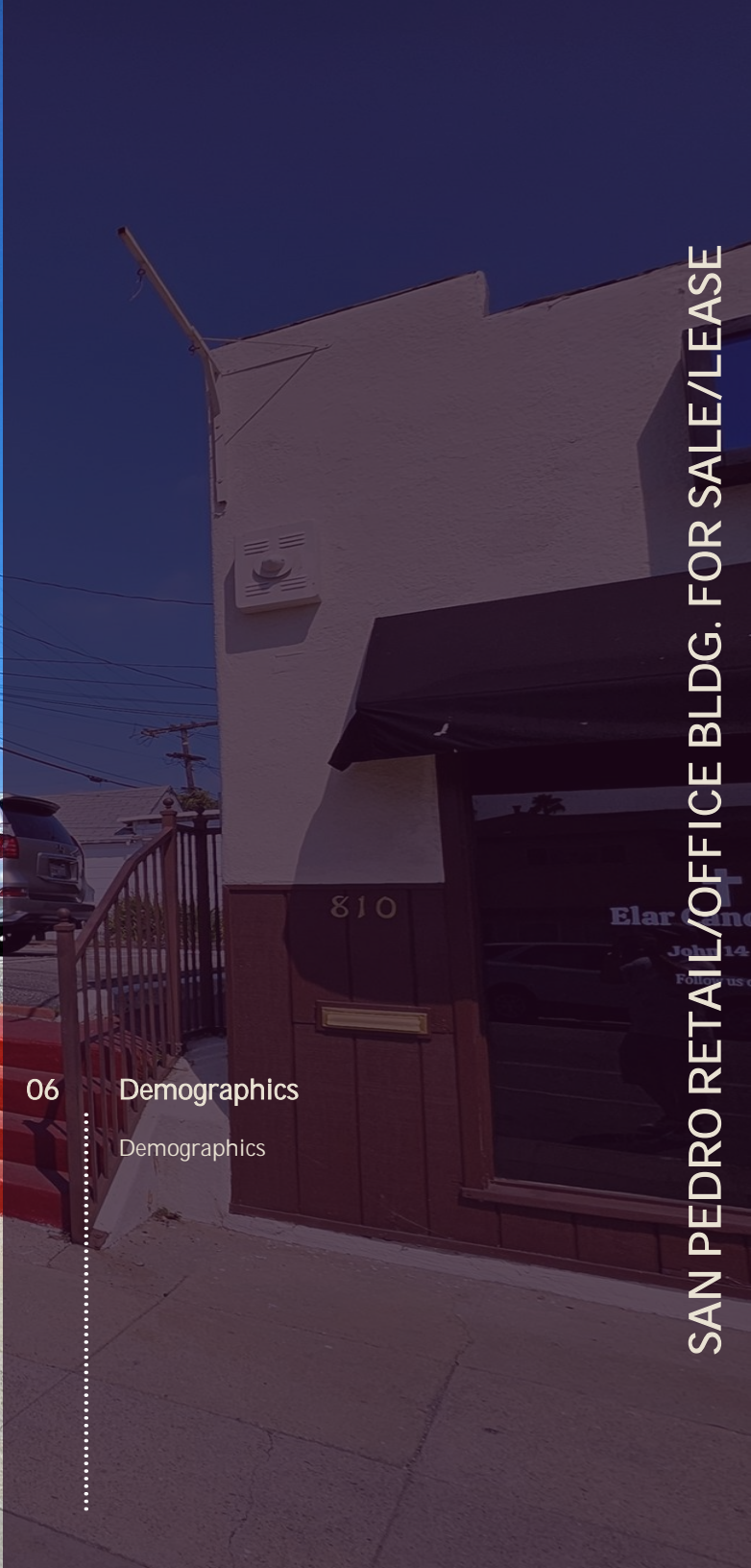




06

Demographics

Demographics

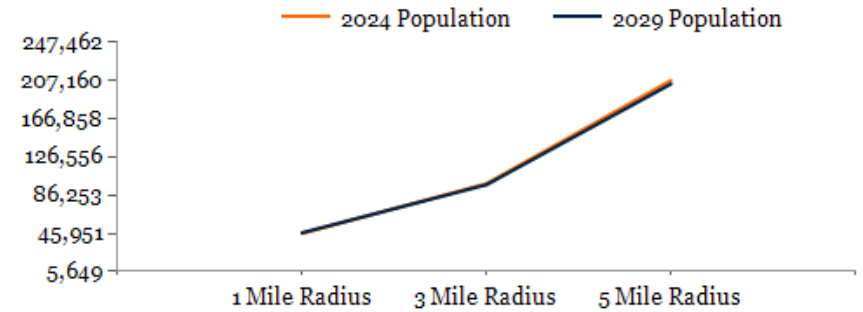




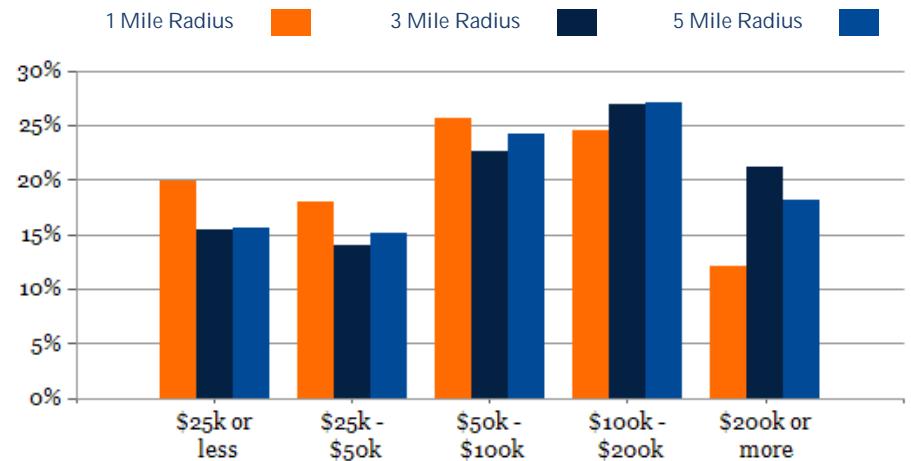
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,920	98,131	207,516
2010 Population	46,888	99,031	210,154
2024 Population	45,951	98,393	207,160
2029 Population	46,591	97,280	203,456
2024-2029: Population: Growth Rate	1.40%	-1.15%	-1.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,908	3,358	6,461
\$15,000-\$24,999	1,607	2,507	5,155
\$25,000-\$34,999	1,119	2,020	4,332
\$35,000-\$49,999	2,066	3,314	7,030
\$50,000-\$74,999	2,471	4,682	9,755
\$75,000-\$99,999	2,057	3,883	8,372
\$100,000-\$149,999	2,752	6,173	12,562
\$150,000-\$199,999	1,599	4,060	7,724
\$200,000 or greater	2,147	8,023	13,612
Median HH Income	\$70,879	\$94,141	\$87,663
Average HH Income	\$104,532	\$139,172	\$129,352

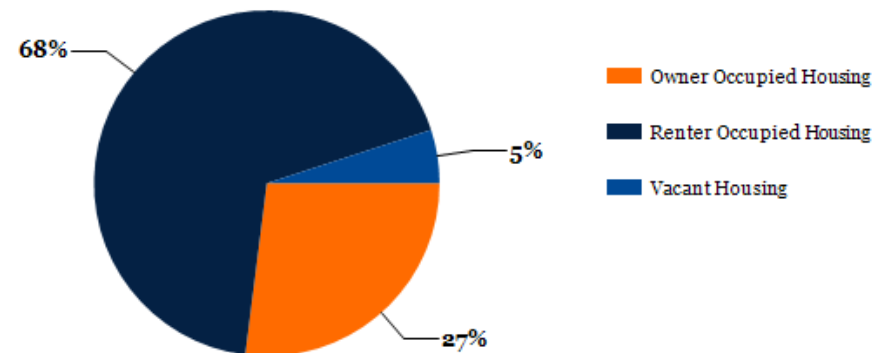
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,244	38,037	74,690
2010 Total Households	16,902	36,777	72,407
2024 Total Households	17,727	38,022	75,006
2029 Total Households	18,650	38,789	75,947
2024 Average Household Size	2.53	2.51	2.71
2024-2029: Households: Growth Rate	5.10%	2.00%	1.25%



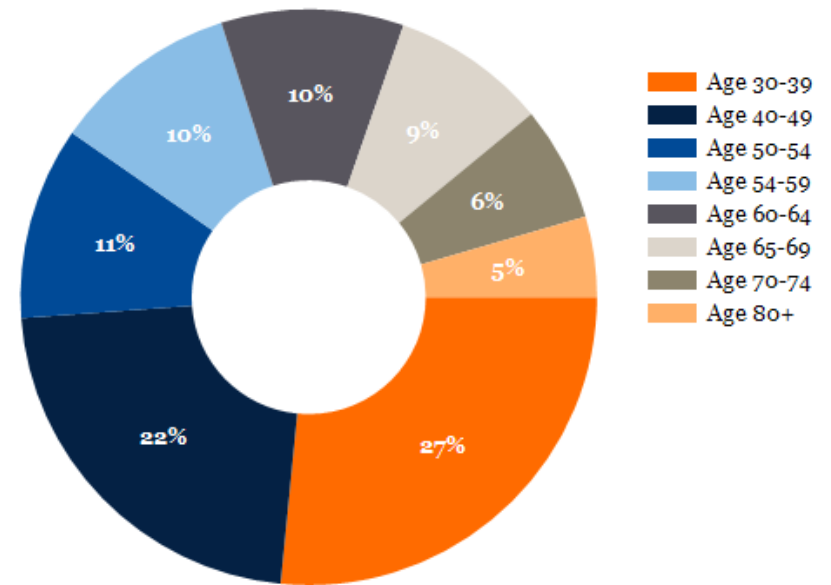
2024 Household Income



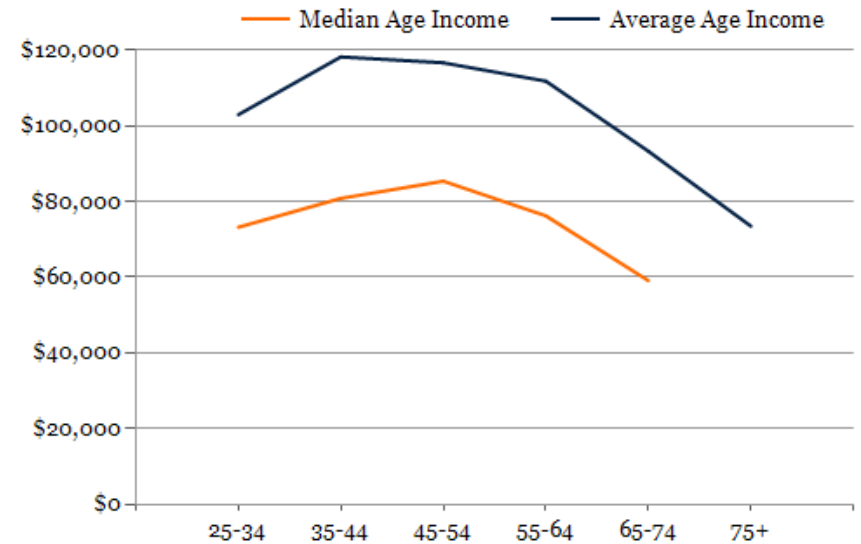
2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,798	6,950	14,491
2024 Population Age 35-39	3,458	6,635	13,618
2024 Population Age 40-44	3,201	6,596	13,845
2024 Population Age 45-49	2,885	6,143	12,936
2024 Population Age 50-54	2,958	6,587	13,863
2024 Population Age 55-59	2,848	6,678	13,585
2024 Population Age 60-64	2,796	6,559	13,492
2024 Population Age 65-69	2,377	5,696	11,818
2024 Population Age 70-74	1,762	4,514	9,103
2024 Population Age 75-79	1,234	3,488	6,988
2024 Population Age 80-84	764	2,276	4,479
2024 Population Age 85+	842	2,489	4,833
2024 Population Age 18+	36,580	79,318	165,360
2024 Median Age	38	41	41
2029 Median Age	39	42	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,203	\$85,456	\$81,300
Average Household Income 25-34	\$102,948	\$120,865	\$113,979
Median Household Income 35-44	\$80,830	\$106,454	\$100,670
Average Household Income 35-44	\$118,210	\$150,206	\$140,710
Median Household Income 45-54	\$85,368	\$119,025	\$108,755
Average Household Income 45-54	\$116,650	\$165,270	\$151,295
Median Household Income 55-64	\$76,208	\$113,250	\$103,774
Average Household Income 55-64	\$111,805	\$162,670	\$148,925
Median Household Income 65-74	\$59,072	\$83,943	\$78,747
Average Household Income 65-74	\$93,294	\$126,102	\$117,767
Average Household Income 75+	\$73,490	\$100,876	\$93,614





# San Pedro Retail/Office Bldg. FOR SALE/LEASE



## CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Berkshire Hathaway Commercial Investment Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Berkshire Hathaway Commercial Investment Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Berkshire Hathaway Commercial Investment Properties has not verified, and will not verify, any of the information contained herein, nor has Berkshire Hathaway Commercial Investment Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Proposal By:



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