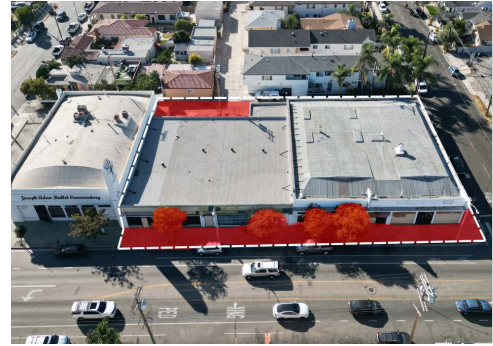


1209-1221 S PACIFIC AVENUE
SAN PEDRO, CA 90731 • 17,350 SF • RETAIL STOREFRONTS



ABOUT THE PROPERTY

- 17,350-Square-Foot Retail Property on 0.43-Acres of Land
- Owner-User or Investor Lease Up Opportunity with Long-term Development Potential
- Property is Comprised of Two Buildings Allowing for Single or Multi-Tenant Use
- Features 14'-16' Clear-Height, Three-Phase Power, and One (1) Ground-Level Door
- Hard-Corner Location with 180' Frontage on Pacific Avenue and 100' on 12th Street

ABOUT THE LOCATION

- Positioned Within the Beach Cities/Palos Verdes Submarket Containing 10.7 Million Square Feet of Retail Property
- 750 New Residential Units Under Construction within 3 Block Radius & \$1.1 B in Completed Investments in 2023
- Located Less Than 20 Miles from Downtown Los Angeles with Immediate I-110 Access

THE OFFERING

Purchase Price **\$2,653,200** Price Per SF **\$152.92**

Building Square Feet	17,350
Lot Size (Acres)	0.43
Lot Size (SF)	18,404
Price/Land SF	\$144.16
Year Built	1918/1920
Reinforced Concrete	Reinforced Concrete
Zoning	LAC2

EXCLUSIVELY LISTED BY:

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