

SALE

PRIME RETAIL AND MIXED USE DEVELOPMENT OPPORTUNITY

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

**986
W 1ST
STREET**

**±2,000 SF OF BLDG
±10,200 SF OF LAND**

EXECUTIVE SUMMARY



986 W 1st St, San Pedro, CA 90731
For Sale | ±1,998 SF of Building & ±10,201 SF of Land

986 W 1st St, San Pedro, CA 90731 offers a strong opportunity to acquire or lease a well-located commercial property within the City of Los Angeles' Mixed-Use District (MXD). Positioned on a signalized corner with high traffic exposure, the property features an approximately 2,000± SF building on a 10,200± SF lot with excellent frontage, visibility, and on-site parking. The property is currently occupied on a month-to-month basis and will be delivered vacant at closing, providing flexibility for owner-users, investors, or redevelopment.

The site is located just three blocks west of Gaffey Street, six blocks east of Western Avenue, and approximately 0.5 miles from the 110 Freeway, offering convenient regional access and proximity to major San Pedro attractions, including the Los Angeles World Cruise Center, Battleship USS Iowa Museum, and San Pedro Fish Market, which drive consistent area activity.

Zoned MXD, the property supports a range of residential and compatible commercial uses and benefits from strong corner visibility, signage potential, and a reported traffic count of 15,626 vehicles per day (2022), making it a compelling opportunity in a growing San Pedro corridor.

\$1,000,000
PRICE

±\$50
PER SF ON LAND

*Buyer to verify all information

PROPERTY HIGHLIGHTS

Retail & Mixed-Use Development Opportunity



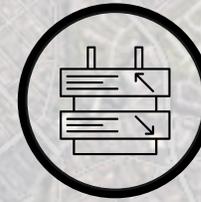
Mixed-Use District



Prime Signaled Corner Location



3 Blocks West of Gaffey Street



Excellent signage and exposure



Heavy Traffic Intersection



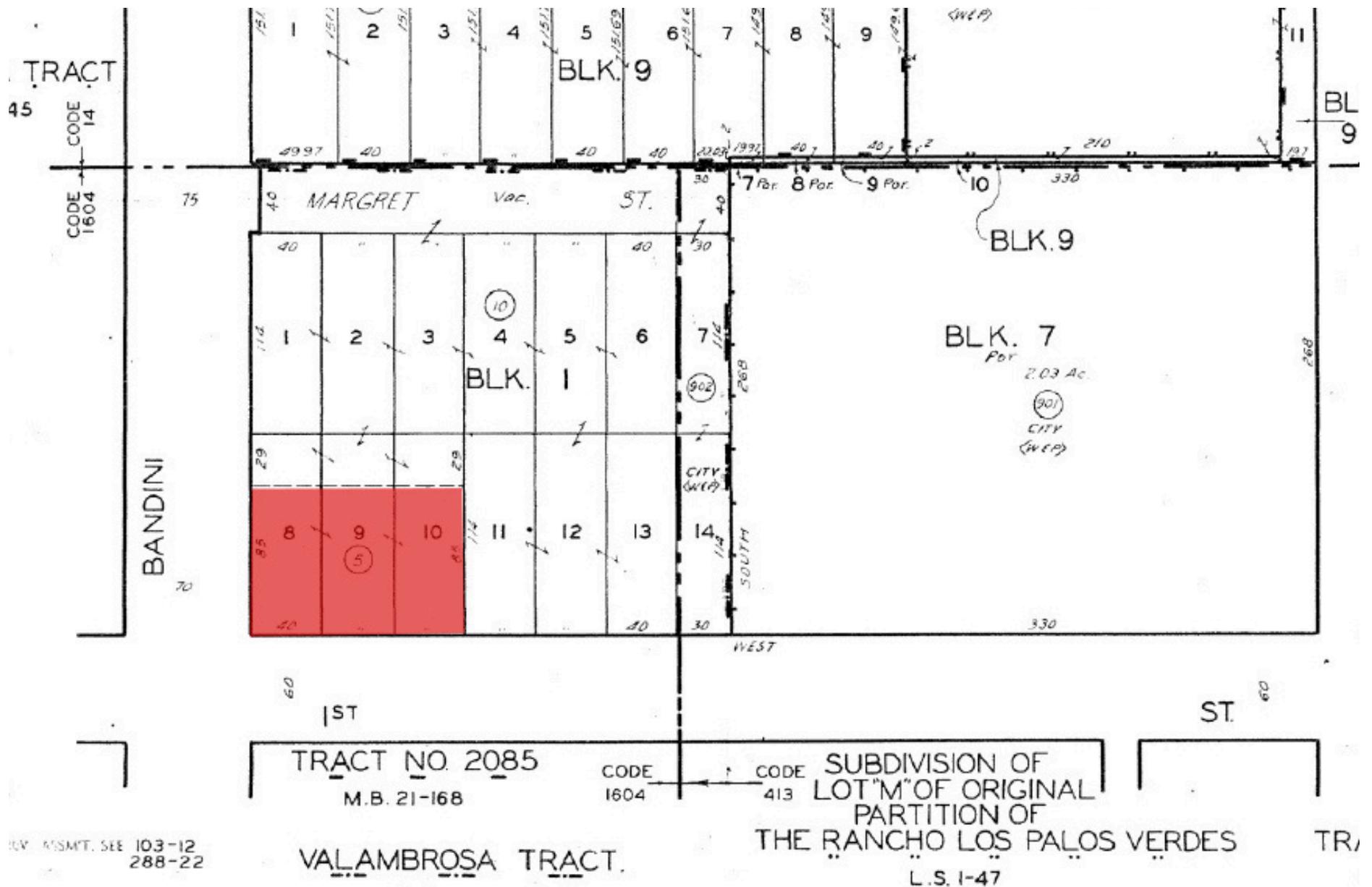
PROPERTY DETAILS



| | |
|----------------------|-------------------------------------|
| Price | \$1,000,000 |
| Building Size | ±1,998 SF |
| Land Size | ±10,201 SF |
| Stories | 1 |
| Frontage | W 1 ST St & S Bandini St |
| Parking | ± 15 Surface Spaces |
| Year Built | 1958 |
| Zoning | MXD |
| APNs | 7451-001-005 |

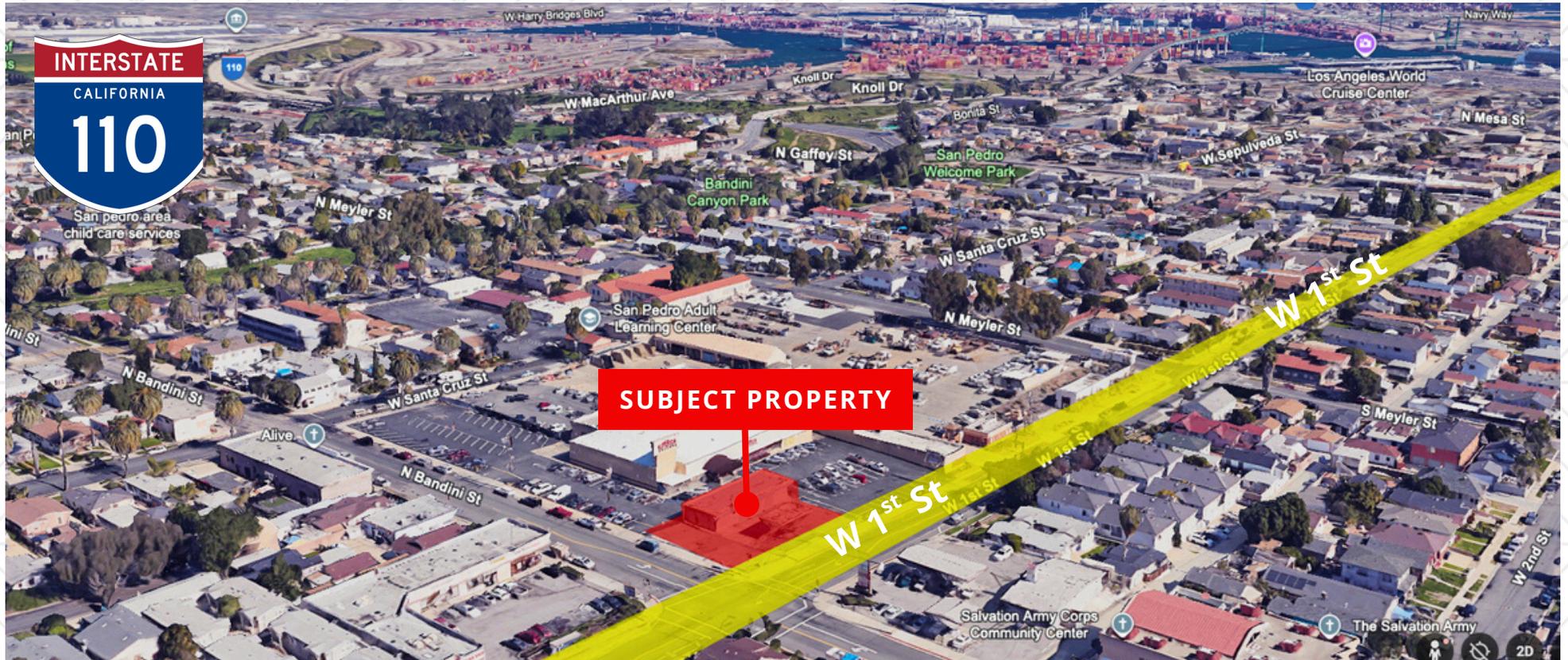
- *Buyer to verify all information, permitted uses, and development standards.*
- *Current zoning regulations govern allowable uses of the property. Automotive-related uses are not permitted under the existing MXD zoning. Prospective buyers should review the applicable MXD zoning code and independently confirm permitted uses and development standards with the City of Los Angeles Planning Department.*
- *Mixed Use District (MXD) regulations may be reviewed [HERE!](#)*

PARCEL MAP



REV. ASSMPT. SEE 103-12
288-22

TRAFFIC COUNT



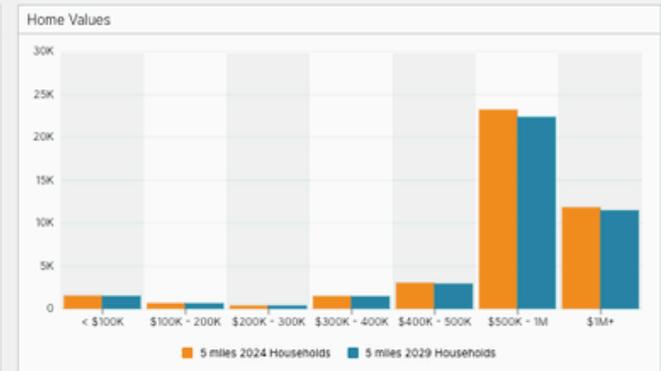
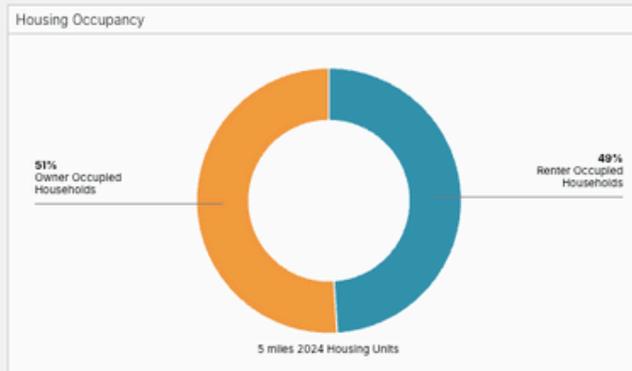
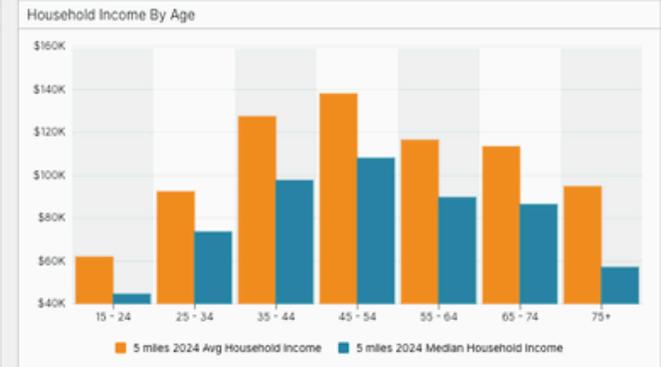
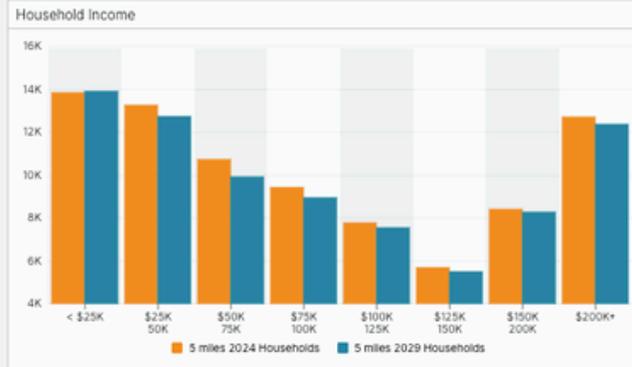
| Collection Street | Cross Street | Traffic Volume (VPD) | DISTANCE FROM THE PROPERTY |
|-------------------|-----------------|----------------------|----------------------------|
| W 1st St | S Hanford Ave W | 15,585 | 0.17 mi |
| W 1st St | N Walker Ave W | 17,764 | 0.17 mi |

NEIGHBORHOOD OVERVIEW

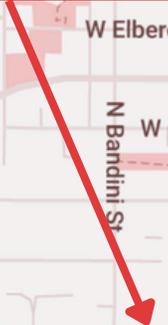
San Pedro, a dynamic coastal community within Los Angeles, combines scenic waterfront charm with a growing commercial and cultural scene. Known for its rich history, maritime heritage, and vibrant neighborhoods, the area is attracting increasing interest from residents, businesses, and investors alike. Recent and upcoming developments are shaping San Pedro into a hub for innovation, entertainment, and lifestyle.

Projects along the waterfront and in the downtown district are introducing mixed-use spaces, restaurants, retail, and recreational amenities, creating a lively environment that draws both locals and visitors. These initiatives strengthen the area's appeal for commercial activity and long-term investment.

Adding to the neighborhood's attractiveness are its cultural and historic landmarks, including the USS Iowa Battleship, Los Angeles Maritime Museum, and the emerging New Little Italy district with its restaurants, shops, and events. With beautiful coastal views, easy access to major freeways, and a growing mix of residential and commercial developments, San Pedro offers a compelling opportunity for investors seeking a thriving, vibrant Los Angeles community.



986 W 1st St



FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



JESSE MCKENZIE

Senior Vice President

714.883.6875

jesse@majorproperties.com

License: CA # 01939062



BRAD LUSTER

President

213.276.2483

brad@majorproperties.com

License: CA # 00913803

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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

