

35,366 SF EDUCATIONAL CAMPUS (MULTIPLE POTENTIAL USES)



461

W 9th St | San Pedro | Los Angeles 90731





# TRANSFORMATIVE OPPORTUNITY IN SAN PEDRO

Discover this unique opportunity to lease a beautifully renovated and highly upgraded educational facility in San Pedro's expanding business district.



**35,366 SF Available  
For Lease**



**20+ State-of-the-Art  
Classrooms/Training  
Rooms**



**10 Dedicated  
Office Spaces**



**5,440 SF Multipurpose  
Room/Auditorium**



**Rooftop Space  
Available**



**41 Gated  
Parking Spaces**



**Ample Storage  
Options**

Perfect for educational, religious, office headquarters, arts, community-serving, visionary retail, or other uses.



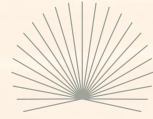


# THE DETAILS

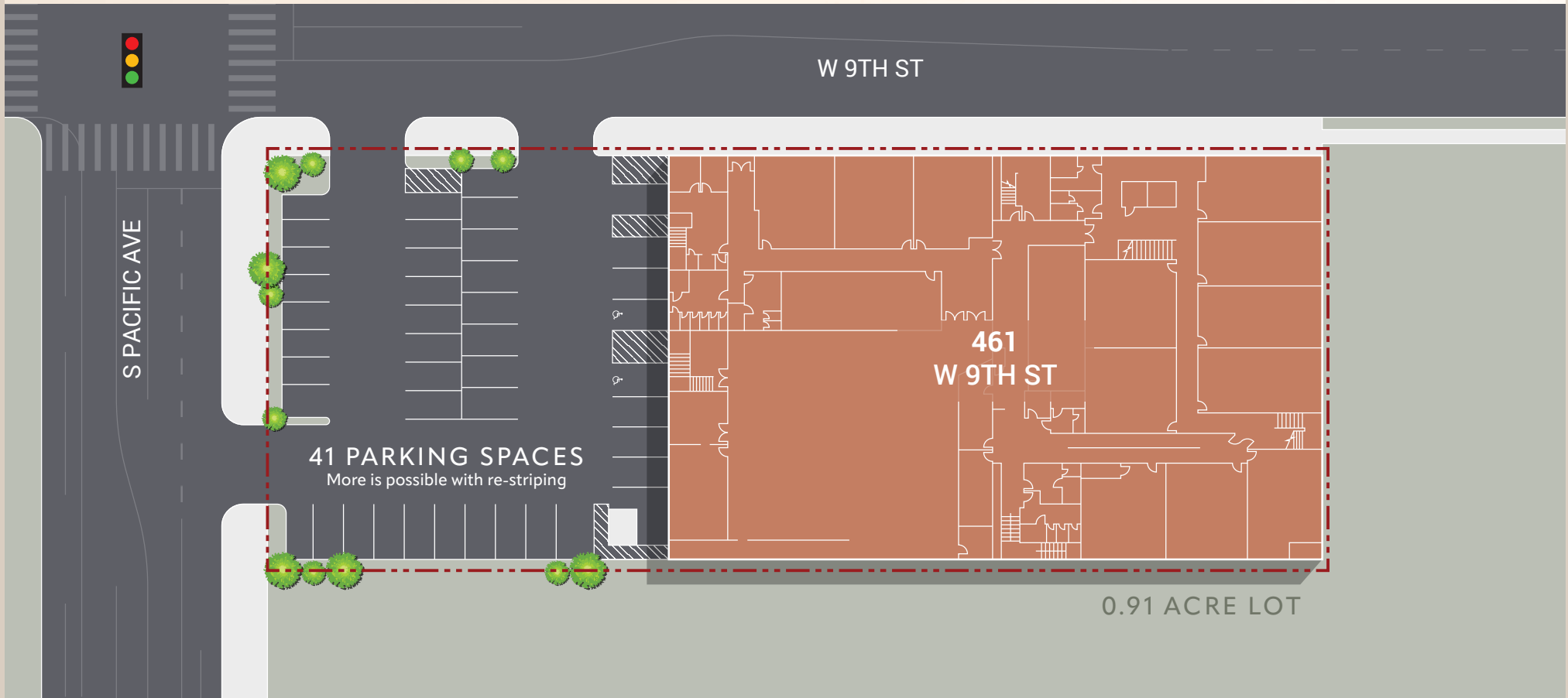
## BUILDING SPECIFICATIONS

Building Size	<b>±35,366 SF (Divisible)</b>
Asking Rate	<b>Available Upon Request</b>
Lot Size	<b>0.91 Acres</b>
Construction Type	<b>V-B, Fully Sprinklered</b>
Parking	<b>41 Spaces (More is possible with re-striping)</b>
Offices	<b>10</b>
Training Rooms	<b>20+</b>
Multipurpose Room	<b>5,440 SF</b>
Built	<b>Fully Renovated 2014/15</b>
APN	<b>7455-008-002, 7455-008-024</b>
E-Occupancy	<b>Up to 600 Students (CUP available upon request)</b>
School District	<b>Located within the boundaries of the Los Angeles Unified School District</b>
Zoning	<b>C2-1XL-CPIO &amp; C2-1VL-HPOZ</b> Vinegar Hill Historic Preservation Overlay Zone San Pedro Community Plan Implementation Overlay Central Commercial B Subarea
Uses	<b>Film &amp; Entertainment Studios, K-12 or Higher Education, Vocational School, Medical Office, Religious, Flagship Retail/Office</b>





# A BLUEPRINT FOR GROWTH AND OPPORTUNITY



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# FLEXIBLE SPACES: DISCOVER OUR FLOOR PLANS



FIRST FLOOR

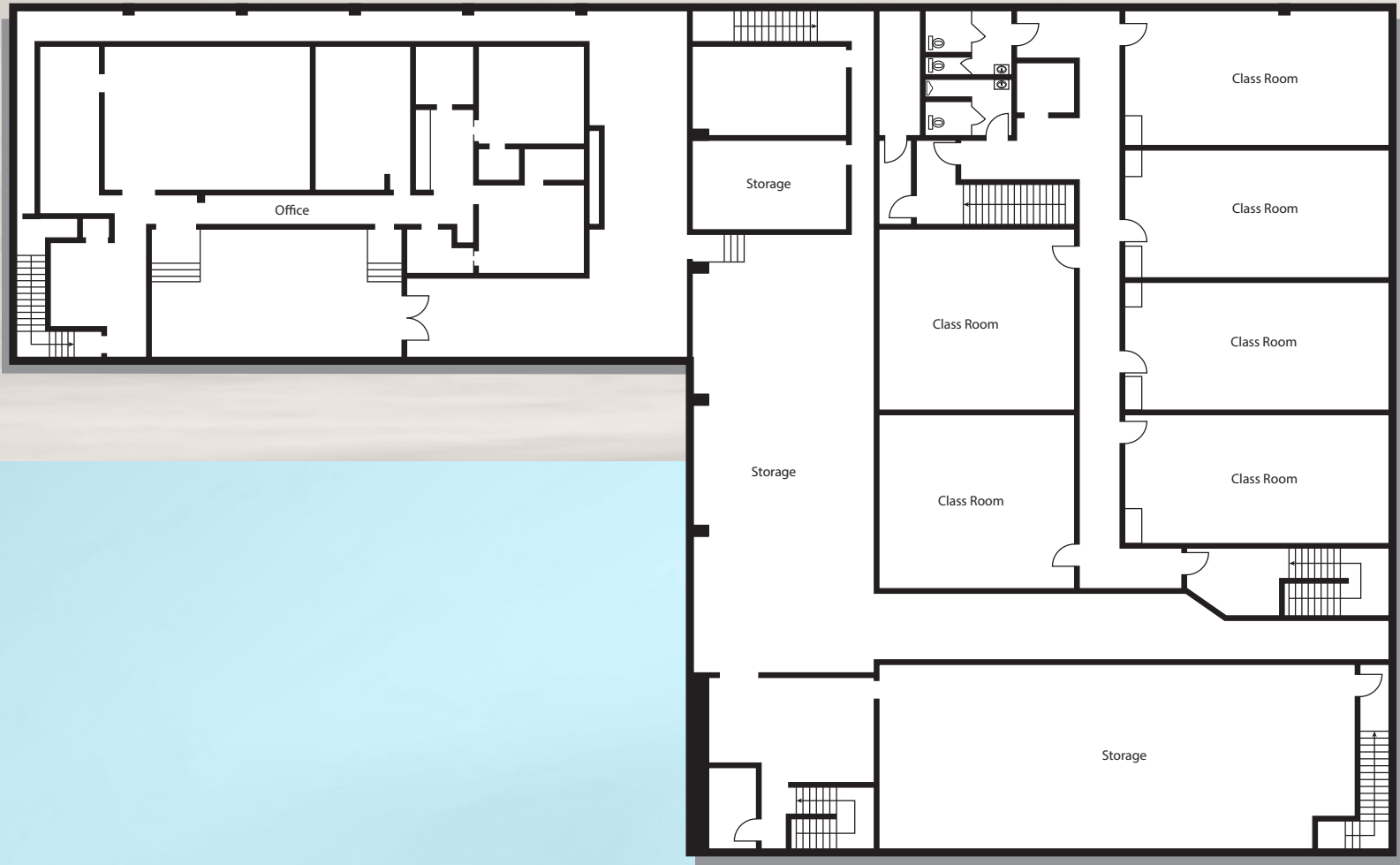






# FLEXIBLE SPACES:

## DISCOVER OUR FLOOR PLANS



**SECOND FLOOR**







# SMALL-TOWN CHARM MEETS URBAN CONVENIENCE

SAN PEDRO combines the warmth of a small-town atmosphere with the amenities of a metropolitan area and vibrant Waterfront, making it an ideal location for your business to flourish. The LA Waterfront features expansive marinas, museums and historical landmarks, award-winning open spaces and a renown downtown art scene.



**BARRIERS  
TO ENTRY**

**NEW MEGA SHIP  
WORLD CRUISE CENTER  
COMING Q4 2026**

**AFFLUENT  
RPV & COASTAL  
SAN PEDRO  
RESIDENTS**

**LOWEST OFFICE VACANCY  
SOUTH BAY &  
LOS ANGELES**

Over **\$1.1B** Investment  
Currently in Downtown  
the Waterfront

Lowest Office Vacancy  
Southbay & Los Angeles  
**Submarket**

DTSP Trending Upward  
**125K** House Hold Income  
**34-37** Age

**3 Blocks**  
To Waterfront &  
New West Harbor

Home to Little Italy  
of Los Angeles  
**12** Events & **500K** Visitors

DTSP Equals to  
**Arts** Entertainment &  
**Eclectic** Restaurants

**4.1M**  
people in the primary trade area with  
over **45%** of households making over  
**\$75,000-\$150,000** per year

**49%**  
of the population in the expanded  
trade area has attended college  
or earned a degree

Upcoming Nederlander  
**6,200-seat** Amphitheater  
with over **100** events per year



# EXISTING & NEW DEVELOPMENTS



## WEST HARBOR

Dynamic waterfront entertainment destination including 42 acres of restaurants, shopping, breweries, recreational and amusement activities connected by the Waterfront Promenade, and a 6,200-seat amphitheater for live entertainment. Phase 1 opening soon in 2025.



## ALTASEA — WORLD CLASS MARINE INSTITUTE

A 35-acre innovative campus and technology hub bringing companies, major universities, scientific researchers together to promote sustainability, renewable energy, and creating the jobs of the future. By pioneering new ocean-related education and incubator programs that accelerate scientific collaboration and Blue Economy, it's inspiring and preparing the next generation for a more sustainable world.



## WORLD CRUISE CENTER

(Famed Home of The Loveboat & 5 Other Lines)

Bringing more than 1.3 million visitors per year, a new "Mega Ship" 35-acre Cruise Terminal & Conference Center is planned for 2026 completion in the Outer Harbor.



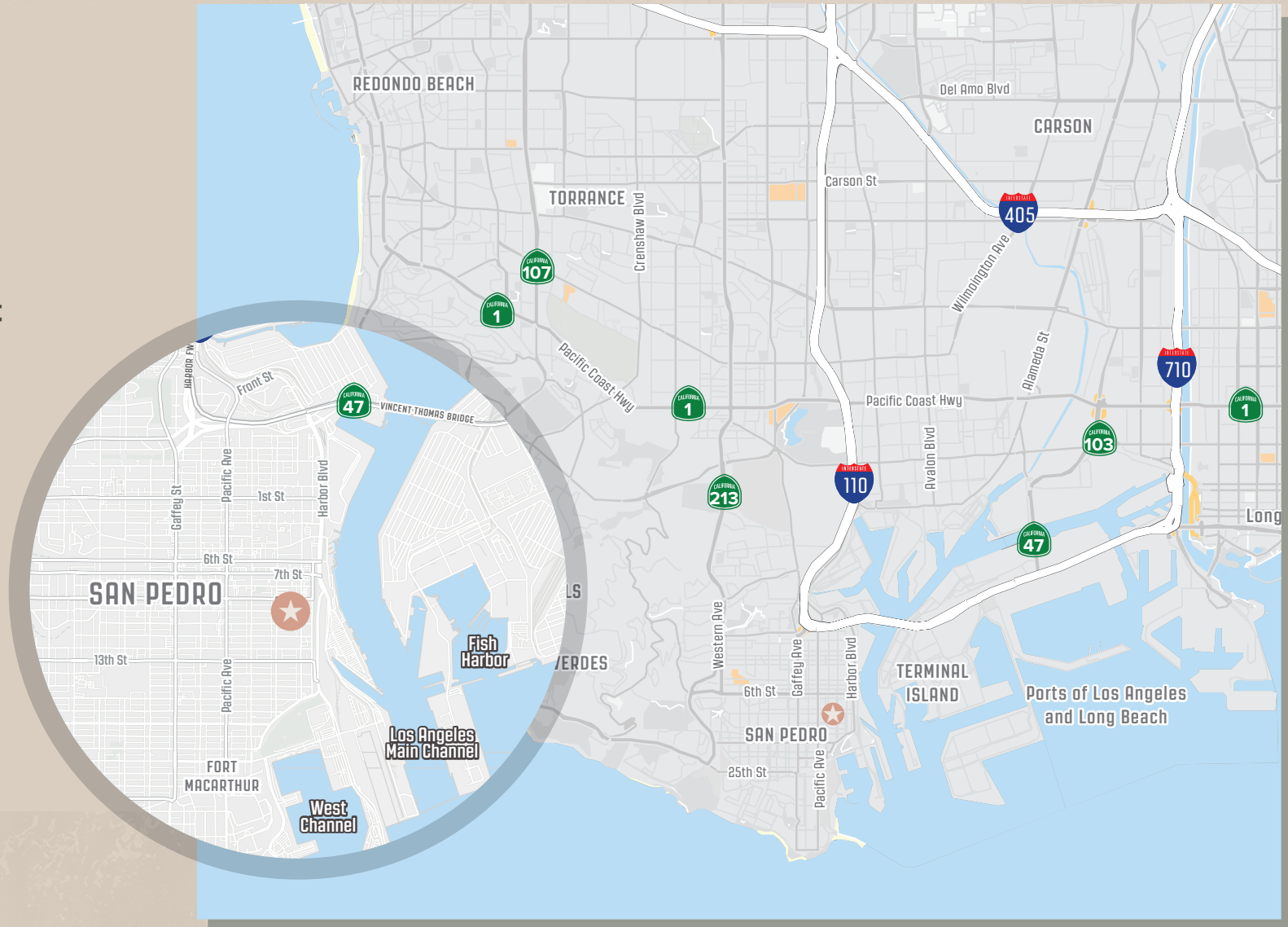




# PRIME LOCATION & ACCESSIBILITY

Strategically located just 1 mile from the 110 and 47 freeways and a mere 0.7 miles from the picturesque LA Waterfront, **461 W. 9th Street** offers unparalleled access to a diverse customer base and workforce.

THE LARGEST OFFICE SPACE OPPORTUNITY IN THE ENTIRE MARKET (DIVISIBLE)





# VIBRANT COMMUNITY & AMENITIES

Immerse yourself in San Pedro's rich community, known for its dynamic arts and culinary scene. The Historic Downtown Waterfront features an exciting mix of entertainment options, including hotels, restaurants, art galleries, shops, theaters, coffee houses, and pubs—providing a lively backdrop for both employees and customers.



## FOOD & BEVERAGE

- |                                 |  |   |
|---------------------------------|--|---|
| 1. Hojas Coffee & Tea           | 14. Michael's Tuscan Room              | 26. Nazelle's Lebanese Cafe                   |
| 2. Buono's Pizzeria             | 15. San Pedro Café                     | 27. Distrito Coffee                           |
| 3. Green Onion Mexican          | 16. Tacos Jalisco                      | 28. Kalaveras Mexican Restaurant              |
| 4. Think Café                   | 17. Iron City Tavern                   | 29. La Siciliana                              |
| 5. San Pedro Brewing Co.        | 18. J. Tran's Ristorante               | 30. "Little" Sebastian's (Temporary Location) |
| 6. Happy Diner                  | 19. Sirens Java & Tea                  | 31. The Artistry                              |
| 7. Port Town Brewing            | 20. Baramee Thai Restaurant            | 32. Trani's Dockside Station                  |
| 8. Crazy Fish                   | 21. Niko's Pizzeria                    | 33. San Pedro Fish Market                     |
| 9. The Whale & Ale              | 22. Little Ceasars                     | 34. McDonalds                                 |
| 10. Compagnon French Bistro     | 23. Omllette & Waffle Shop             | 35. Starbucks                                 |
| 11. Senfuku Japanese Restaurant | 24. CRAFTED at the Port of Los Angeles | 36. Jack in the Box                           |
| 12. Raffaello Ristorante        | 25. Brouwerij West                     | 37. Del Taco                                  |
| 13. Sacred Grounds              |  |   |

## LOCAL ATTRACTIONS

- |                                 |                            |                                   |
|---------------------------------|----------------------------|-----------------------------------|
| 1. Los Angeles Maritime Museum  | 5. First Thursday Art Walk | 9. Cabrillo Marina & Hilton Hotel |
| 2. Little Italy Piazza Miramari | 6. Farmers Market          | 10. World Cruise Center Berth 92  |
| 3. U.S.S. Battleship Iowa       | 7. Warner Grand Theater    | 11. Los Angeles Cruise Terminal   |
| 4. West Harbor Dining/Entmt     | 8. AltaSea Labs            | 12. Catalina Cruise Terminal      |

## DAILY NEEDS

- |                          |                    |                         |
|--------------------------|--------------------|-------------------------|
| 1. US Post Office        | 6. AutoZone        | 11. CVS                 |
| 2. V Nails Bar           | 7. Bank of America | 12. Vons                |
| 3. Sunny Massage         | 8. Chase Bank      | 13. O'Reilly Auto Parts |
| 4. 7 Eleven              | 9. Citi Bank       |                         |
| 5. Enterprise Car Rental | 10. Rite Aid       |                         |

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**CBRE**

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