



INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



383 W 5TH STREET
SAN PEDRO, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	383 W 5th St, San Pedro, CA 90731
APN	7455-013-015
Building Size	±2,848 SF
Parcel Size	±0.15 AC (±6,515 SF)
Year Built / Renovated	1983 / 2019
Zoning	C2-2D-CPIO
Ownership	Fee Simple - Land & Building

LEASE ABSTRACT

Tenant	Kalaveras
Personal Guarantee	Yes
Lease Term	10 Years from COE
Renewal Options	Four (4) - 5 Year
Net Operating Income	\$186,000
Rent Increases	2.5% Annually & 10% every 5 Years in Options
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
2026 Net Store Sales (Proforma*)	approx. ~\$2,300,000
2025 Net Store Sales (Per Report From POS)	\$2,022,851.37

**Proforma 2026 Annualized Net Sales Based on YTD Through 9/2/2026*

PURCHASE PRICE	CAP RATE	NOI
\$2,400,000	7.50%	\$180,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
1	\$180,000	\$15,000	7.50%
2	\$184,500	\$15,375	7.69%
3	\$189,113	\$15,759	7.88%
4	\$193,840	\$16,153	8.08%
5	\$198,686	\$16,557	8.28%
6	\$203,653	\$16,971	8.49%
7	\$208,745	\$17,395	8.70%
8	\$213,963	\$17,830	8.92%
9	\$219,313	\$18,276	9.14%
10	\$224,795	\$18,733	9.37%
Option 1: 11 - 15	\$247,275	\$20,606	10.30%
Option 2: 16 - 20	\$272,002	\$22,667	11.33%
Option 3: 21 - 25	\$299,203	\$24,934	12.47%
Option 4: 26 - 30	\$329,123	\$27,427	13.71%

INVESTMENT HIGHLIGHTS

BRAND NEW 10-YEAR SALE-LEASEBACK

Featuring a brand new 10-year lease executed at close of escrow.

ABSOLUTE NNN LEASE STRUCTURE

Passive investment with the tenant responsible for all expenses including roof, structure, HVAC, property taxes, insurance, repairs and maintenance.

HEDGE AGAINST INFLATION

2.5% annual rental increases during the initial term plus 10% increases at each option period provide consistent rent growth throughout the entire term

HEART OF DOWNTOWN SAN PEDRO

Situated on 5th Street in the center of downtown San Pedro's dining, arts, and entertainment district, the commercial hub of the Harbor Area.

DENSE, AFFLUENT TRADE AREA

More than 209,000 residents within a 5-mile radius at an average household income above \$136,000, supported by a robust daytime workforce.

STRATEGIC PORT OF LOS ANGELES LOCATION

Located four blocks from the LA Waterfront at the Port of Los Angeles, the busiest container port in North America and an employment engine supporting over one million Southern California jobs.

WEST HARBOR WATERFRONT REDEVELOPMENT FOUR BLOCKS AWAY

The \$500 million, 42-acre West Harbor entertainment district, anchored by a new 6,200-seat Nederlander amphitheater, is opening in phases along the waterfront promenade beginning four blocks from the property, projected to draw 4 to 5 million annual visitors to downtown San Pedro.

NEARBY MARITIME & TOURISM ANCHORS

Located near the USS Iowa Museum, Crafted at the Port, and the LA Maritime Museum, contributing to steady waterfront activity in the surrounding area.

FULL-SERVICE BAR AND RESTAURANT

Kalaveras operates as a vibrant bar & restaurant concept, licensed for full-service liquor and alcohol beverage operations, operated by 40 year veteran.



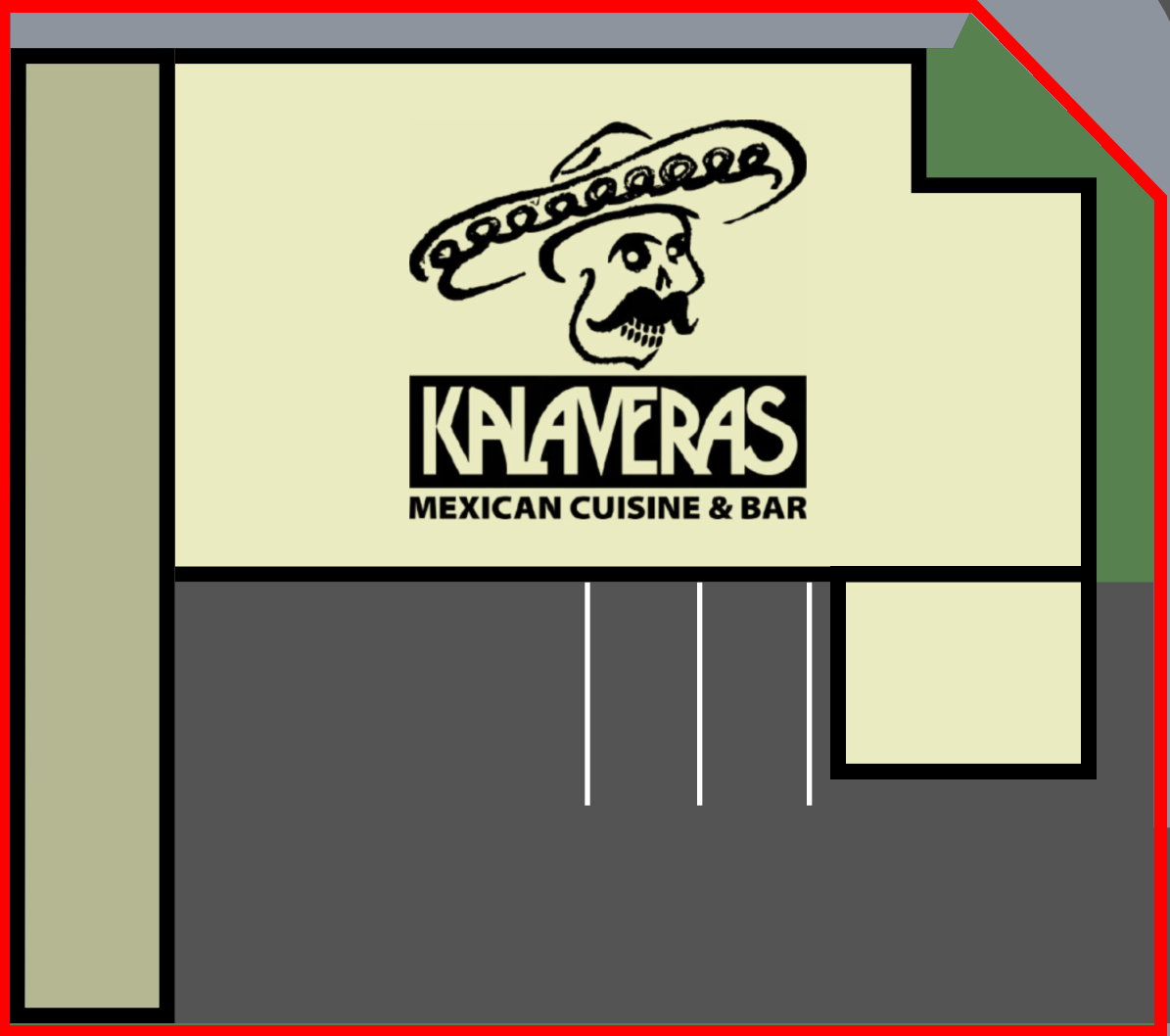
SITE PLAN



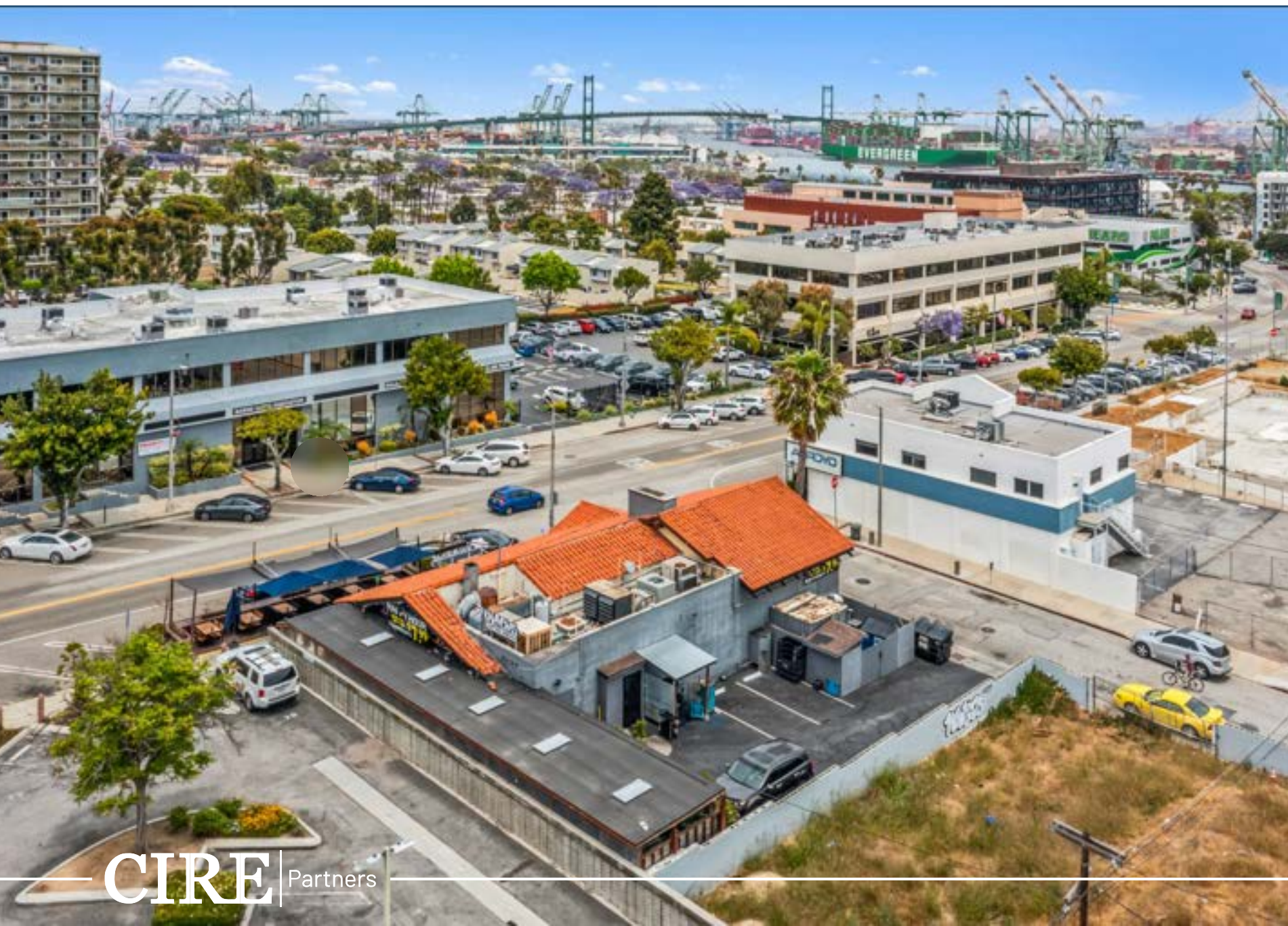
W 5th St

S Mesa St

Nelson St



PROPERTY PHOTOS



AERIAL PHOTO



World Cruise Center
SAN PEDRO, CA

PORT OF LOS ANGELES
SUPPORTS OVER
1 MILLION SOCIAL JOBS

EVERPORT

EVERGREEN

THE Vue
±318 UNITS

**HARBOR
WORKSOURCE
CENTER**

**HARBOR
TOWER**

**Los Angeles
Harbor Arts**

**LOS ANGELES
PORT POLICE**

POLAHS
PORT OF LOS ANGELES HIGH SCHOOL
±928 STUDENTS

**THINK
Café**

PRIORITYONE
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**SUBJECT
PROPERTY**

**98 UNIT
RTI-PROJECT**

S Mesa St

W 5th St

W 6th St

The Artistry
WINE LOUNGE

AERIAL PHOTO



SAN PEDRO
TUSCANY APARTMENT
±18 UNITS

SAN PEDRO
BANK
LOFTS
±89 UNITS

O'Reilly
AUTO PARTS

HARBOR TERRACE
RETIREMENT COMMUNITY
±93 UNITS

The Artistry
WINE LOUNGE

98 UNIT
RTI-PROJECT

SUBJECT
PROPERTY

Auto
Zone

Auto Palace

SUPERIOR
GROCERS

Los Angeles
Harbor Arts

PRIORITYONE
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THANK
café

AERIAL MAP



SUPERIOR GROCERS



FAMILY DOLLAR

LOS ANGELES WORLD CRUISE CENTER

EVERPORT



EVERGREEN

LAMM
LOS ANGELES MARITIME MUSEUM

POLAHS
PORT OF LOS ANGELES HIGH SCHOOL
±928 STUDENTS

SUBJECT PROPERTY

W 5th St

SUPERIOR GROCERS

98 UNIT RTI-PROJECT



RITE AID

BIG 5
SPORTING GOODS

Jack in the box

Pizza Hut

Auto Zone

CABRILLO AVENUE ELEMENTARY
±327 STUDENTS

CVS pharmacy



O'Reilly
AUTO PARTS

6

DOLLAR TREE

BANK OF AMERICA

CHASE



VONS

True Value

SAN PEDRO HIGH SCHOOL
±2,582 STUDENTS

DANA MIDDLE SCHOOL
±1,424 STUDENTS

DOLLAR TREE

15TH STREET ELEMENTARY
±397 STUDENTS



PORT OF LOS ANGELES
SUPPORTS OVER
1 MILLION SOCAL JOBS



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	33,294	105,814	209,706
Projected Population (2030)	33,066	103,667	206,093
Median Age (2025)	37.0	40.0	39.8
Wealth Index (2025)	52	119	118

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$90,403	\$134,749	\$136,094
Projected Average Household Income (2030)	\$102,558	\$150,244	\$152,995
Projected Annual Growth (2025-2030)	2.56%	2.20%	2.20%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$60,122	\$90,294	\$90,547
Projected Median Household Income (2030)	\$68,719	\$104,877	\$105,194
Projected Median Annual Growth(2025-2030)	2.71%	3.04%	3.04%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	12,825	40,296	76,011
Projected Households (2030)	13,119	40,406	76,275
Projected Annual Growth (2025-2030)	0.45%	0.05%	0.07%
Average Household Size (2025)	2.53	2.55	2.71

SAN PEDRO, CA



4.0%

Greatest Gen
Born in 1945/Earlier



18.0%

Baby Boomer
Born in 1946 to 1964



20.8%

Generation X
Born in 1965 to 1980



27.0%

Millennial
Born in 1981 to 1998



21.6%

Generation Z
Born in 1999 to 2016



8.6%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

San Pedro, CA

San Pedro, California is a historic waterfront community in the southern portion of Los Angeles, strategically positioned along the Pacific Coast and adjacent to one of the nation's most important international trade gateways. Known for its maritime economy, active waterfront, and proximity to major Southern California employment centers, San Pedro combines an established residential base with significant commercial, industrial, and tourism activity.

With a population of approximately 80,000 residents, San Pedro benefits from strong regional connectivity through Interstate 110, State Route 47, and the Vincent Thomas Bridge, providing access to Downtown Los Angeles, Long Beach, the South Bay, and the broader Southern California freeway network. Los Angeles International Airport and Long Beach Airport provide additional domestic and international connectivity.

San Pedro's economy is strongly influenced by international trade, logistics, transportation, maritime services, healthcare, tourism, and retail. The community is home to the Port of Los Angeles, a cornerstone of the Southern California economy and one of the busiest container ports in the United States. Together with the neighboring Port of Long Beach, the surrounding harbor complex supports an extensive network of logistics, warehousing, transportation, and trade-related businesses throughout the region.

The San Pedro waterfront is undergoing significant investment aimed at expanding the area's dining, retail, entertainment, and tourism offerings. The redevelopment of the former Ports O' Call area into West Harbor represents a major transformation of the waterfront, bringing new restaurants, entertainment venues, public spaces, and visitor attractions to the community. Downtown San Pedro also features an established mix of restaurants, local businesses, galleries, and cultural destinations.

San Pedro offers a distinctive coastal lifestyle supported by beaches, parks, marinas, and waterfront recreation. Popular destinations include Cabrillo Beach, Point Fermin Park, the Korean Friendship Bell, and the Los Angeles Maritime Museum, while nearby Palos Verdes provides additional coastal trails and recreational amenities.



Home to the Port of Los Angeles, the busiest container port in the Western Hemisphere

San Pedro Bay Port Complex handles approximately 31% of U.S. containerized waterborne trade

Strategic coastal location just 25 miles south of Downtown Los Angeles

Major international trade and logistics hub serving the Greater Los Angeles market



TENANT PROFILE

Kalaveras

Kalaveras is a unique fast casual concept with vibrant colors, art, music, and culture of a time honored tradition – El Dia de Los Muertos. A blend of innovative urban mixology, Latin American culinary classics, tribute to well known Hispanic artists, and nothing but buenas vibras!

When you walk into the doors of any Kalaveras locations you will be immediately immersed in the sounds, sights and aromas of a celebration! You will hear everything from new Latin Pop, Reggaeton hits, classic cumbias, regional Mexican hits and more to get you in the party atmosphere. You will see their walls adorned with the vibrant colors of El Dia de Los Muertos, as well as beautifully garnished cocktails, and the smells of mouthwatering dishes passing by.

Their cocktails are a mixture of urban mixology complemented by fresh ingredients including herbs, infusions, and homemade syrups. This immersive experience indulges all of the senses, creating a unique experience even for those with the most complex of palates.

The Kalaveras culinary menu reflects a deep passion for traditional Mexican and Latin American cuisine with a modern twist. The Chef’s recipes are passed down from generation to generation, showcasing classics such as barbacoa and carnitas plates, which are slow cooked to perfection, as well as unique twists on Enchiladas Verdes, Tacos gobernador, and our exclusive Molcajete.

The brand’s strategic expansion has positioned Kalaveras in high-traffic urban and suburban locations, where it benefits from strong lunch, dinner, and weekend crowds. Its ability to blend a casual yet upscale dining experience makes it an attractive tenant for mixed-use developments, retail centers, and entertainment districts. Kalaveras’ focus on social dining and experiential engagement further strengthens its ability to attract repeat customers and drive revenue across its locations.

Kalaveras’ commitment to quality, hospitality, and cultural authenticity has solidified its reputation as a dynamic restaurant brand. The company’s growth strategy continues to prioritize high-visibility locations with strong consumer demand, ensuring its long-term viability and success. As a tenant, Kalaveras brings strong brand recognition, high customer volume, and an engaging dining experience, making it a valuable addition to commercial properties seeking a unique and thriving restaurant concept.

Source: www.kalaveras.com



Year Founded	2016
Website	www.kalaveras.com
Ownership	Private



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