

FOR LEASE

SAN PEDRO PLAZA RETAIL SPACE

525 SOUTH GAFFEY STREET, SAN PEDRO, CA 90731

CAN BE COMBINED
TO CREATE 7,125 SF

AVAILABLE
3,410 SF

AVAILABLE
2,215 SF

AVAILABLE
1,500 SF

GROCERY OUTLET COMING SOON!
bargain market

JOIN:



GROCERY OUTLET
bargain market™

&



COMING SOON!

GROCERY OUTLET & O'REILLY'S COMING SOON!

Available: 1,500 SF | 2,215 SF | 3,410 SF Restaurant/Retail

MARYL BINNEY

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

ALAINA BUCY

Lic. 02232598

Phone: 310-379-2228 ex 3

alaina@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030



SAN PEDRO PLAZA RETAIL SPACE

CAN BE COMBINED
TO CREATE 7,125 SF

525 SOUTH GAFFEY STREET, SAN PEDRO, CA 90731

GROCERY OUTLET & O'REILLY'S COMING SOON!

Available:
1,500 SF, 2,215 SF, 3,410 SF
Restaurant/Retail



PROPERTY HIGHLIGHTS

- Current tenant MVP Pizza and retail space available
- Located on a major retail thoroughfare through San Pedro
- Pylon signage available
- Strong demographics with a residential base of 110,523 and a daytime population of 28,985 within a three mile radius

DEMOGRAPHICS (2019 EST.)



POPULATION

1 Mile	46,169
2 Miles	87,096
3 Miles	110,523
5 Miles	224,912



AVERAGE HH INCOME

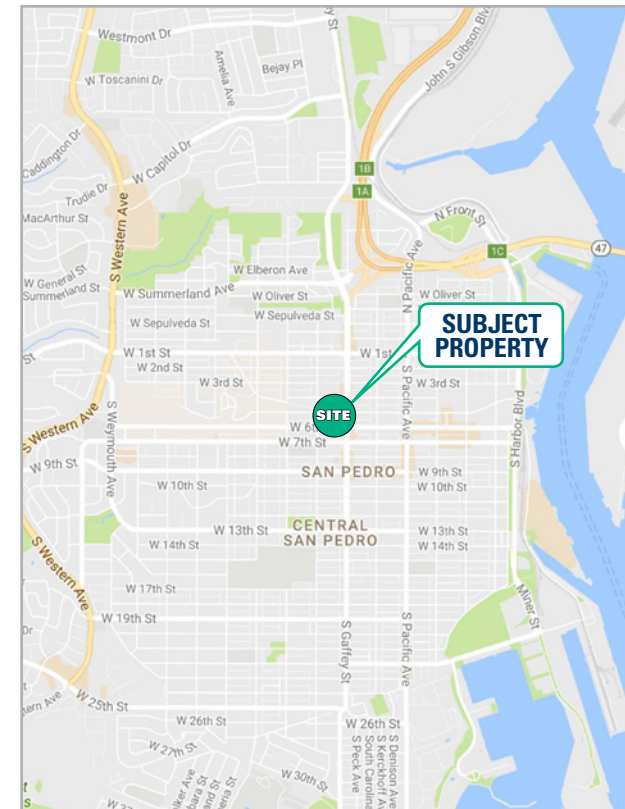
1 Mile	\$67,025
2 Miles	\$93,948
3 Miles	\$102,241
5 Miles	\$100,84



DAYTIME POPULATION

1 Mile	14,014
2 Miles	23,801
3 Miles	28,985
5 Miles	71,585

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography



SAN PEDRO PLAZA RETAIL SPACE

525 SOUTH GAFFEY STREET, SAN PEDRO, CA 90731



**GROCERY OUTLET
& O'REILLY'S
COMING SOON!**

Available:
1,500 SF, 2,215 SF,
3,410 SF
Restaurant/Retail

**CAN BE COMBINED
TO CREATE 7,125 SF**

MARYL BINNEY

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

ALAINA BUCY

Lic. 02232598

Phone: 310-379-2228 ex 3

alaina@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030



SAN PEDRO PLAZA RETAIL SPACE



MARYL BINNEY

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

ALAINA BUCY

Lic. 02232598

Phone: 310-379-2228 ex 3

alaina@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030

©2025 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. Logos are for identification purposes only and may be trademarks of their respective companies. SanPedroPlaza_BRO2_v07.indd | 11/25

525 SOUTH GAFFEY STREET, SAN PEDRO, CA 90731

