

# RESTAURANT SPACE AVAILABLE IN NEW MIXED USE DEVELOPMENT



## 550 HARBORFRONT

### FEATURES:



New Mixed Use Development with 375 apartments above ground floor restaurants



Located in the heart of Downtown San Pedro



1/2 Block to The Waterfront



Exclusive outdoor patio



Ample on-grade parking

DOWNTOWN SAN PEDRO GATEWAY SIGN  
SIMULATION PHOTO (FACING HARBOR BLVD.)



## 2,590 SF AND 2,326 SF PLUS EXCLUSIVE PATIOS

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**WIXTED GROUP**

# 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



**1 Block**  
To Waterfront



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



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



**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



**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

Walk Score   
Walk Score **94** Walker's  
Paradise



## DEMOGRAPHICS

### 2022 ESTIMATES



#### POPULATION

1 Mile	28,115
2 Miles	68,367
3 Miles	103,400
5 Miles	207,585



#### AVG HH INCOME

1 Mile	\$73,899
2 Miles	\$97,527
3 Miles	\$112,039
5 Miles	\$111,098



#### DAYTIME POPULATION

1 Mile	9,319
2 Miles	24,889
3 Miles	34,268
5 Miles	81,439

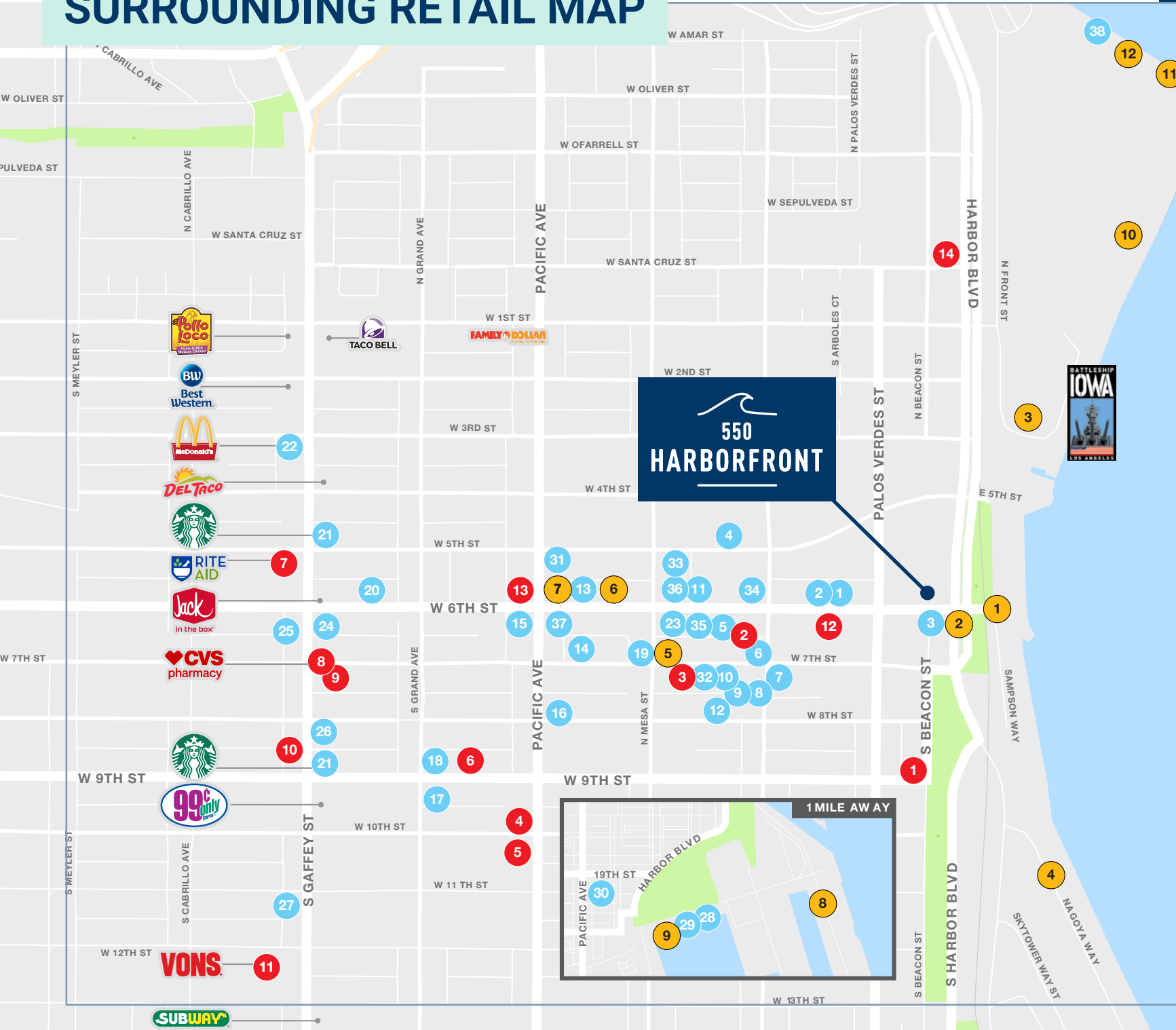
Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography



# SITE PLAN



# SURROUNDING RETAIL MAP



## FOOD & BEVERAGE

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

## LOCAL ATTRACTIONS

- |                                 |                                   |                                  |
|---------------------------------|-----------------------------------|----------------------------------|
| 1. Los Angeles Maritime Museum  | 5. First Thursday Art Walk        | 10. World Cruise Center Berth 92 |
| 2. Little Italy Piazza Miramari | 6. Farmers Market                 | 11. Los Angeles Cruise Terminal  |
| 3. U.S.S. Battleship Iowa       | 7. Warner Grand Theater           | 12. Catalina Cruise Terminal     |
| 4. West Harbor Dining/Entmt     | 8. AltaSea Labs                   |                                  |
|                                 | 9. 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	772
Under Construction or Entitled	1,419
Proposed	2,338
<b>Total New Residential Units</b>	<b>4,571</b>

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LOS ANGELES CRUISE TERMINAL

CATALINA CRUISE TERMINAL

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