

WOODY STAHL

310.880.0926

Woody@LyonStahl.com

DRE #01399621

BRETT LYON

310.780.1899

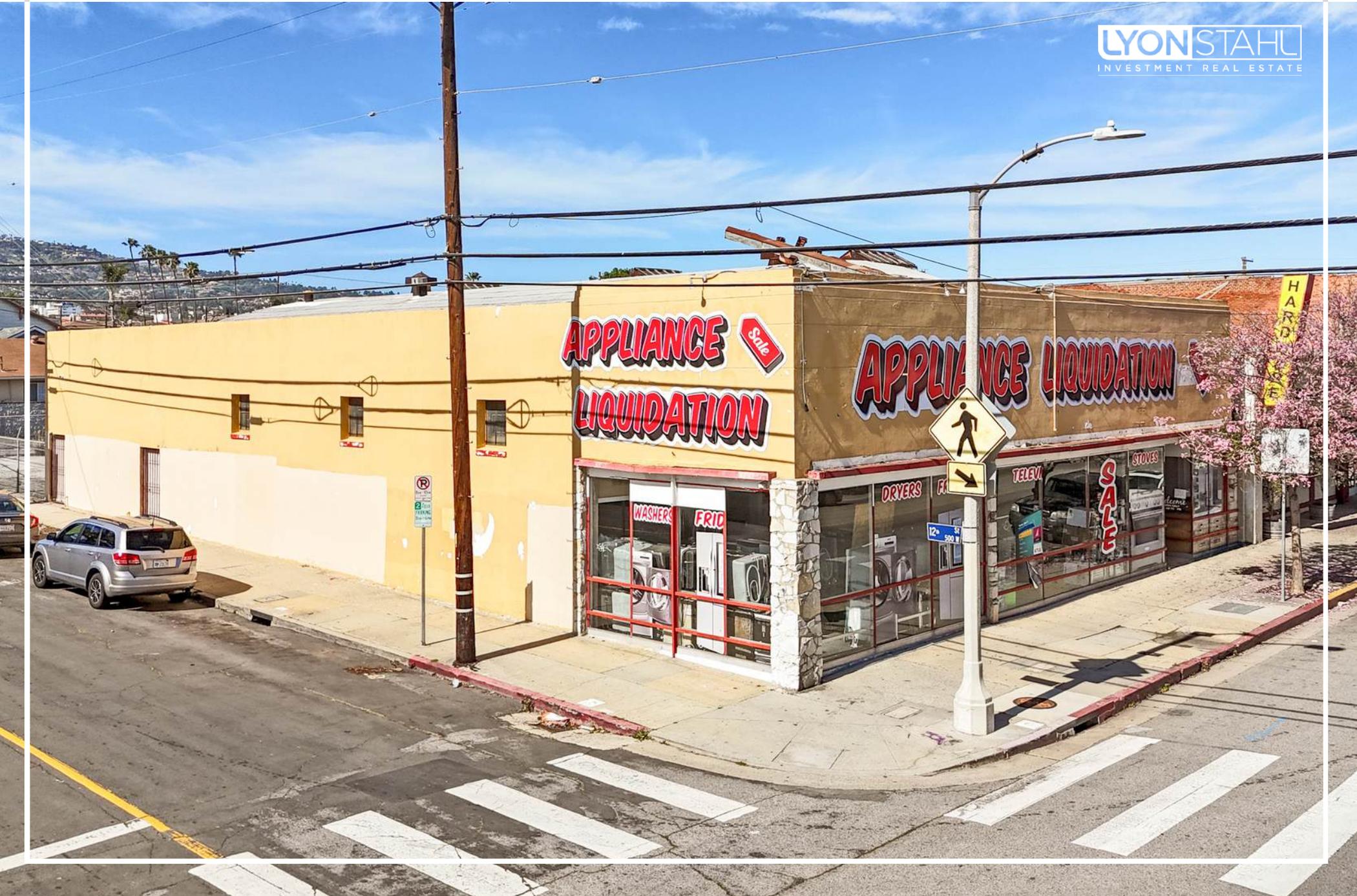
Broker@LyonStahl.com

DRE #01717818

Single Tenant Retail Space on a Corner Lot in San Pedro

1141 S Pacific Ave, San Pedro CA 90731

LYONSTAHL
INVESTMENT REAL ESTATE



1141 S Pacific Ave

San Pedro, California 90731

List Price: \$1,250,000

Property Details

RSF	6,000 SF
LOT SIZE	9,003 SF
PRICE/SF	\$208.33
ZONING	LAC2
OCCUPANCY	VACANT
PARKING	PARKING LOT IN BACK
YEAR BUILT	1940
CLEAR HEIGHT	8.5'

Property Highlights

- Single-Tenant Retail Building in San Pedro
- 6,000 SF Retail Structure
- 9,003 SF Corner Lot
- Currently No Tenant – Ideal for Owner-User or Investor
- Functional Showroom Layout with Rear Storage
- On-Site Rear Parking Lot
- High-Visibility Corner at a Busy Intersection



WOODY STAHL
(310) 880-0926
WOODY@LYONSTAHL.COM
DRE - 01399621

BRETT LYON
(310) 780-1899
BROKER@LYONSTAHL.COM
DRE - 01717818

1141 S Pacific Avenue is a well-located single-tenant retail property situated on a prominent corner intersection in San Pedro, California. Positioned along Pacific Avenue, one of the area's primary commercial corridors, the property benefits from strong street frontage, excellent visibility, and consistent vehicle traffic.

The property consists of a 6,000 square foot retail building located on a 9,003 square foot lot. Built in 1940 and zoned LAC2, the site allows for a broad range of commercial and retail uses. The interior features a functional showroom layout complemented by additional storage space toward the rear, providing flexibility for retail, service-oriented, or specialty commercial operators.

A dedicated parking lot located at the rear of the property offers valuable on-site parking and operational convenience, a significant amenity for businesses seeking accessibility in this dense urban submarket.

Currently delivered vacant, 1141 S Pacific Avenue presents an attractive opportunity for an owner-user to establish a presence at a high-exposure intersection or for an investor to lease and reposition a well-located retail asset within the Harbor Area.



FOR SALE

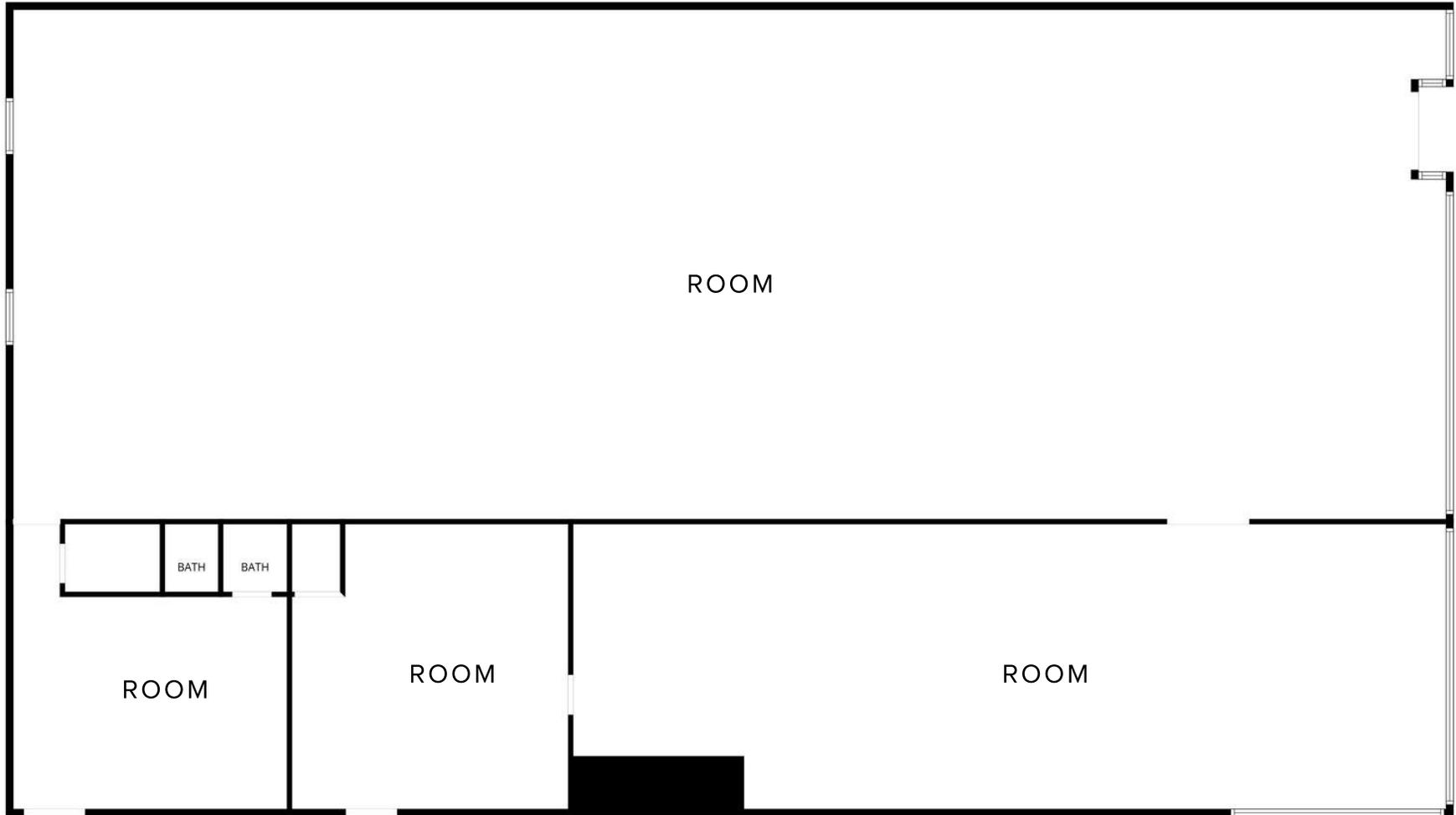
1141 S Pacific Ave

San Pedro, California, 90731



FLOOR PLAN





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALES & RENT COMPARABLES

APPLIANCE
LIQUIDATION

APPLIANCE LIQUIDATION

SALES COMPARABLES

1800 S Pacific Ave , San Pedro



PRICE:	\$850,000
SF:	4,480
SALE DATE:	07/01/2026
YEAR BUILT:	1963
PRICE/SF	\$189.73

400-416 S Gaffey St, San Pedro



PRICE:	\$1,200,000
SF:	3,738
SALE DATE:	02/27/2025
YEAR BUILT:	1944
PRICE/SF	\$321.03

301 W 6th St, San Pedro



PRICE:	\$2,300,000
SF:	5,000
SALE DATE:	12/20/2024
YEAR BUILT:	1935
PRICE/SF	\$460.00

RENT COMPARABLES

301 W 6th Street, San Pedro



PRICE:	\$28.00/NNN
SF:	5,000
SIGN DATE:	APR 2020
YEAR BUILT:	1935

800-804 S Pacific Ave, San Pedro



PRICE:	\$16.68/MG
SF:	5,000
SIGN DATE:	JUL 2022
YEAR BUILT:	1929

475 W 13th St, San Pedro



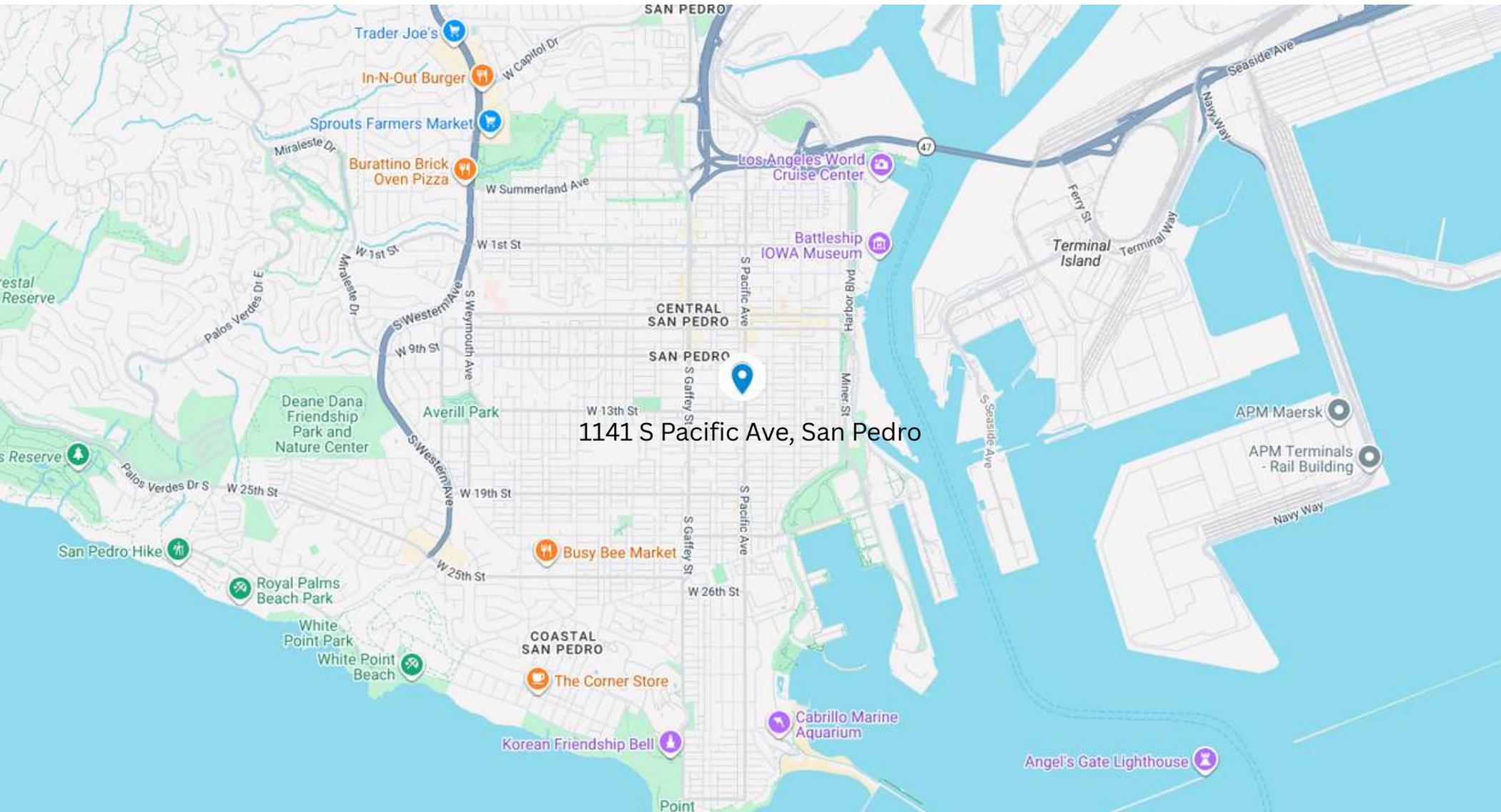
PRICE:	\$15.71/NNN
SF:	4,200
SIGN DATE:	JAN 2022
YEAR BUILT:	1924



LOCATION MAP

1141 S Pacific Ave

San Pedro, California, 90731



TRAFFIC COUNT

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
S Pacific Ave	W 11th St N	22,699	2025	0.03 mi
S Pacific Ave	W 13th St S	16,543	2025	0.05 mi
W 11th St	S Pacific Ave E	8,942	2025	0.07 mi
W 13th St	S Pacific Ave E	4,624	2025	0.08 mi
S Pacific Ave	W 10th St N	21,111	2025	0.09 mi
S Pacific Ave	W 13th St N	15,385	2025	0.11 mi
W 12th St	S Mesa St E	1,300	2025	0.11 mi
W 13th St	S Pacific Ave W	2,444	2025	0.11 mi
W 10th St	S Pacific Ave E	1,617	2025	0.12 mi
W 10th St	S Pacific Ave W	1,296	2025	0.13 mi

Made with TrafficMetrix® Products

PHOTOS



Property Photos

1141 S Pacific Ave, San Pedro

[Click Here For Full Sized Photos & Floor Plans](#)



WOODY STAHL

(310) 880-0926

WOODY@LYONSTAHL.COM

DRE - 01399621

BRETT LYON

(310) 780-1899

BRETT@LYONSTAHL.COM

DRE - 01717818

LYON STAHL INVESTMENT REAL ESTATE

830 S PCH SUITE D-200

EL SEGUNDO, CA 90245

WWW.LYONSTAHL.COM