

# FOR SALE

## ±900 SF ON ±0.21 AC

901 S. PACIFIC AVE. | SAN PEDRO | CA 90731



**FOR MORE INFORMATION, CONTACT:**

**JACK STONE**

Associate Vice President

P: 310.538.6722 | M: 952.454.3262

jack.stone@daumcommercial.com

CA DRE#: 02070402

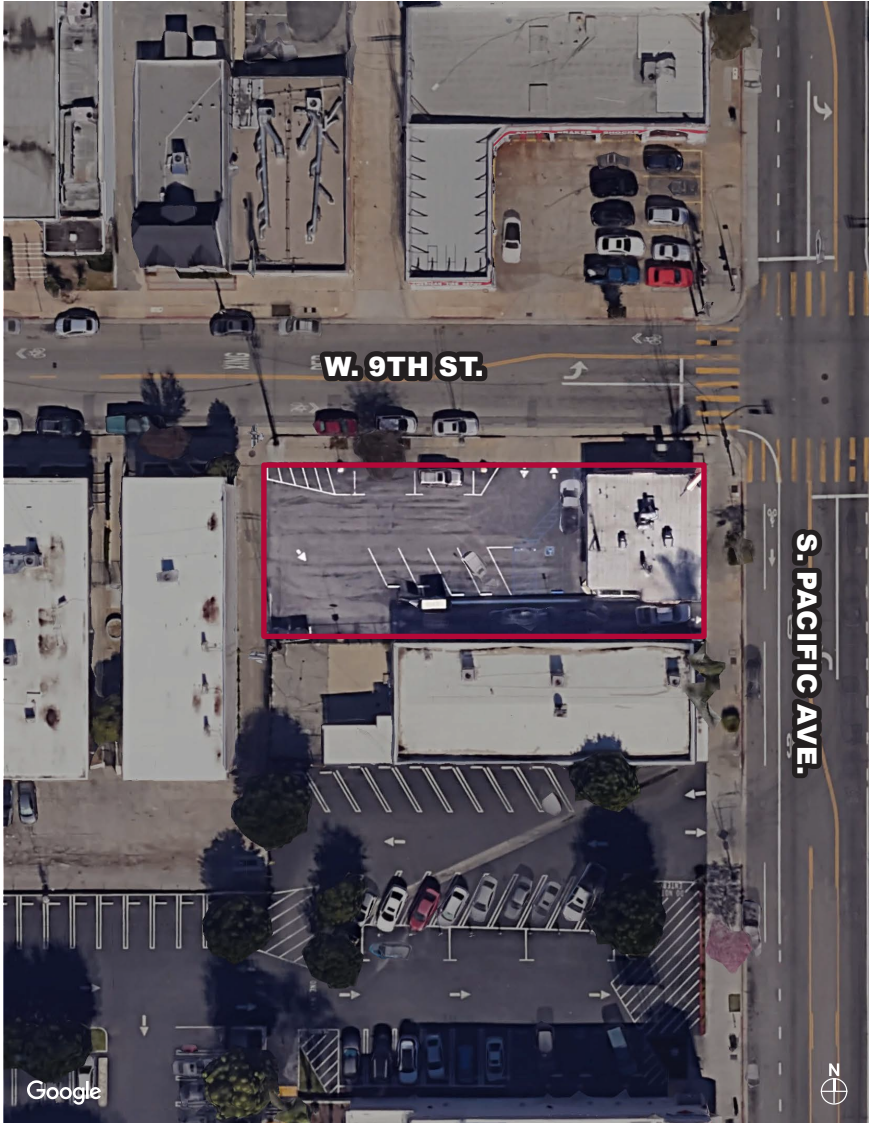
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COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY HIGHLIGHTS



 ±900 SF  
Building

 ±0.21 AC  
Lot Size

 Turnkey  
Commercial Kitchen

 LAC2  
Zoning

 110 & 710  
Fwy Access

 Redevelopment  
Potential

## PROPERTY OVERVIEW

- ±900 SF Commercial Kitchen on ±9,018 SF (±0.21 AC) Lot
- Rare Owner-User or Redevelopment Opportunity in Central San Pedro
- Existing Drive-Through
- Expansive On-Site Parking
- Turnkey Commercial Kitchen
- High-Visibility Hard-Corner at Signalized Intersection
- Excellent Street Frontage with High Traffic Counts
- Located Within the San Pedro Arts District
- LAC2 Zoning
- Minutes from West Harbor San Pedro Waterfront Development
- Easy Access to 110 and 710 Freeways
- Sale Price: \$1,300,000.00 (\$1,444.44 / SF)

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# PHOTOS



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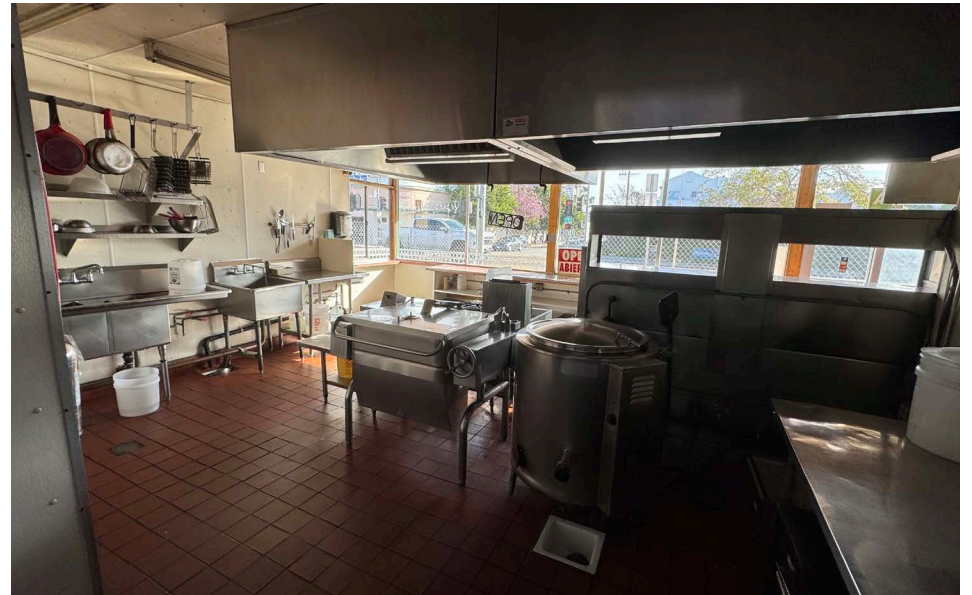
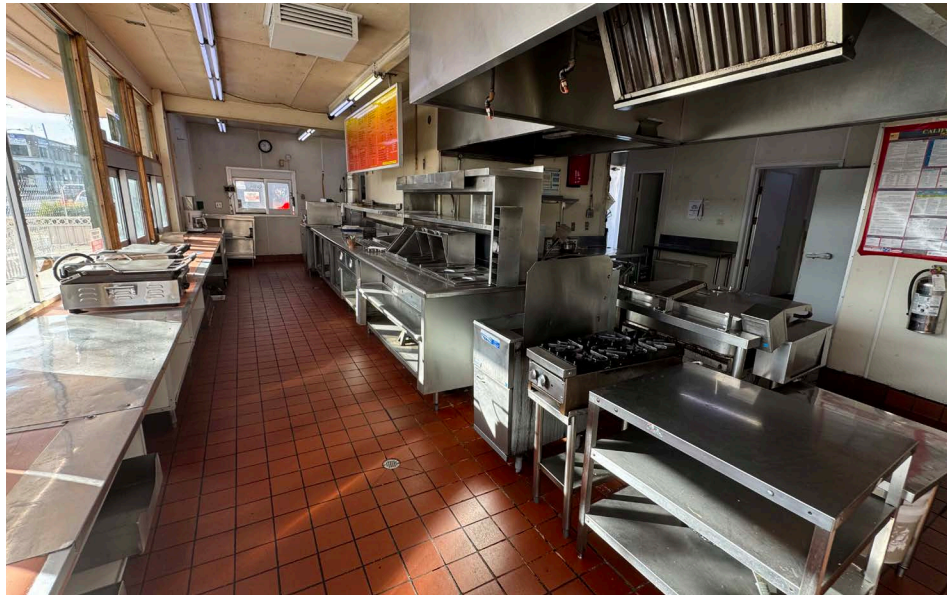
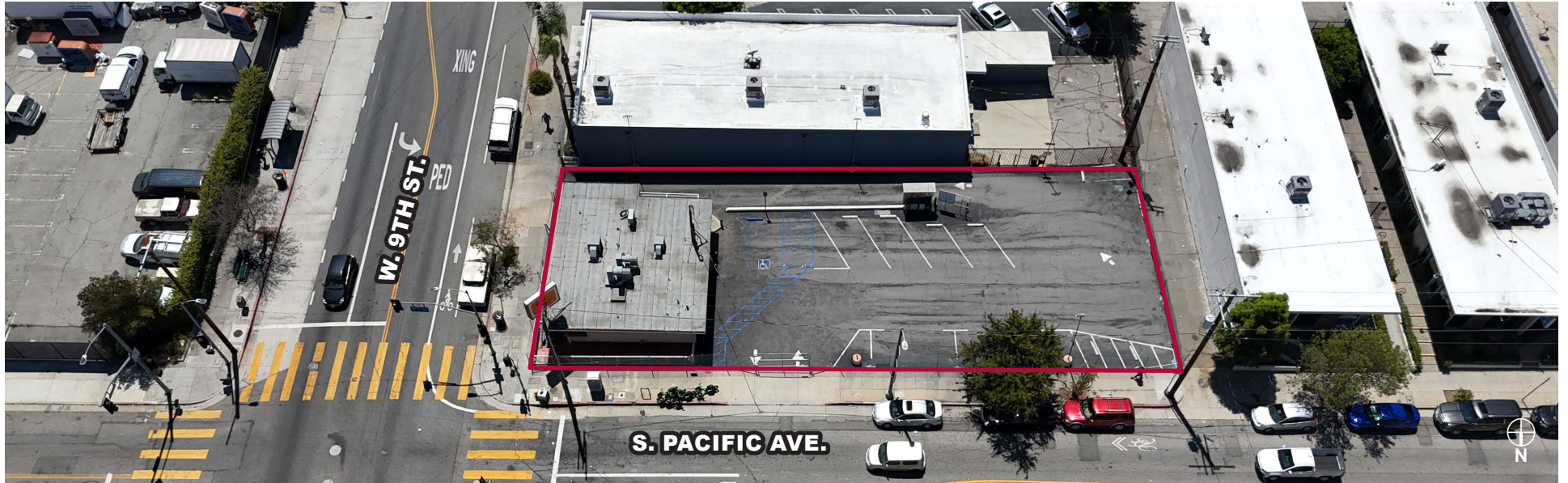
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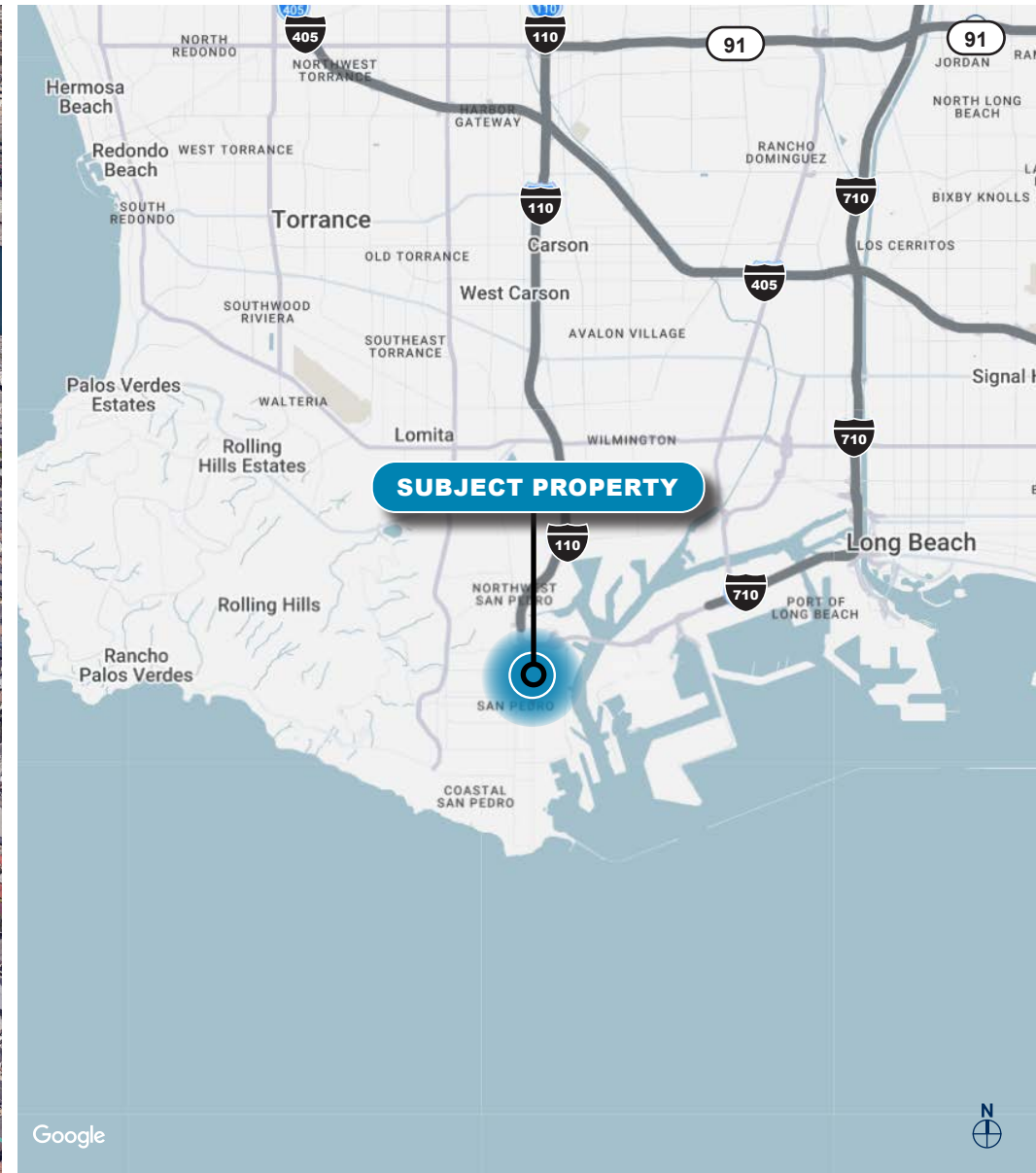
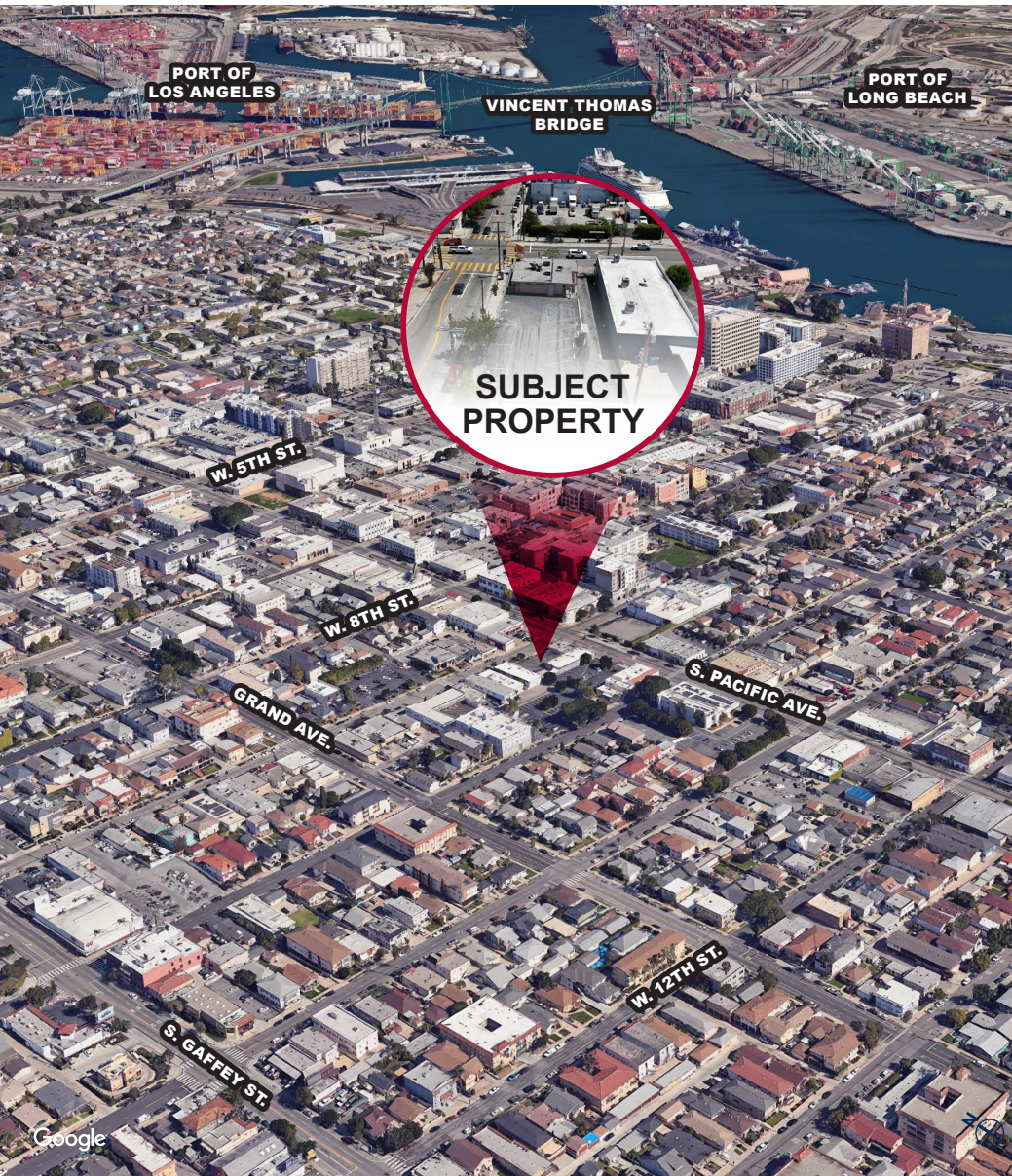
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# LOCATION MAP



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# ABOUT SAN PEDRO



## WHY SAN PEDRO, CA

San Pedro, CA offers a compelling blend of coastal lifestyle, economic drivers, and long-term growth that continues to attract both businesses and residents. Anchored by the Port of Los Angeles—the busiest container port in the United States—the area benefits from a strong employment base and consistent demand for service-oriented retail and food uses. This steady workforce presence, combined with a growing residential population, creates a reliable customer base for local businesses.

The community is undergoing a major transformation, led by the highly anticipated West Harbor redevelopment project. This multi-phase investment is set to introduce new dining, entertainment, and retail experiences along the waterfront, significantly increasing foot traffic and tourism to the area. As San Pedro continues to evolve into a vibrant coastal destination, properties in close proximity stand to benefit from increased visibility and long-term value appreciation.

In addition to its economic momentum, San Pedro is known for its unique character and creative energy,

particularly within the San Pedro Arts District. The area has become a hub for artists, small businesses, and local entrepreneurs, fostering a dynamic environment that supports independent concepts and experiential retail. With convenient access to the Harbor Freeway (I-110) and regional transportation networks, San Pedro offers both connectivity and a distinct neighborhood identity—making it an increasingly attractive location for investment and business growth.

San Pedro's appeal is further strengthened by its relative affordability compared to other coastal Los Angeles submarkets, offering investors and operators the opportunity to enter a high-growth area at a more accessible basis. As public and private investment continues to flow into the community, the gap between San Pedro and more established coastal markets is expected to narrow. This positioning creates a unique window for early entry, where businesses can establish a presence ahead of broader market recognition and capitalize on the area's ongoing transformation.

## LOS ANGELES COUNTY

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

**Entertainment Industry:** Known as the “Entertainment Capital of the World,” Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in Los Angeles, is synonymous with the movie industry.

**Technology and Innovation:** The city has a growing tech sector, often referred to as “Silicon Beach,” with numerous startups and established tech companies.

**Trade and Manufacturing:** The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.