

COMMERCIAL FACILITY FOR LEASE

Heavy Traffic Retail or Office Space



538 W 5TH STREET, SAN PEDRO, CA 90731

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**538 W 5TH STREET
SAN PEDRO, CA 90731**

- 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



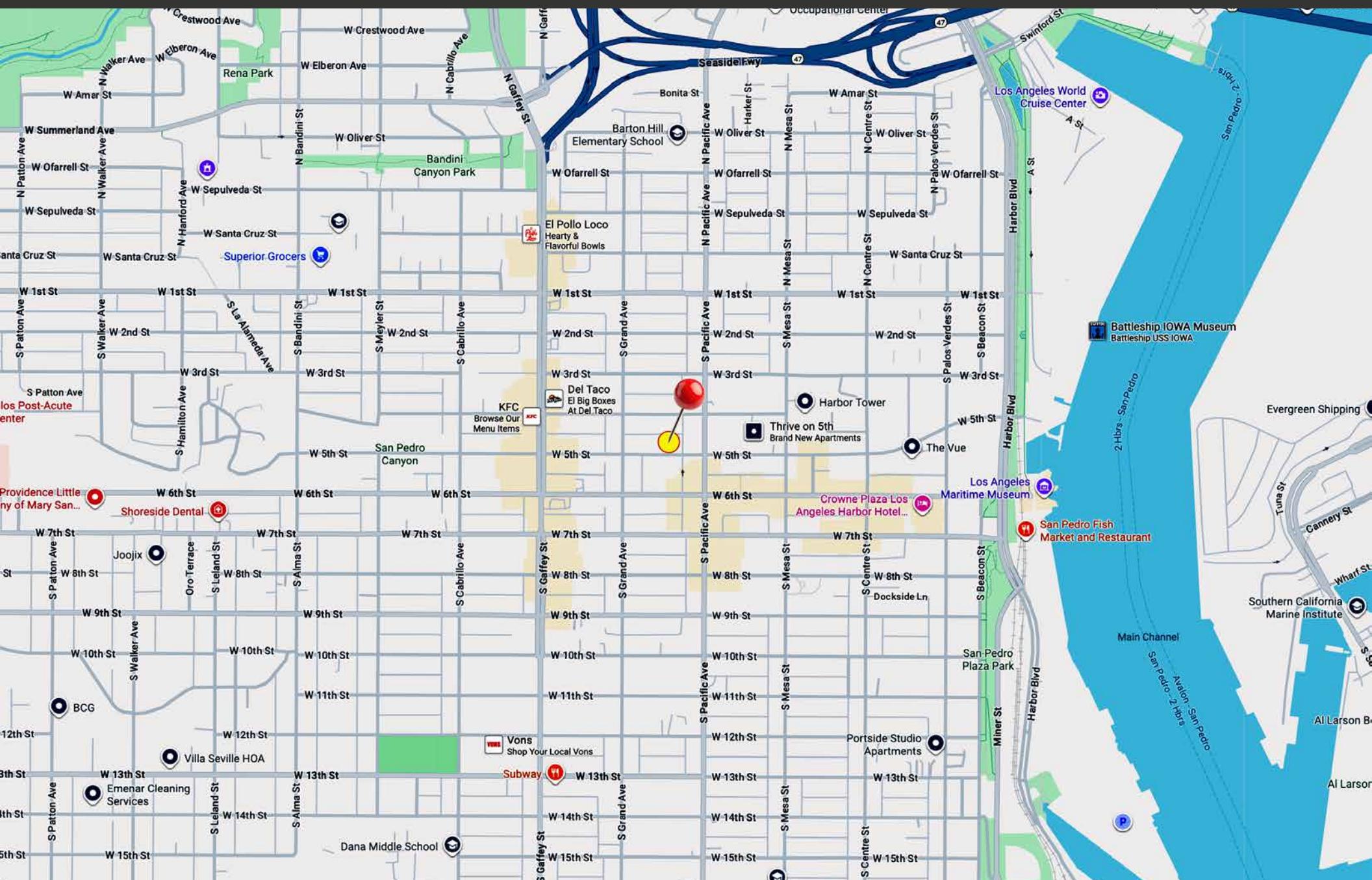
ARCADIA PARK TRACT

M.B. 3-83

AERIAL PHOTO

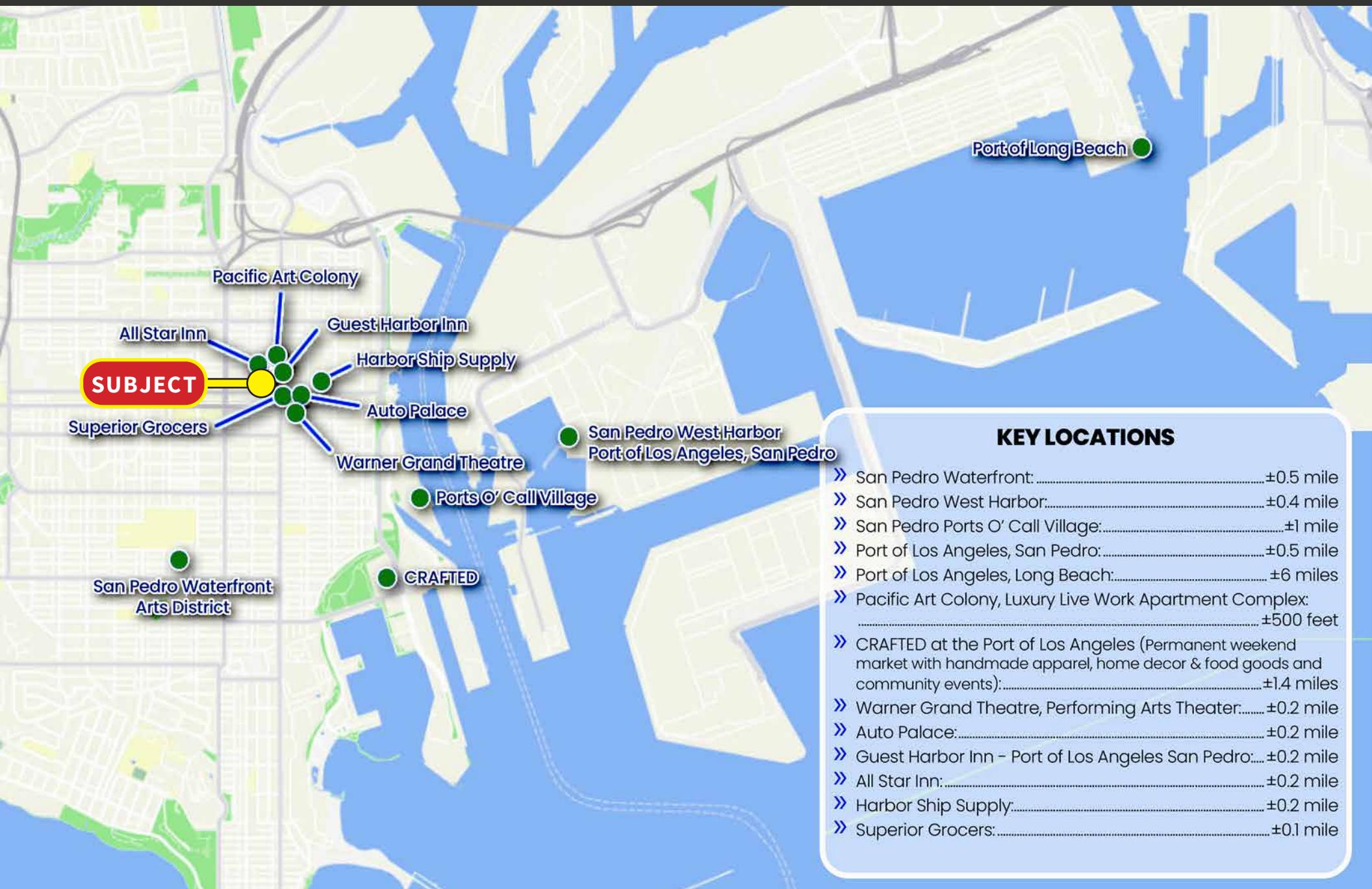


AREA MAP

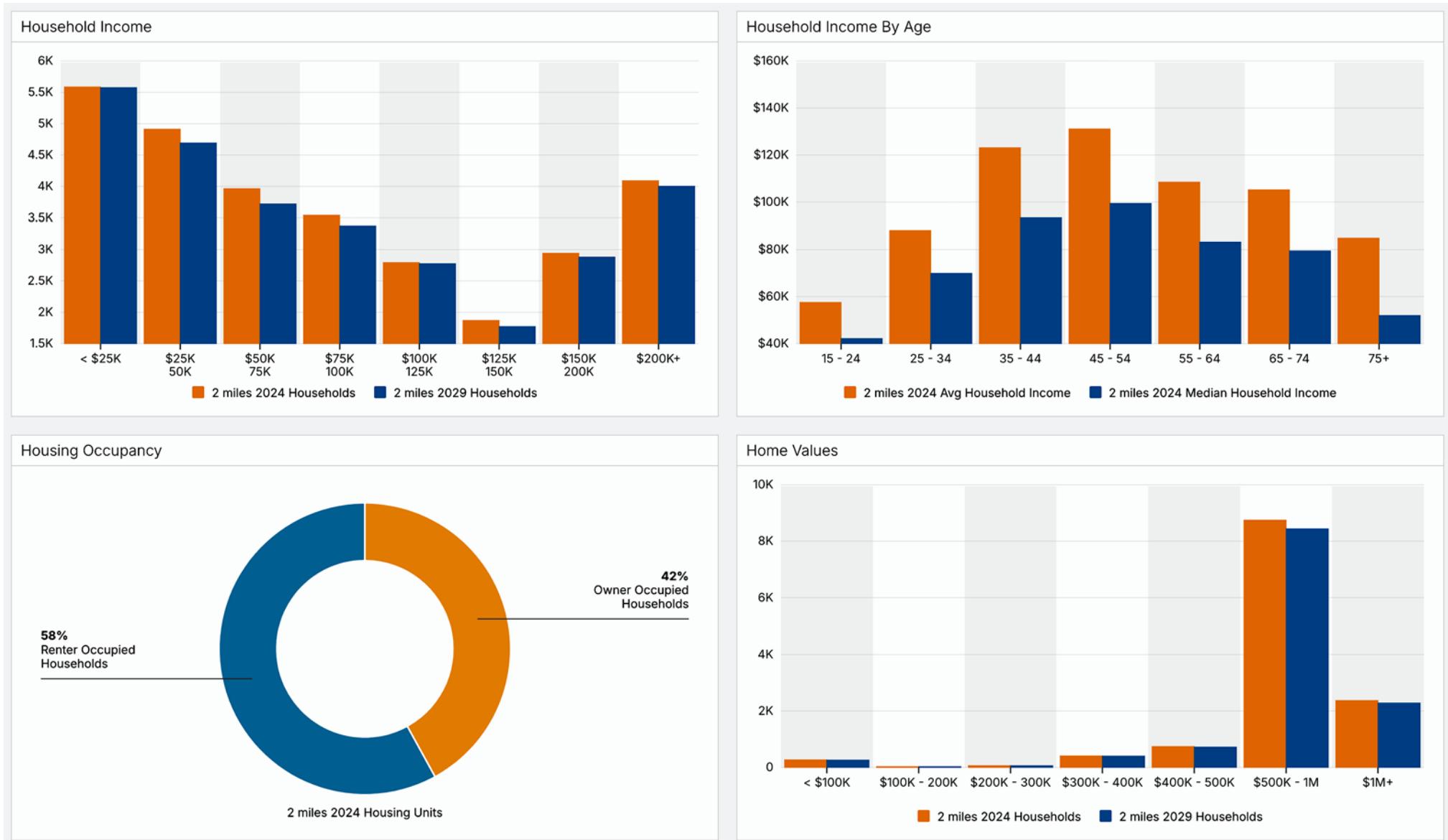


Major Properties | Rene Mexia & Jeffrey Jankaew

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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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



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