



BURTS & ASSOCIATES



98 UNIT - ED-1 RTI - DEVELOPMENT PROJECT
100% AFFORDABLE HOUSING MIXED-USE

EXCLUSIVELY LISTED
OFFERING MEMORANDUM

537 Nelson Street, San Pedro, CA 90731



PROPERTY HIGHLIGHTS

PROPERTY SUMMARY

PROJECT PRICING

AREA MAPS

AERIAL PHOTOS

BUILDING RENDERS

BUILDING ELEVATIONS

FLOOR PLANS

Ground Floor

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor

PLAT MAP

ZIMAS MAP

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335 Fowling Street
Playa del Rey, CA

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PROPERTY HIGHLIGHTS

Final ED-1 100% Affordable Project Approved for the City of San Pedro Area

98 Unit - Affordable Mixed-Use Project - Per AB 1763, AB 2345 & AB 2097

Excellent Unit Mix - (49) One Bedroom /One Bathroom and (49) Studio / One Bathroom

One Bedroom Units are 350 SF and the Studio Units are 260 SF

6-Story Wood Frame - Type III Construction - Concrete Podium

This Unique Opportunity will Close on RTI Ready Permitting

The Project is Located in the Heart of the Downtown San Pedro Historical District

Located Close to a Major Transit Stop at 7th Street & Mesa Street

Major Developments Under Construction Near the Harbor Boulevard Corridor

Walking Distance for the New West Harbor Redevelopment Project

Featuring - Dining, Retail, Entertainment, Amphitheater, Attractions, Recreation

Close to the Maritime Museum, Los Angeles Cruise Center, Iowa Battleship

Historic Downtown - Growing Arts Scene: Galleries, Murals, Art Walks, and Old-Style Buildings

Locally-owned Shops, Eclectic Restaurants, Antique and Art stores,

City of San Pedro is Located near the Port of Los Angeles, One of the Busiest Ports in the US

Well-Connected via Freeway (Interstate 110) and Local/Regional Transit.

PROPERTY DESCRIPTION

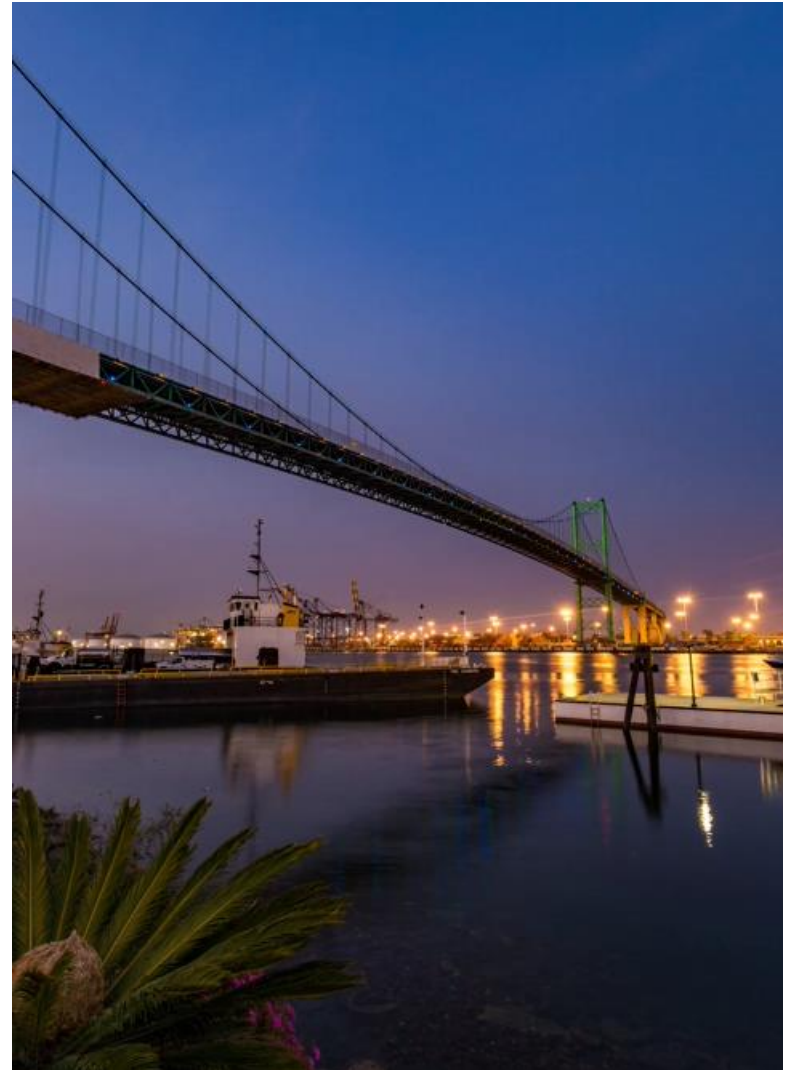
Burts and Associates is proud to present 537 Nelson Street in the city of San Pedro. This fully entitled, 100% affordable mixed-use development presents a rare opportunity in the heart of Historic Downtown San Pedro.

Final ED-1 approval has been secured for a 98-unit project under AB 1763, AB 2345, and AB 2097, with RTI-ready permitting for immediate close. The six-story, Type III wood-frame structure, situated over a concrete podium, features an ideal unit mix of 49 one-bedroom/one-bath units (350 SF each) and 49 studio/one-bath units (260 SF each), thoughtfully designed for high-efficiency urban living.

Strategically located near the major transit intersection of 7th Street and Mesa Street, the project offers unbeatable walkability to the highly anticipated West Harbor redevelopment—an entertainment destination featuring waterfront dining, retail, an amphitheater, and recreation.

Residents will also appreciate the proximity to San Pedro's significant cultural and maritime attractions, including the Battleship Iowa Museum, Los Angeles Cruise Terminal, and the Los Angeles Maritime Museum. The project is situated within a dynamic and growing arts district, featuring galleries, murals, monthly art walks, locally owned boutiques, antique stores, and an eclectic mix of restaurants.

As part of the Port of Los Angeles, one of the busiest shipping hubs in the U.S., San Pedro benefits from robust economic activity, ongoing public investment, and exceptional connectivity via Interstate 110 and regional transit networks. This is a rare opportunity to invest in a transformative, transit-oriented, and affordable housing development in a rapidly evolving coastal urban core.



PROPERTY OVERVIEW

Property Address	537 Nelson Street San Pedro, CA 90731
APN	7455-013-016
Description	98 Unit ED-1 Mixed Use Development
Proposed Building Size	41,000 SF
Number of Buildings	One
Proposed Number of Units	98
Proposed Number of Stories	6 Story
Lot Size	11,619 SF
Zoning	C2-2D-CPIO - Los Angeles

BUILDING UNIT MIX

Total Number of Units	98
Unit Mix	(49) 1 Bedroom / 1 Bath Unit (49) Studio / 1 Bath

SITE DESCRIPTION

Lot Size	11,619 SF
Lot	Vacant
Parking	Street Parking
Parking	No On-Site Parking - Residential or Commercial
Street Address	537 Nelson Street
Topography	Level

CONSTRUCTION

Foundation	Concrete
Framing	Wood Frame

MECHANICAL

Exterior	Stucco Finish
Roof	Flat
Utilities	City of Los Angeles Water / Gas / Electric
Heating	Central

SALE PRICE

Sale Price	\$4,200,000
Number of Units	98 Units
Rentable SF	41,000 SF
Lot Size	11,619 SF
Building Price P/SF	\$102
Unit Price	\$42,000

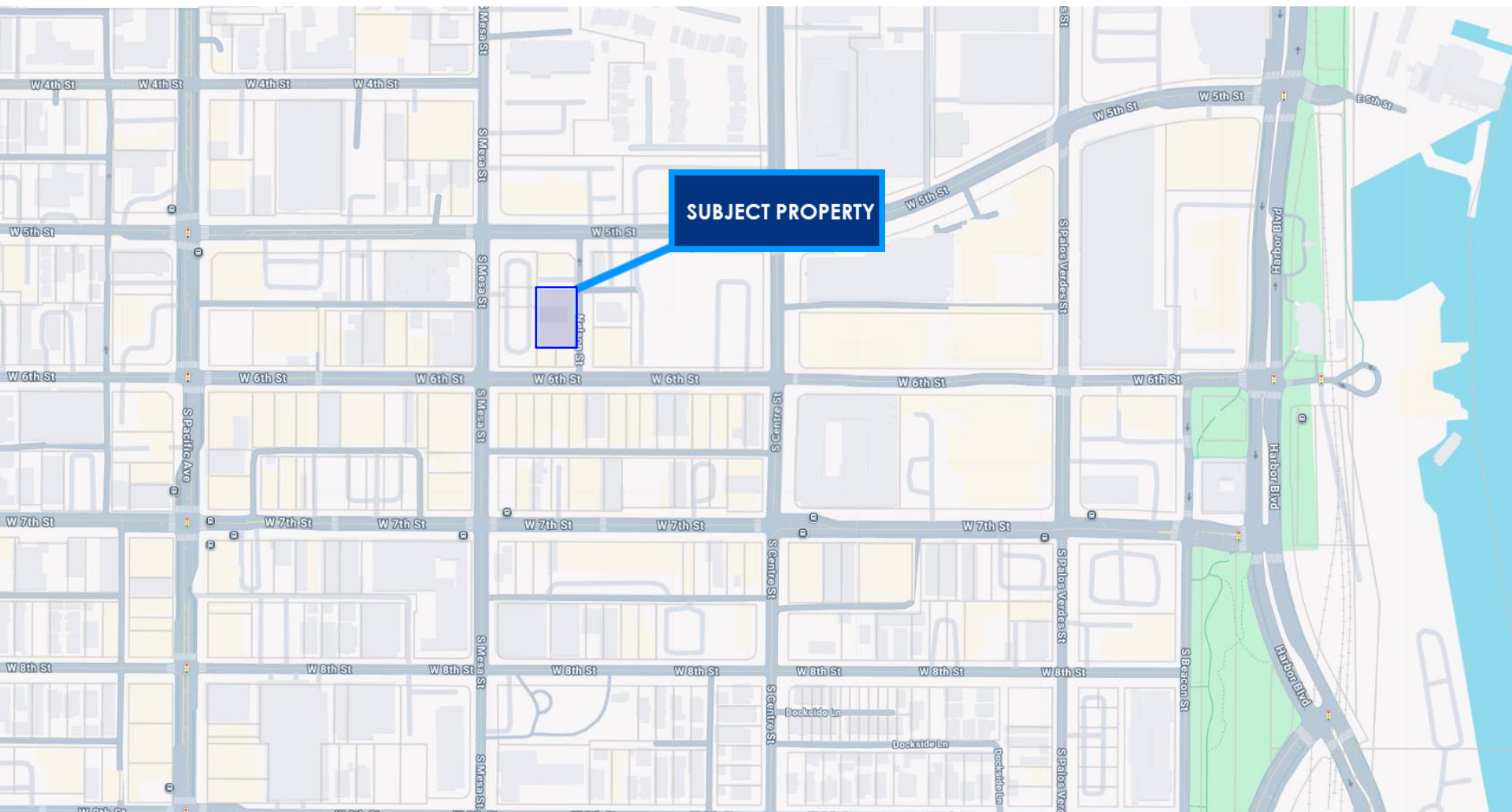
SALE TERMS

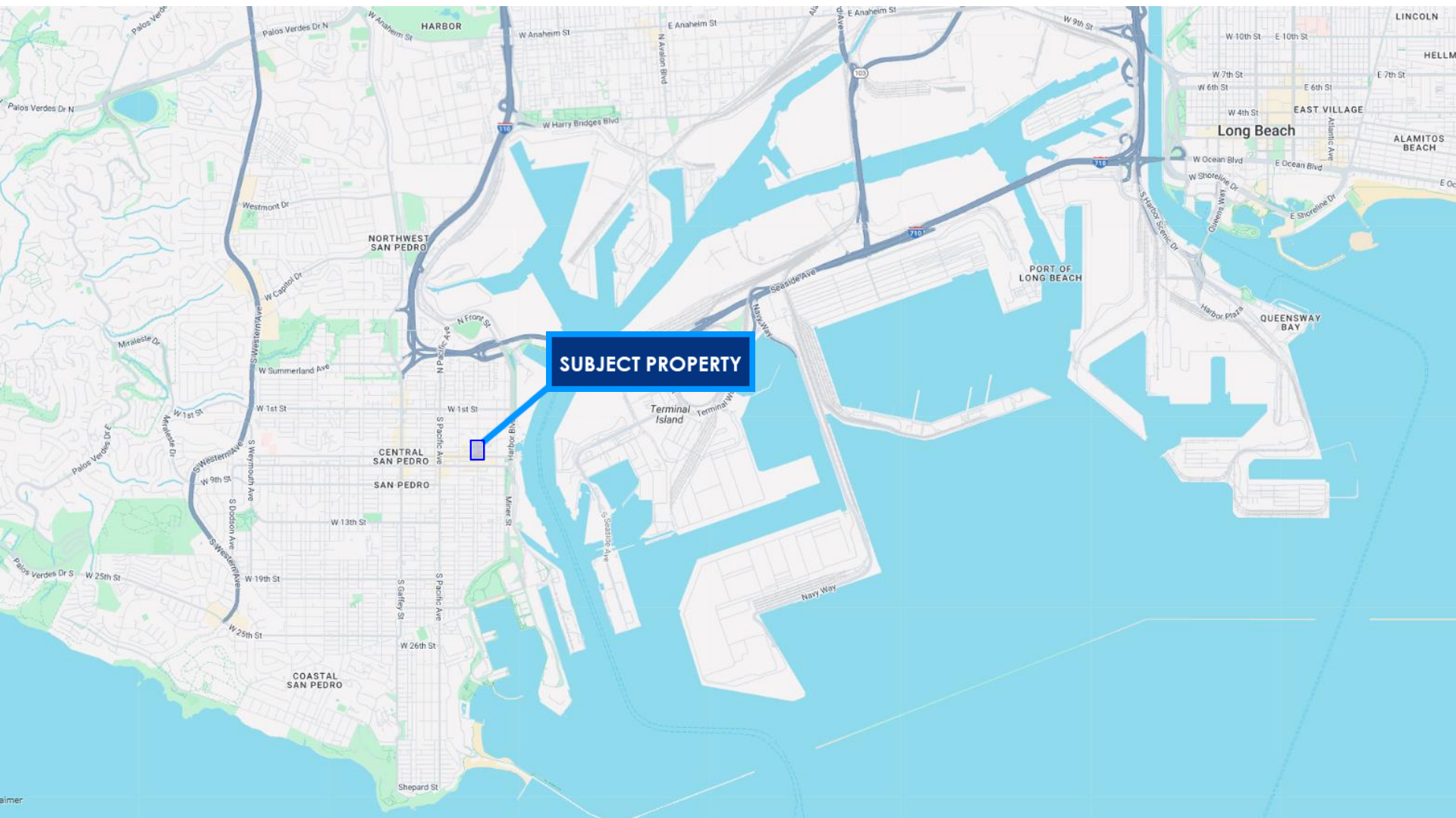
Sale Terms	All Cash At Close / Cash to New Loan
Other Terms	Close on RTI Ready Permits - Los Angeles

CONTINGENCY / CLOSING TERMS

Contingency Period	Customary
Closing Period	Close on RTI Ready Permits - Los Angeles









FRONT VIEW



REAR VIEW





CREATING VALUE THROUGH SUPERIOR REPRESENTATION

REAR ELEVATION



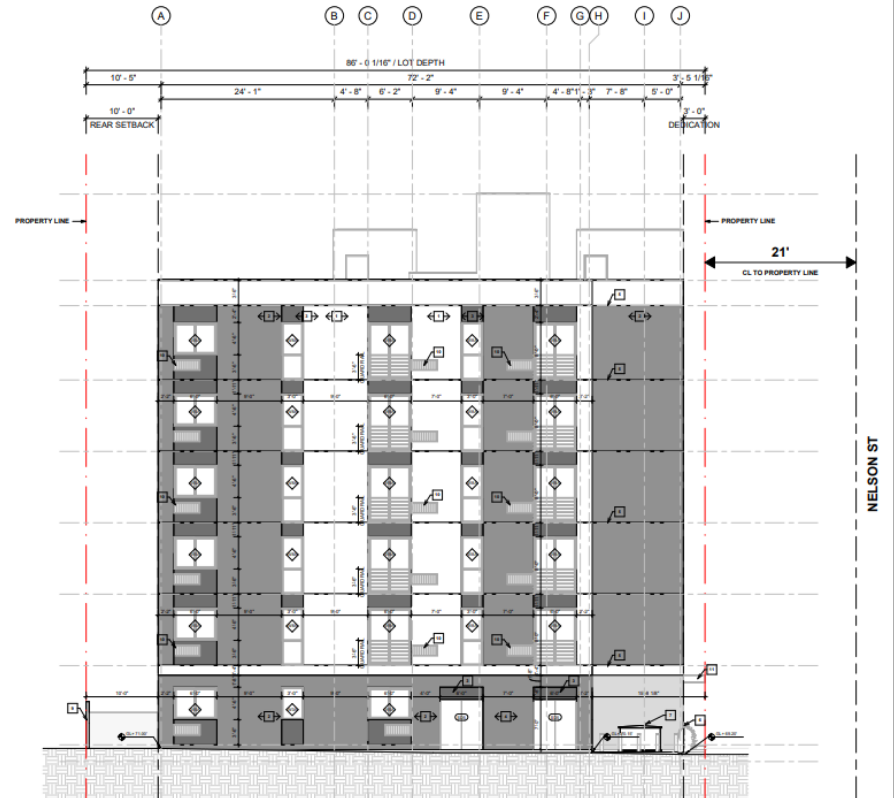
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1 WEST ELEVATION (REAR)
DATE

[illegible]

1 NORTH ELEVATION
2 1/2" = 1'-0"



2 SOUTH ELEVATION
1/2" = 1'-0"

THE AREA IN SQUARE FEET CONTAINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOLDING BUILDING-OPENING EQUIPMENT, MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BI-CYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BARRING STORAGE AREAS.
* 200 SF OF GARAGE AREA IS EXEMPT FROM THE ZONING AREA CALCULATION.

186D (80)	261.1	186D (80)	31.0
186D (81)	263.9	186D (81)	31.0
STUDIO (82)	255.3	STUDIO (82)	27.0
STUDIO (84)	243.7	STUDIO (84)	24.0
186D (86)	424.5	186D (86)	42.0
186D (88)	436.1	186D (88)	43.0
186D (89)	358.0	186D (89)	35.0
STUDIO (88)	256.1	STUDIO (88)	25.0
186D (91)	427.7	186D (91)	42.0
186D (91)	421.5	186D (91)	41.0
STUDIO (91)	288.3	STUDIO (91)	28.0
STUDIO (92)	271.4	STUDIO (92)	27.0
STUDIO (93)	278.7	STUDIO (93)	27.0
186D (94)	386.2	186D (94)	38.0
STUDIO (95)	302.0	STUDIO (95)	30.0
186D (96)	358.6	186D (96)	35.0
186D (97)	216.8	186D (97)	21.0
STUDIO (97)	187.1	STUDIO (97)	18.0
186D (98)	141.2	186D (98)	14.0
CORRIDOR	2,162.2	CORRIDOR	1,110.0
TOTAL	6,866.1	TOTAL	6,866.0

THE AREA IS SQUARE FEET CONTAINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOLDING BUILDING-OPENING EQUIPMENT, MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BI-CYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BARRIERS AND EXTERIOR STORAGE AREAS.
 * 200 SF OF GARAGE AREA IS EXEMPT FROM THE ZONING AREA CALCULATION.

BUILDING AREA CALCULATION BY OCCUPANT GROUP				
LEVEL	OCCUPANCY	AREA(SF)	LEVEL	OCCUPANCY
GROUND FLOOR	M	1,094.5	GROUND FLOOR	S-2
		[1,094.5]	TOTAL	[]

LEVEL	OCCUPANCY	AREA(SF)
GROUND FLOOR	R-2	5,802.5
2ND FLOOR	R-2	7,469.4
3RD FLOOR	R-2	7,469.4
4TH FLOOR	R-2	7,469.4
5TH FLOOR	R-2	7,469.4
6TH FLOOR	R-2	7,469.4
ROOF FLOOR	R-2	596.5
TOTAL		49,705.6

NOTES ON BUILDING FLOOR AREA

E REUSED OR RECYCLED.

2ND FLOOR PLAN



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1 2ND FLOOR PLAN
3/24/14

3RD FLOOR PLAN



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3RD FLOOR PLAN
3/20/12

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CREATING VALUE THROUGH SUPERIOR REPRESENTATION

5TH FLOOR PLAN



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6TH FLOOR PLAN



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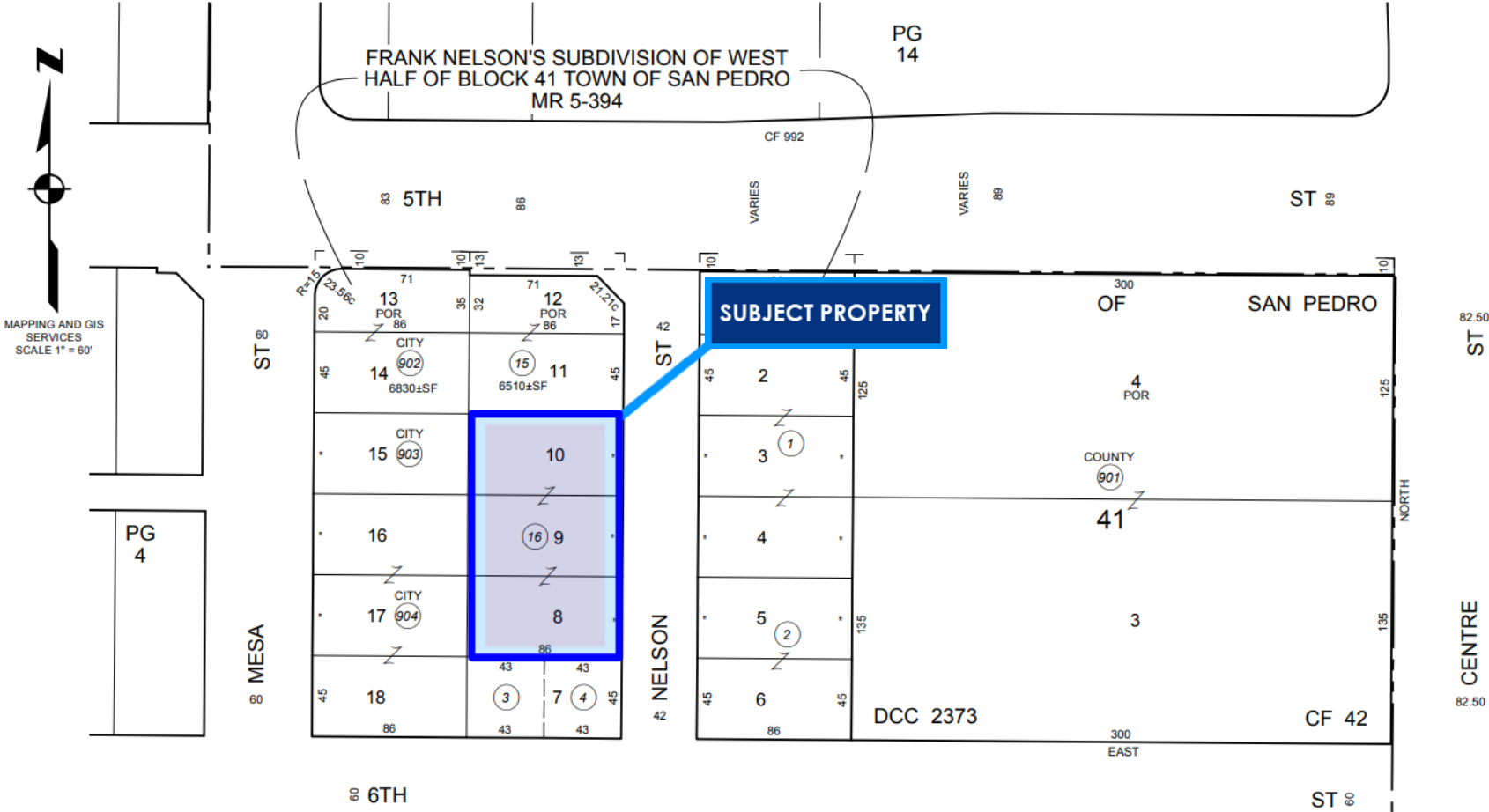


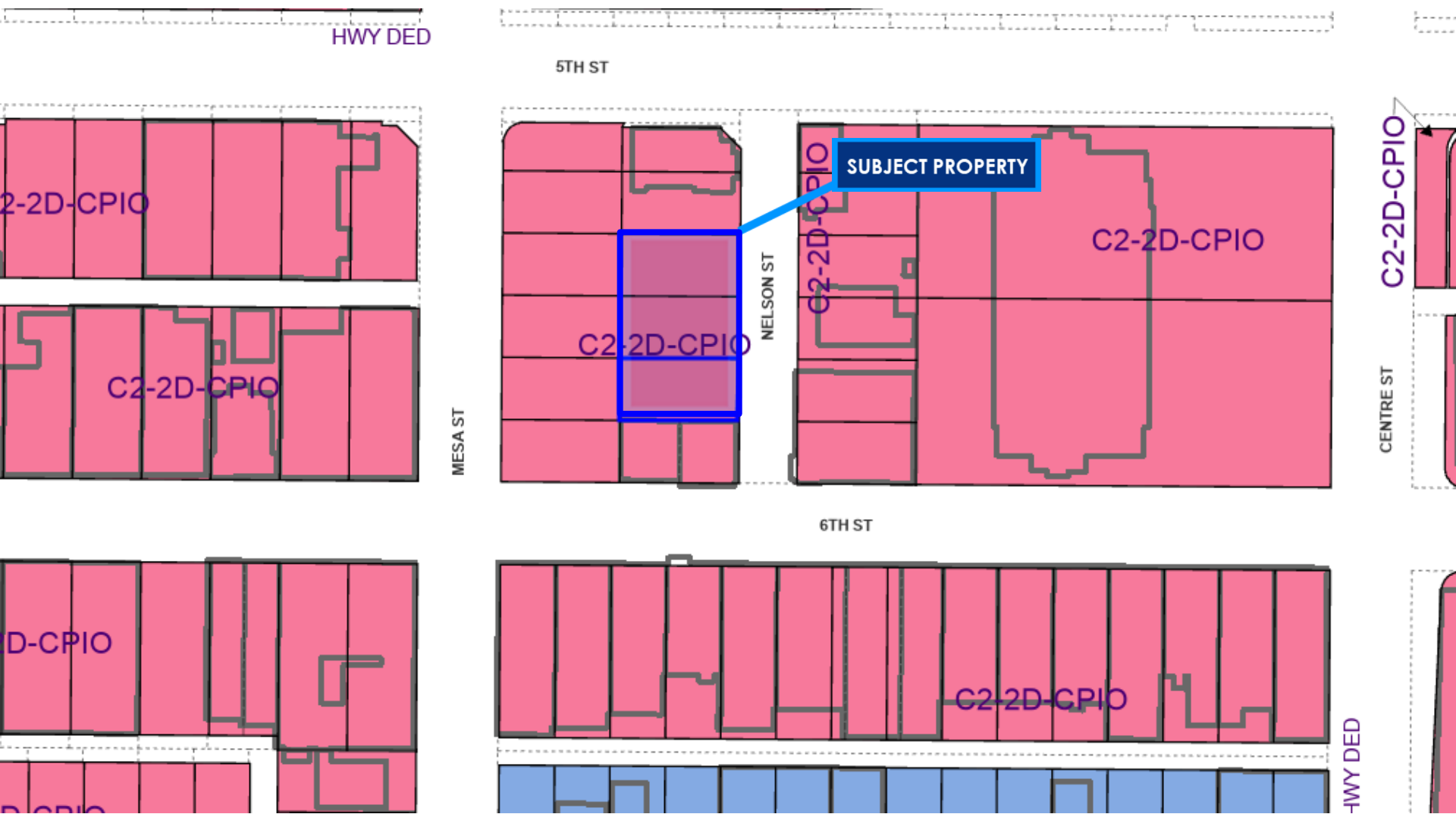
1 6TH FLOOR PLAN
20'0\"/>

1 ROOF FLOOR PLAN
3'-0" x 1'-0"

7455	13 SHEET	P. A. 940-4	TRA 13245	REVISED: 2-13-65 5-13-66	661122 710323523 710525219	770215 860331313-86 860619606-87	93061604005002-14 2000030806 20021101	2010022205-22 2017030710-22 2019102328002001-14, 26	SEARCH NO
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