

# For Sale

Former Urgent Care & Medical Offices in San Pedro, CA

LENDER  
FORECLOSURE  
SALE



209 North Pacific Avenue  
San Pedro, California

Confidential offering memorandum

**AVISON  
YOUNG**





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Do a virtual walkthrough of  
the building [here](#)



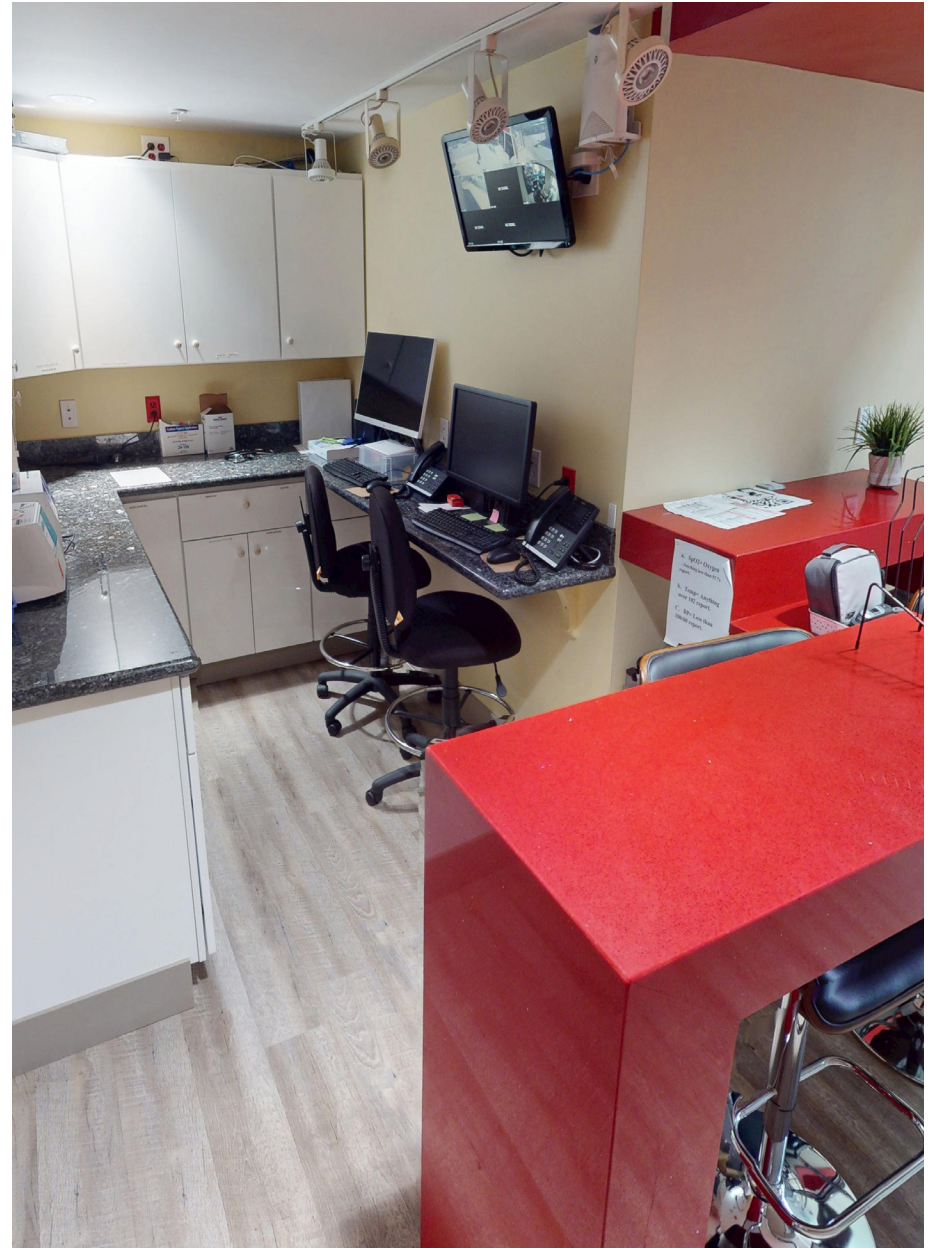
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## Investment summary

Avison Young is pleased to present the opportunity to acquire a vacant, lender-owned medical office property located at 209 North Pacific Avenue, San Pedro, California. This  $\pm 4,642$  SF unit was formerly an Urgent Care facility and sits on a gated  $\pm 9,000$  SF lot. The property is strategically positioned off N Gaffey Street which provides strong visibility and convenient access to the Seaside Freeway (CA-47). This space is a great fit for healthcare providers looking to serve the South Bay, REO buyers, or owner-users seeking a vacant medical office space in a high traffic area of Los Angeles.

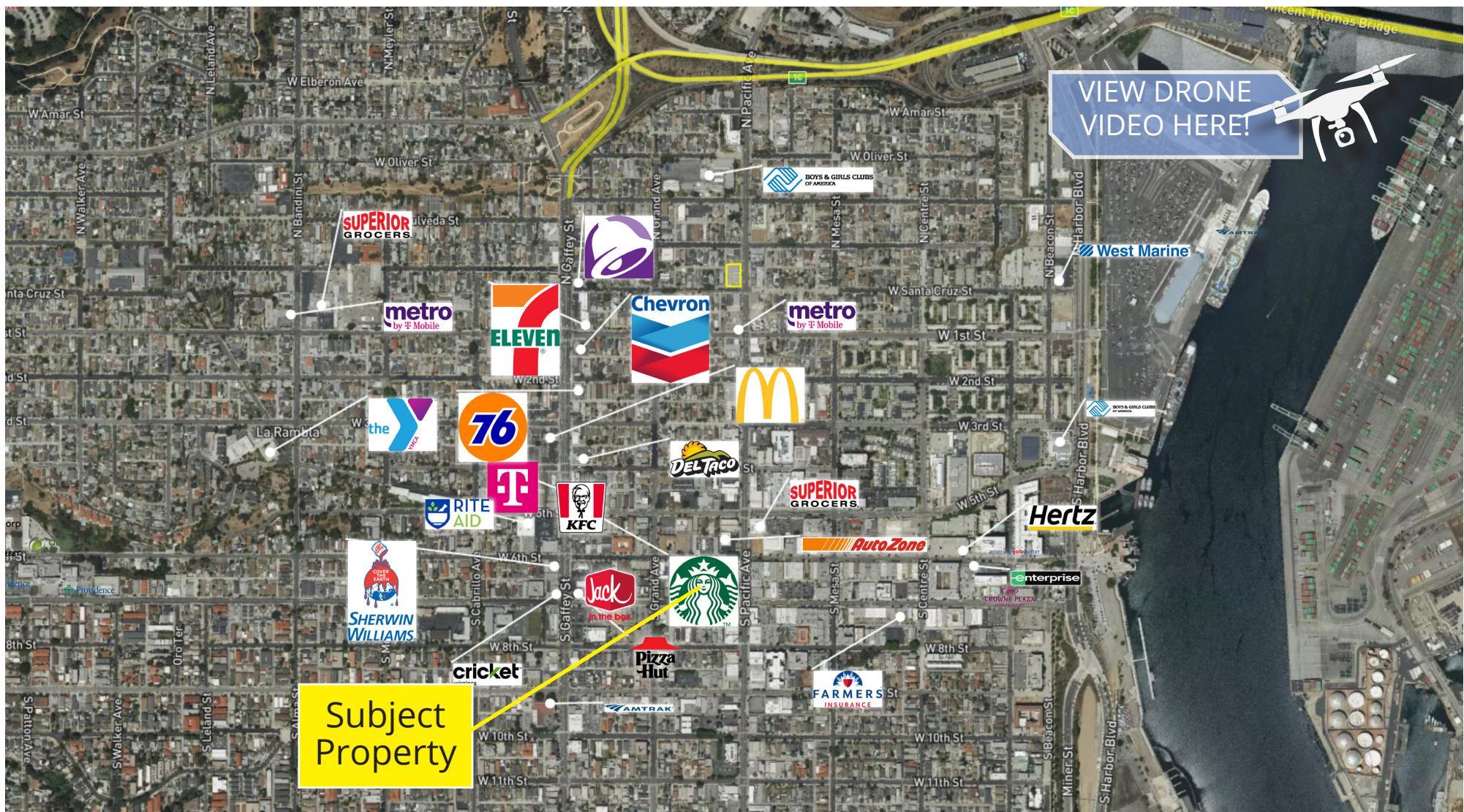
### Highlights

- $\pm 4,642$  SF vacant medical office property
- Property is gated and secure
- Former Urgent Care facility
- Ideal interior layout for another medical use
- Ideally situated off of N Gaffey Street with close proximity to Seaside Freeway
- 2nd story has 3 large private offices with individual bathrooms (including showers)
- A portion of the 1st floor can be used as an alternative medical space

# $\pm 4,642$ SF\* medical office building!

\*Square footage per assessor is 3,190 Sq Ft but does not include 2nd floor private offices. 1st floor measurement is 3,092 Sq Ft.









# Offering summary

## \$1,595,000

Offering price



*Building Price/SF:*  
\$343.60



*Land Price/SF:*  
\$177.22



*Address:*  
209 N Pacific Ave.



*City:*  
San Pedro, CA



*Building Area:*  
±4,642 SF\*



*Land Area:*  
±9,000 SF



*Property Type:*  
Medical Office



*Year Built:*  
2003



*APN:*  
7448-032-029



*Zoning:*  
LAC2

\*Square footage per assessor is 3,190 Sq Ft but does not include 2nd floor private offices. 1st floor measurement is 3,902 Sq Ft.



Do a virtual walkthrough of  
the building here!





# Location overview

## Demographics (1 mile radius)

**32,146**

Population

**11,702**

Households

**11,406**

Daytime employees

**\$80,879**

Average household income

**74%**

Renter occupied

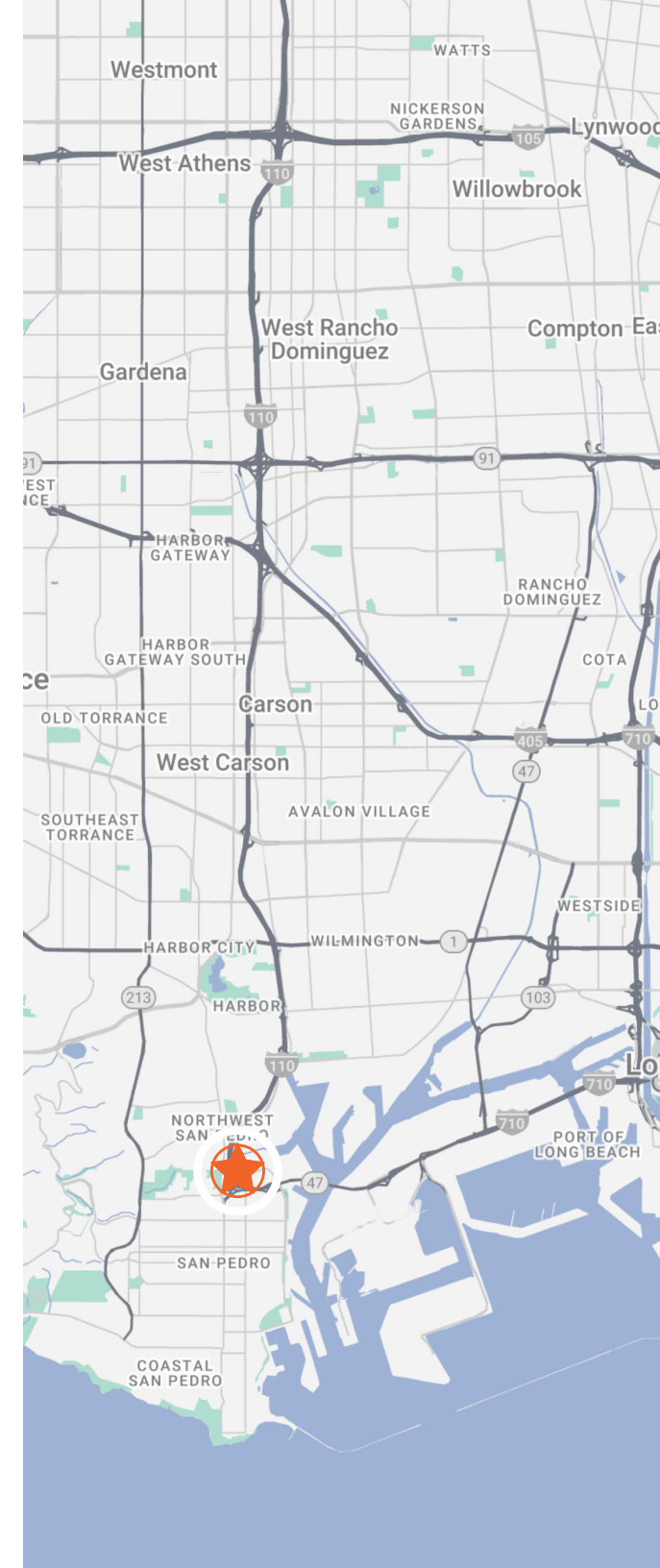
**1,410**

Daytime businesses

## About San Pedro, California

Located just 20 miles south of downtown Los Angeles, San Pedro is home to North America's largest port at the LA Waterfront. From the towering Battleship USS Iowa (the largest battleship on the West Coast), to the lavish and iconic art-deco Warner Grand Theater, to the serene Korean Bell, and one of California's oldest lighthouses built in 1874, Point Fermin, San Pedro is a haven of maritime and historic gems. San Pedro is also home to the First Thursdays ArtWalk show, showcasing over 30 galleries in the heart of downtown. With over 30 global eateries, you will also find some of the best food Los Angeles has to offer. San Pedro remains ethnically diverse and is home to largest Italian-American community in Southern California and large populations of Croatian and Greek families. With nationally recognized historic landmarks, a thriving arts and food scene, and ocean-based adventures, San Pedro is a gem of Southern California.

<https://www.discoversanpedro.org/>





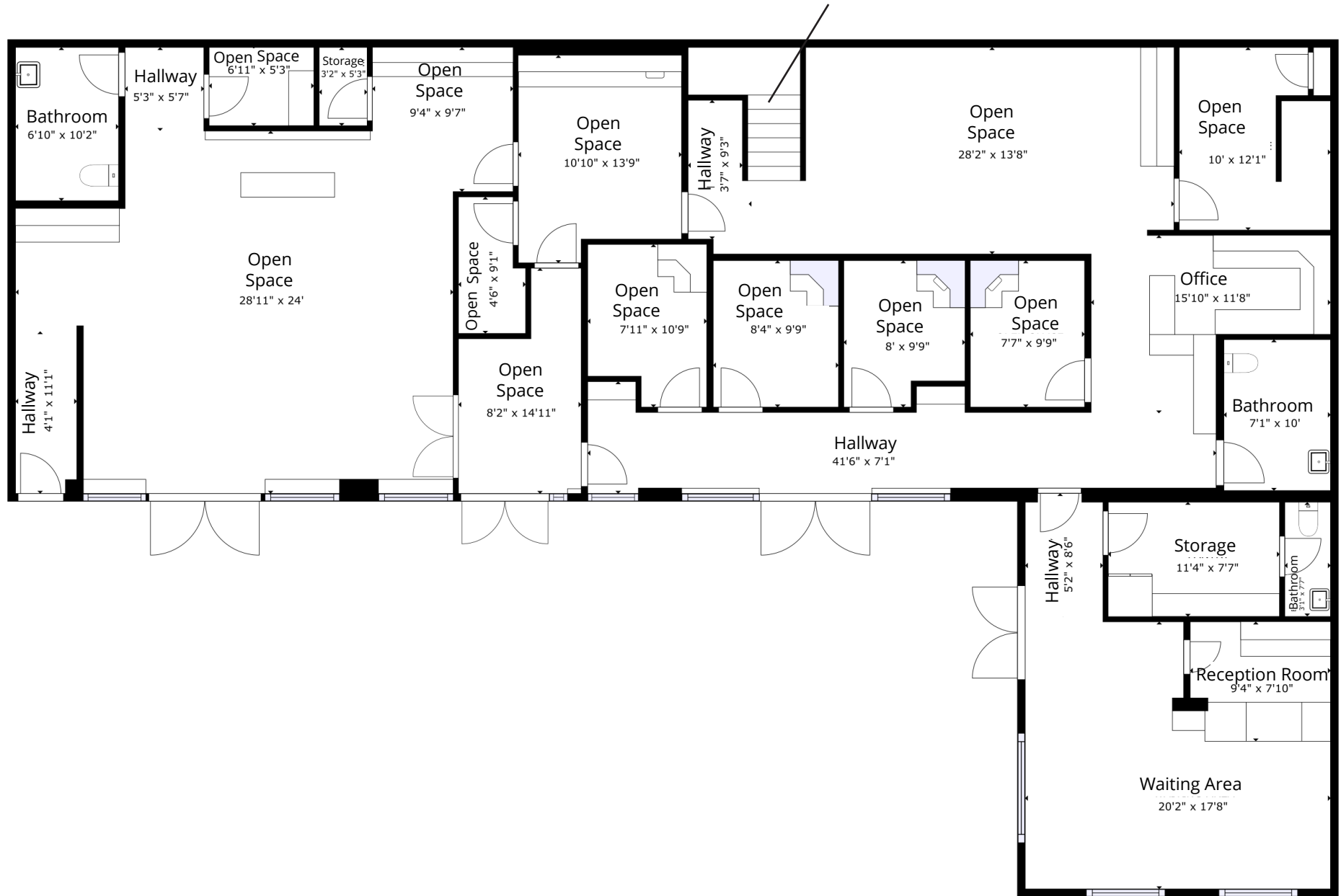


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# 1st Floor Site Plan

Stairs leads to 3 private offices with 3 full bathrooms (including shower)









# Confidential information and disclaimer

## Contacts and confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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