SAN PEDRO

2026

1100-1114 S. Pacific Avenue, San Pedro, CA 90731

Since May 19, 2006

COMMERCIAL

UNIT #	1100 600sqft	1102 600sqft	1104 600sqft	1106 600sqft	1108 600sqft	1110 600sqft	1112 600sqft / 1114 600sqft	BILLBOARD
	The Break Room	**Always Travel**	**Daily Grind**	**Mark Hair Salon**	**Market Hub**	**Tattoo Parlor**	**Outlet Store**	**Lamar Companies**
CONTACT	Cassie Spencer Wingate (310)802-9328	William Motta (310)732-5850	Amal Fakhoury (909)486-5829 Since Oct 1, 2024	Carmen Becerra (424)223-1692	Mina Morcos (562)475-8684 mina.morcos67@gmail.com Since Sept. 18, 2023	Jonathan Roman (520)343-5017 Vanessa(Wife) (562)812-9493	Mariela Alvarez Marina Hernandez Mariela (310)971-0776* Marina (310)837-0602 Ernesto (424)237-0710	Lessor:104024 (323)933-3222
LEASE OPTION	5 YEAR 5 year option	3 YEAR no option - Sec.Dep. $500	3 YEAR no option - $1695 Sec.Dep.	2 YEAR no option	3 YR OPT- I 1 (3 yr opt) - Sec. Dep. $1500	1 YR EXT. no option	2 YR EXT.	
	8/1/2022-7/31/2023 - $2100	3/1/23 - 2/29/24 - $1425	Oct, Nov, Dec 2024 - Abated	7/1/23 - 2/28/24 - $1,450	9/1/24 - 8/31/25 $1,600	**9/1/25-8/31/26- $1450**	3/1/25 - 2/28/26 - $2700	
	8/1/2023-7/31/2024 - $2200	3/1/24 - 2/29/25 - $1475	1/1/2025 - 9/30/25 - $1,695	3/1/24 - 2/28/25 - $1,525	**9/1/25 - 8/31/26 - $1,650**		3/1/26 - 2/28/27 - $2700	
	8/1/2024-7/31/2025 - $2300	**3/1/25 - 2/29/26 - $1500**	**10/1/25 - 9/30/26 - $1,780**	**3/1/25 - 2/28/26 - $1,600**	9/1/26 - 8/31/27 - $1,700			
	8/1/2025-7/31/2026 - $2400		10/1/26 - 9/30/27 - $1,869		Option II Starts			
	8/1/2026-7/31/2027 - $2500				** Scheduled			
BASE RENT	**$2,400**	**$1,500**	**$1,780**	**$1,600**	**$1,650**	**$1,450**	**$2,700**	**$150**
JAN								
FEB								
MAR		Increase		Increase			Increase	
APR								
MAY								
JUNE								
JULY								
AUG	Increase							
SEPT					Increase	Increase		
OCT			Increase					
NOV								
DEC								