

# SALE

## AUTO REPAIR PROPERTY

**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 is a rare opportunity to acquire or lease a prime commercial property in San Pedro, Los Angeles County. Located on a signalized corner with heavy traffic, the property features a 2,000± SF building on a 10,200± SF lot, with ample parking and 3 auto bays—ideal for automotive services or other commercial uses. The property is currently occupied on a month-to-month basis but will be delivered vacant at closing, providing flexibility for owner-users or repositioning.

Strategically positioned 3 blocks west of Gaffey Street, 6 blocks east of Western Avenue, and just 0.5 miles from the 110 Freeway, the site offers excellent accessibility and visibility. Nearby attractions—including the Los Angeles World Cruise Center, Battleship USS Iowa Museum, and San Pedro Fish Market—bring consistent traffic and enhance commercial appeal.

This asset is well-suited for both owner-occupiers and investors, offering LC C2 zoning, strong signage opportunities, and a high traffic count of 15,626 vehicles per day (2022). With its corner visibility, turnkey auto repair configuration, and ready-to-occupy condition, 986 W 1st St stands out as a high-value property in one of San Pedro's most active commercial corridors.

**\$1,000,000**  
PRICE

**±\$50**  
PER SF ON LAND

**\*Buyer to verify all information**

# PROPERTY HIGHLIGHTS

## AUTO REPAIR PROPERTY FOR SALE



# PROPERTY DETAILS

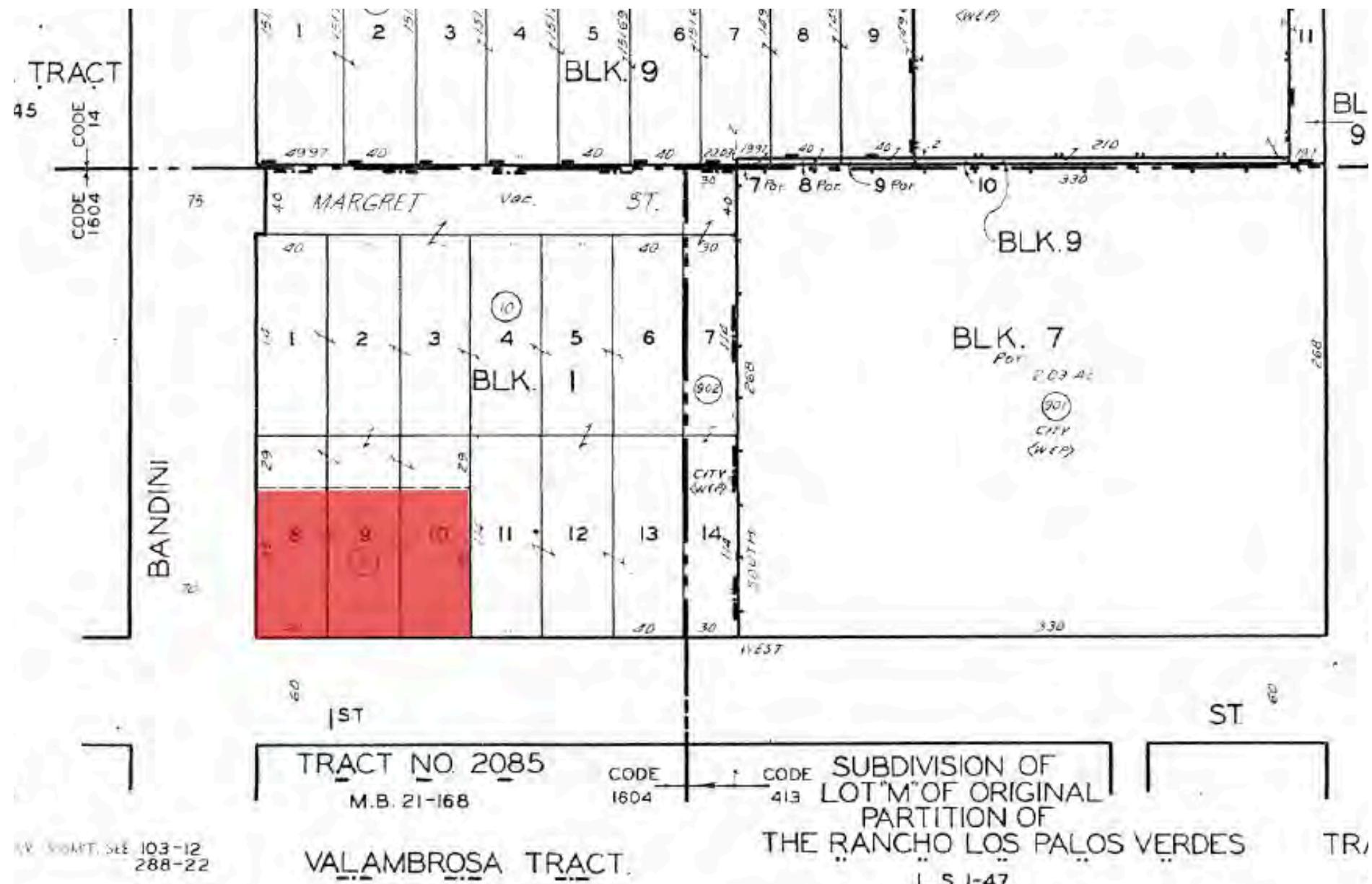


986 W 1st St

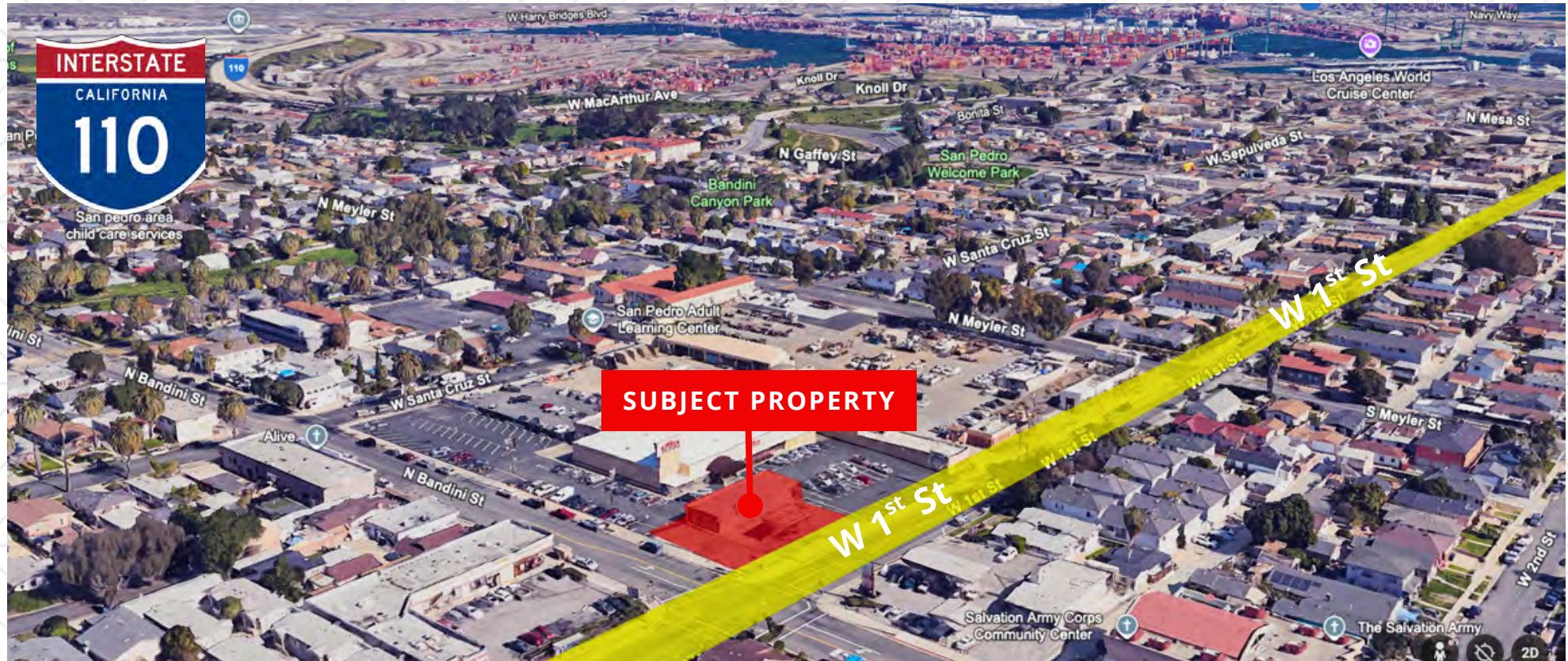
<b>Price</b>	\$1,000,000
<b>Building Size</b>	±1,998 SF
<b>Land Size</b>	±10,201 SF
<b>Stories</b>	1
<b>Frontage</b>	W 1 <sup>ST</sup> St & S Bandini St
<b>Parking</b>	± 15 Surface Spaces
<b>Year Built</b>	1958
<b>Zoning</b>	LCC2*
<b>APNs</b>	7451-001-005

\*Buyer to verify all information

# PARCEL MAP



# TRAFFIC COUNT



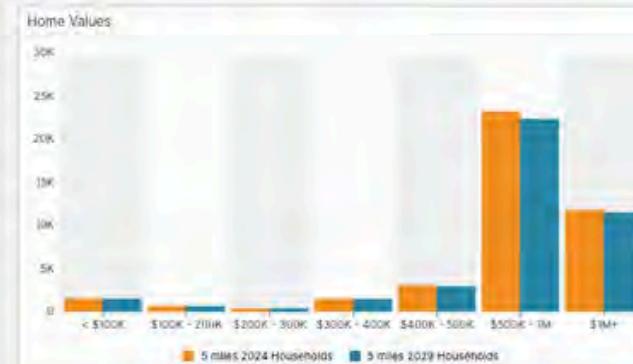
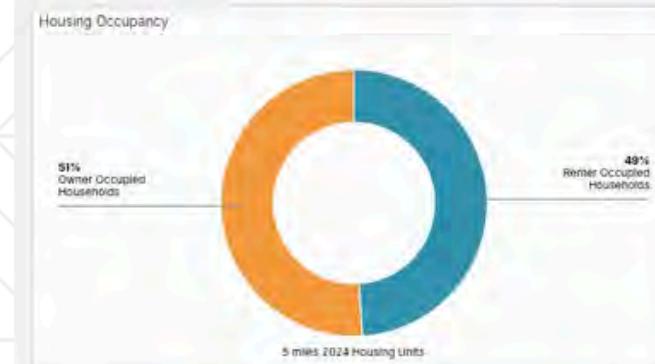
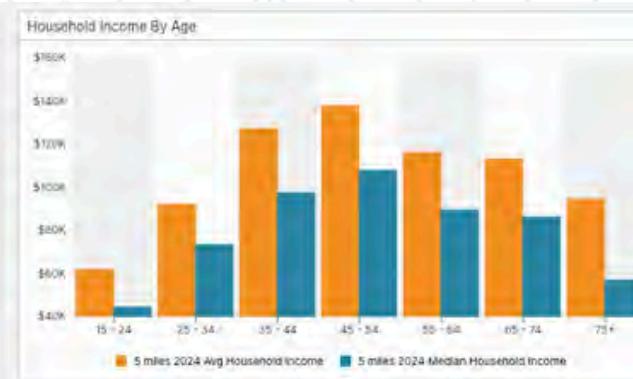
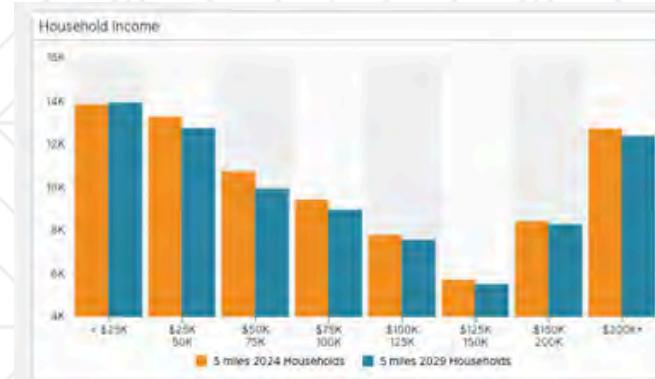
<b>Collection Street</b>	<b>Cross Street</b>	<b>Traffic Volume (VPD)</b>	<b>DISTANCE FROM THE PROPERTY</b>
W 1st St	S Hanford Ave W	15,585	0.17 mi
W 1st St	N Walker Ave W	17,764	0.17 mi

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.

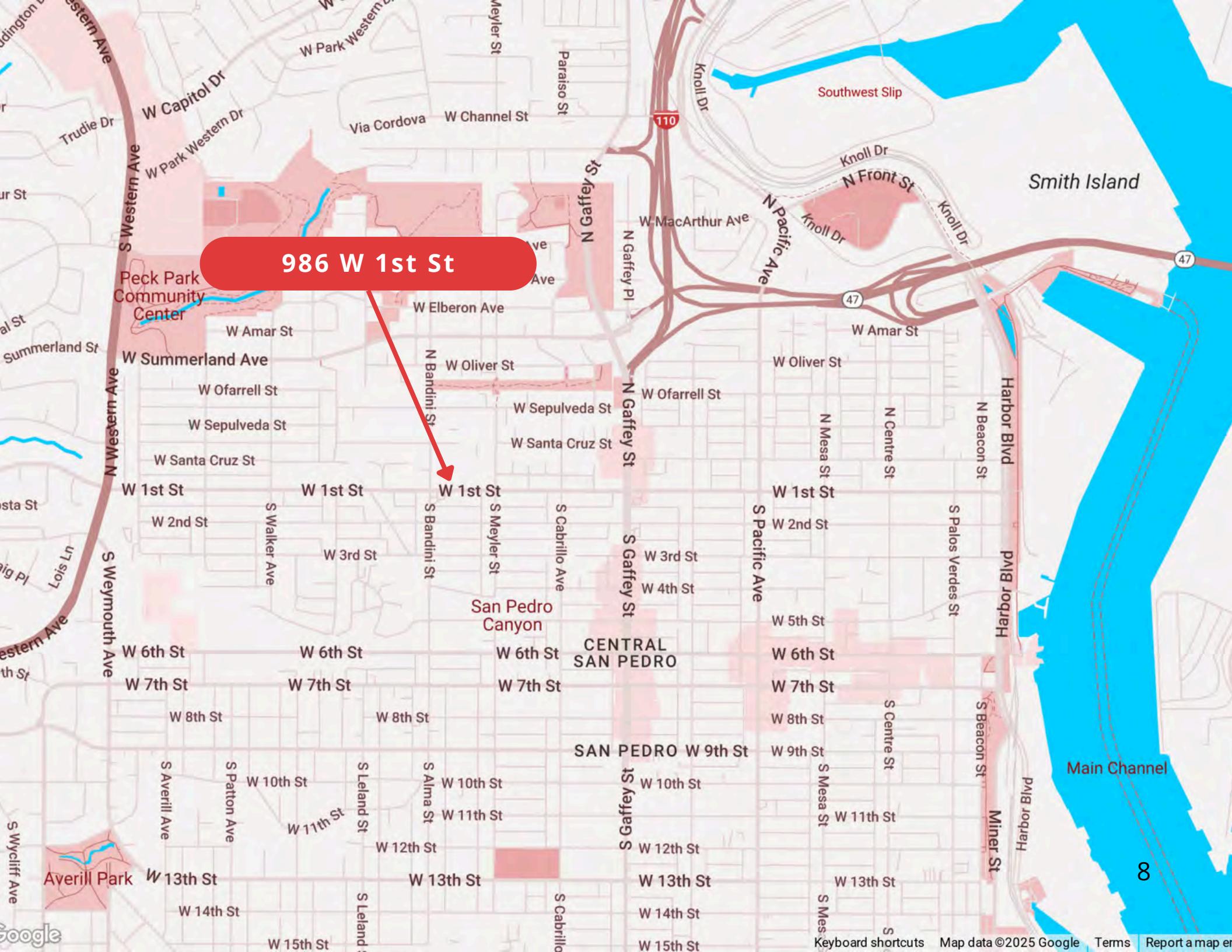
Projects along the waterfront and in the downtown district are introducing mixed-use spaces, restaurants, retail, and recreational amenities, creating a lively environment that draws both locals and visitors. These initiatives strengthen the area's appeal for commercial activity and long-term investment.

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.

# NEIGHBORHOOD OVERVIEW



**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

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

MajorProperties.com

**MAJOR PROPERTIES**  
1200 W Olympic Blvd  
Los Angeles, CA 90015

**MAJOR PROPERTIES**  
REAL-ESTATE  
Commercial Industrial