

COMMERCIAL FACILITY FOR LEASE

Heavy Traffic Retail or Office Space



538 W 5TH STREET, SAN PEDRO, CA 90731

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- High visibility commercial lease opportunity
- Ideal for retail or office use
- Open space to make your own!
- Situated just west of Pacific Avenue
- Abundant on-site surface parking
- Prime location in the vibrant San Pedro Arts, Culture, and Entertainment (SPACE) District
- Downtown San Pedro Historic Core
- Close to art galleries, studios, retail stores, luxury apartments/live-work complexes, and cultural venues

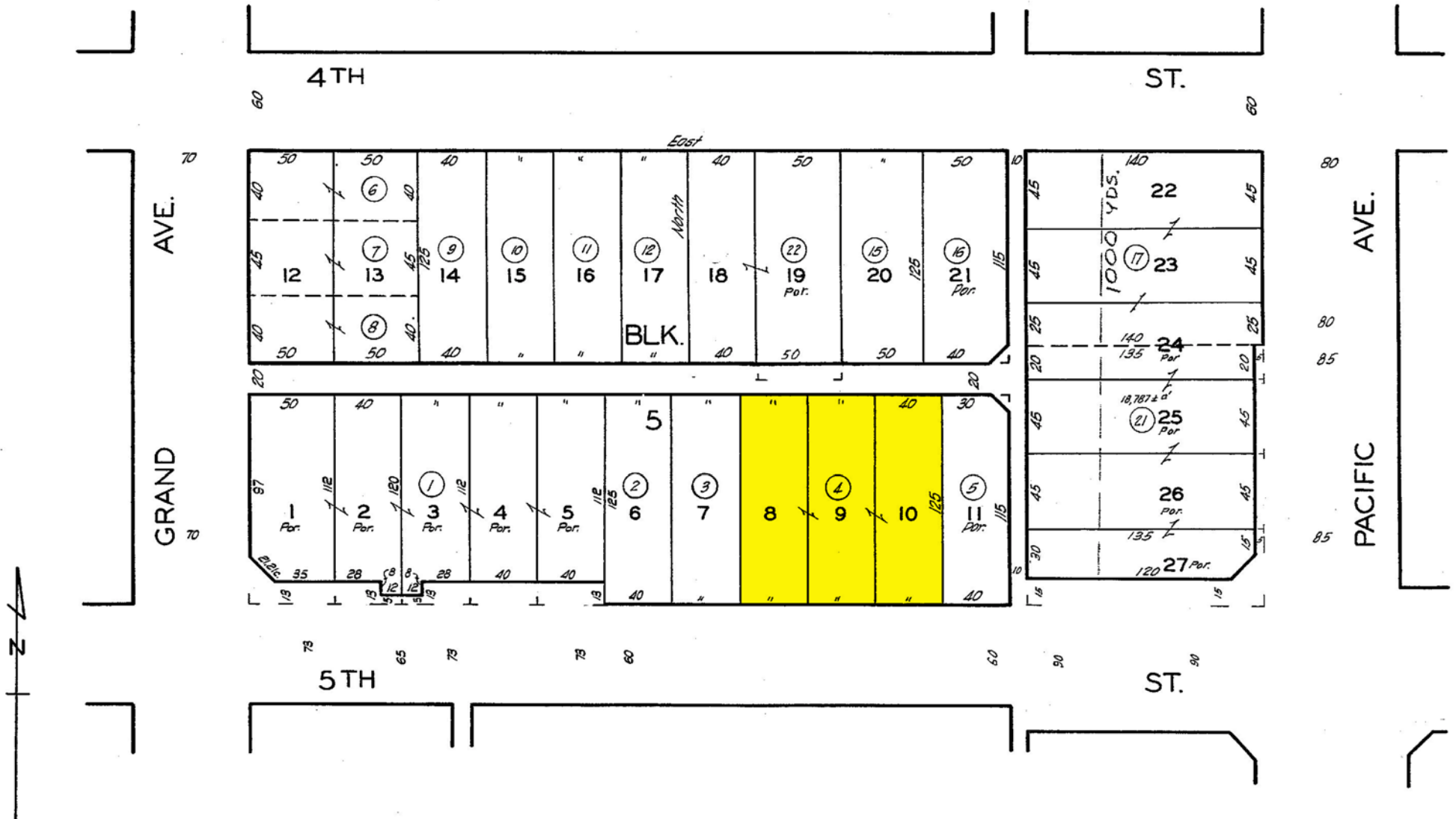
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Available Area:	6,800± SF
Total Building Area:	7,358± SF
Total Land Area:	15,000± SF
Year Built:	1950
Parking:	20± Vehicles
Zone:	LA C2-1VL-CPIO
Assessor's Parcel #:	7451-027-004
Traffic Count:	13,432 Vehicles Per Day (2025)

Lease Rental: \$10,200 Per Month
(\$1.50 Per SF NNN) NNN = \$0.22 Per SF Per Month



PLAT MAP



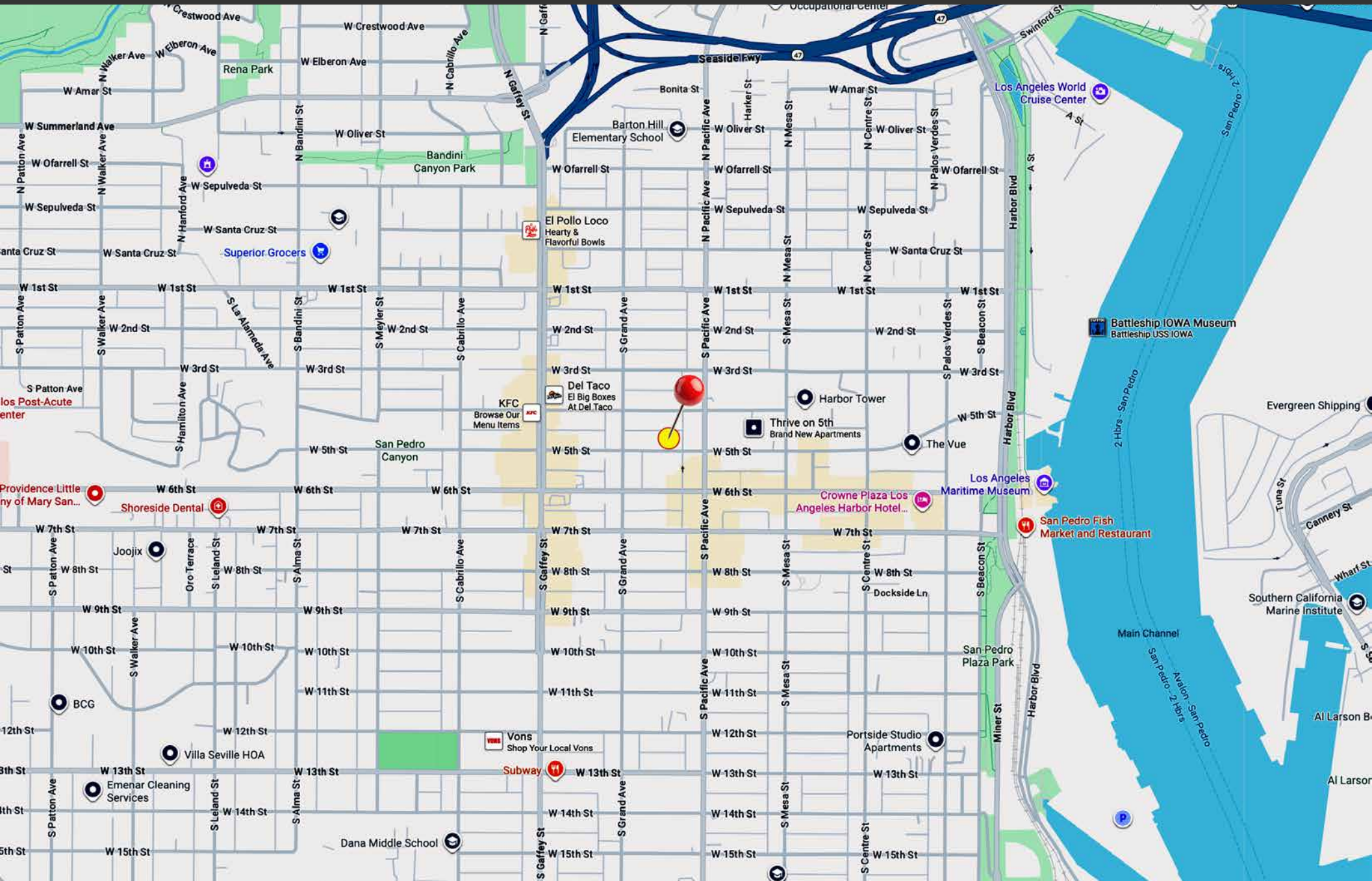
ARCADIA PARK TRACT

M.B. 3-83

AERIAL PHOTO

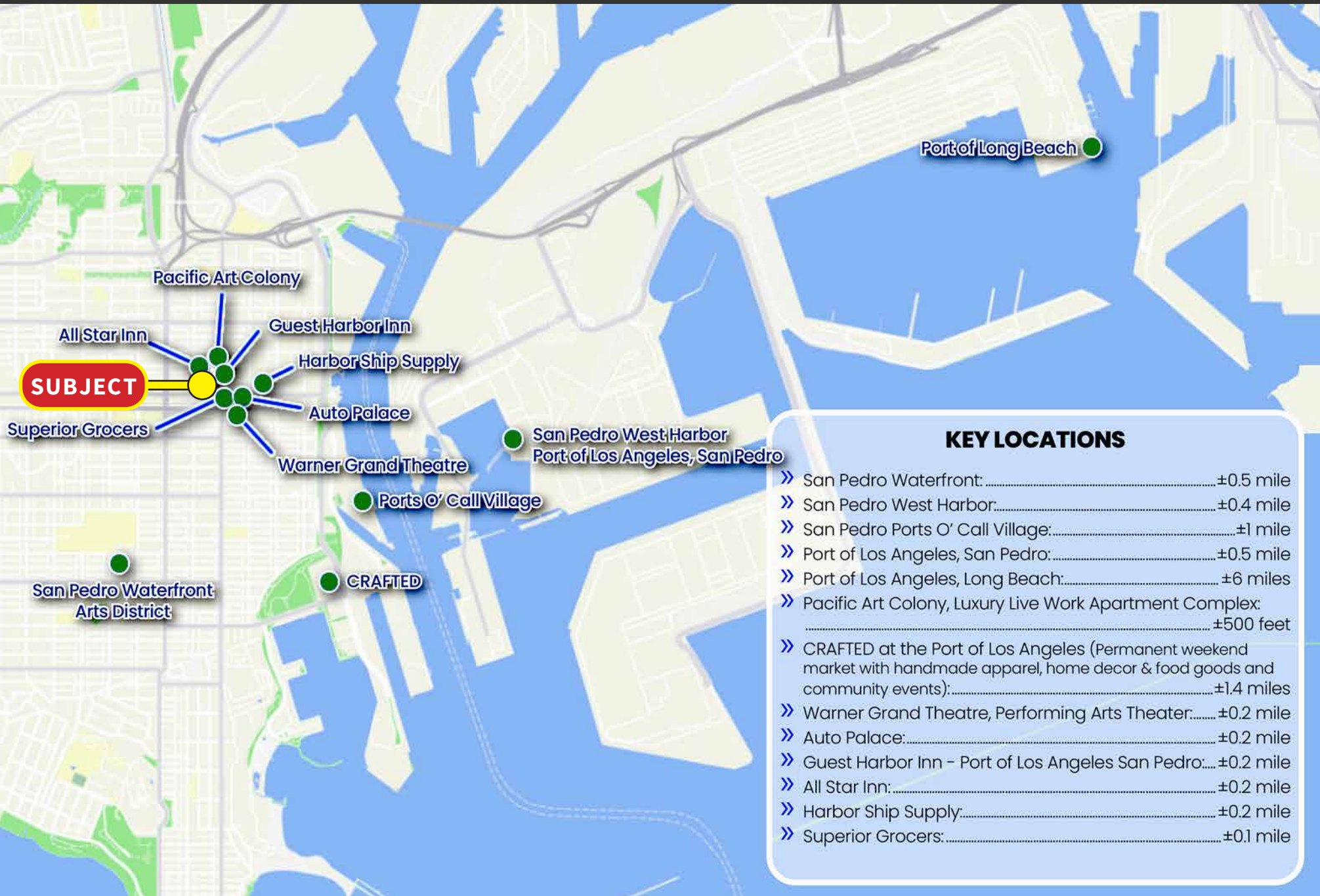


AREA MAP

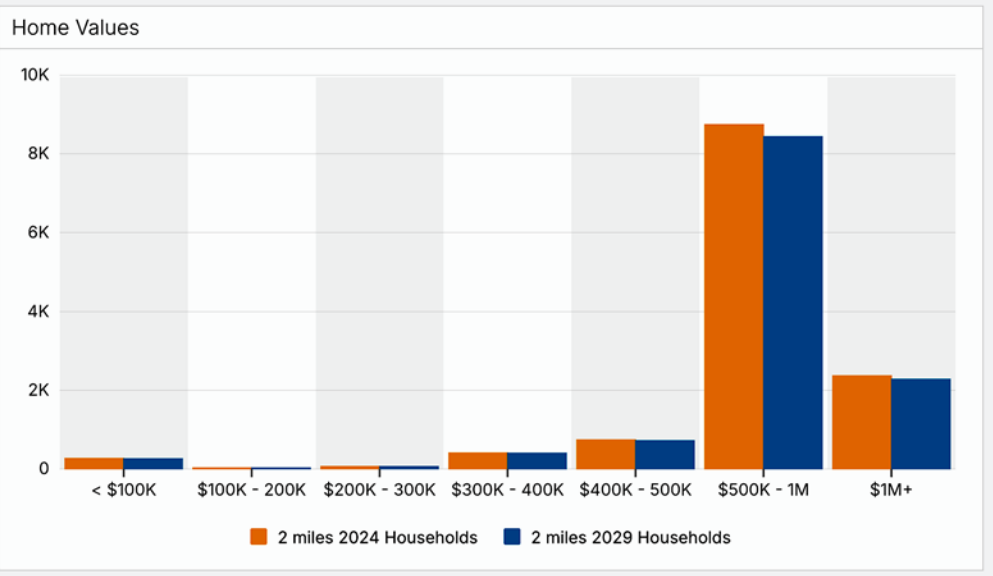
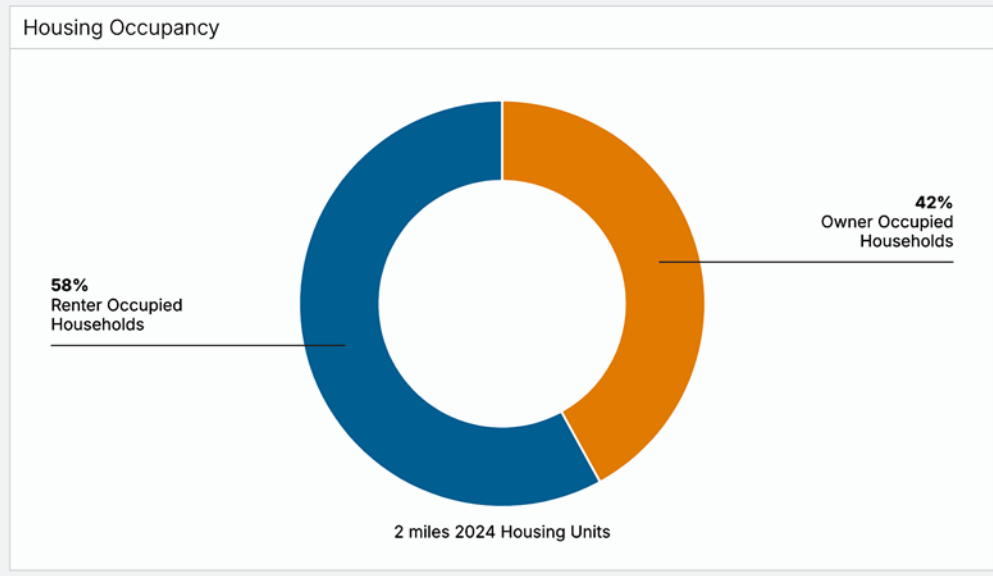
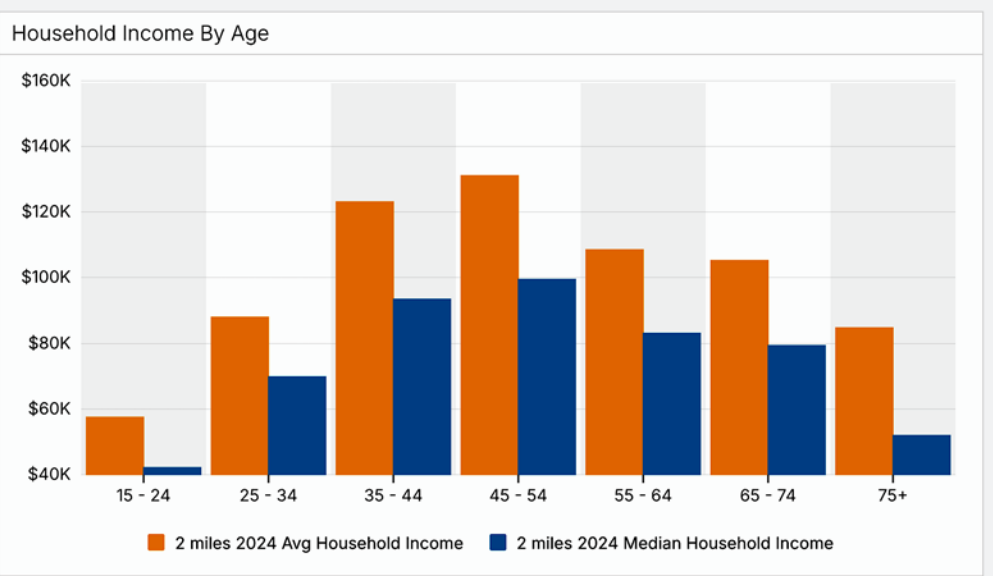
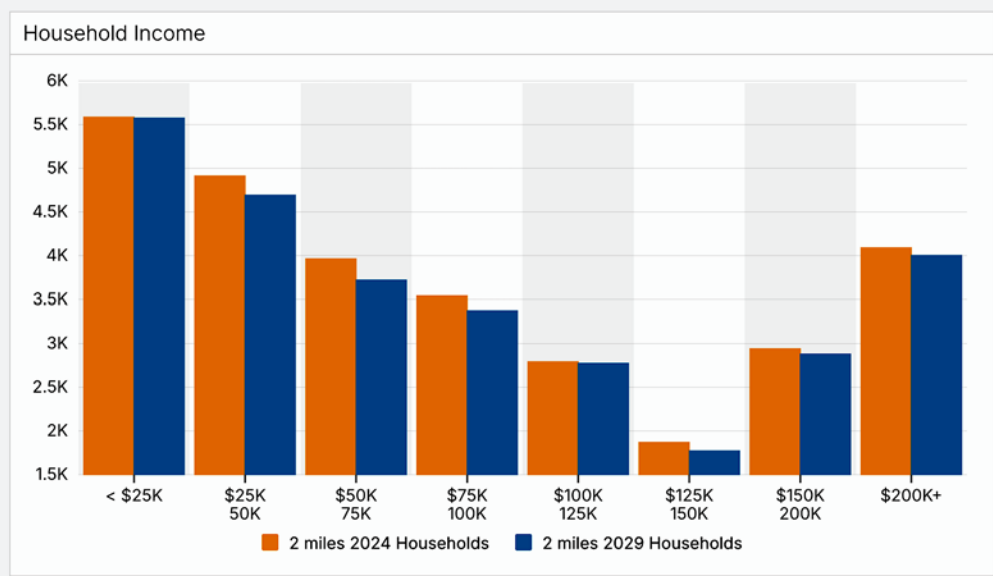


Major Properties | Rene Mexia & Jeffrey Jankaew

NEIGHBORHOOD AMENITIES



NEIGHBORHOOD DEMOGRAPHICS



FOR LEASE

San Pedro Arts, Culture, and Entertainment (SPACE) District

COMMERCIAL FACILITY FOR LEASE

6,800± SF OF SPACE

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