

Ground Floor Retail/Office/Restaurant Space Available in Mixed-Use Development



San Pedro, CA

Hard to find Streetfront space in Downtown's Historic Arts Core



1,925 SF commercial space, well designed for a restaurant (grease interceptor and venting in place)



309 SF commercial space for any use



300+ onsite residents built in clientele

Be a part of this Authentic Urban Frontier undergoing dynamic growth



LAURIE WIXTED
m: 310 514-7411
BRE# 00918380
lauriewixed@gmail.com



San Pedro

ABOUT DOWNTOWN SAN PEDRO



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



1,200 new Residents in
two block radius & 650 Units
Opening in 18 Months



DTSP Trending
125K House Hold Income
34-37 Age



2 Blocks
To Waterfront



Little Italy of Los Angeles
12 Events &
500K Visitors



Arts Entertainment &
Eclectic Restaurants



DEMOGRAPHICS

2022 Estimates



POPULATION

0.5 Miles	13,000
1.0 Mile	32,165
3 Miles	115,000



AVG HH INCOME

3 Blocks	\$90,000
3 Miles	\$100,000
\$75K-\$150K = 49%	



DAYTIME POPULATION

0.5 Miles	15,600
1.0 Mile	31,210
1.5 Miles	49,717



TRAFFIC COUNTS:

Harbor/7th

±33,488 Cars per day

Pacific/6th

±22,550 Cars per day



4.1M

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



1.2M

daytime
employees within
five minutes



400K SF

Campus at AltaSea
neighboring site will
include over 35 acres



49%

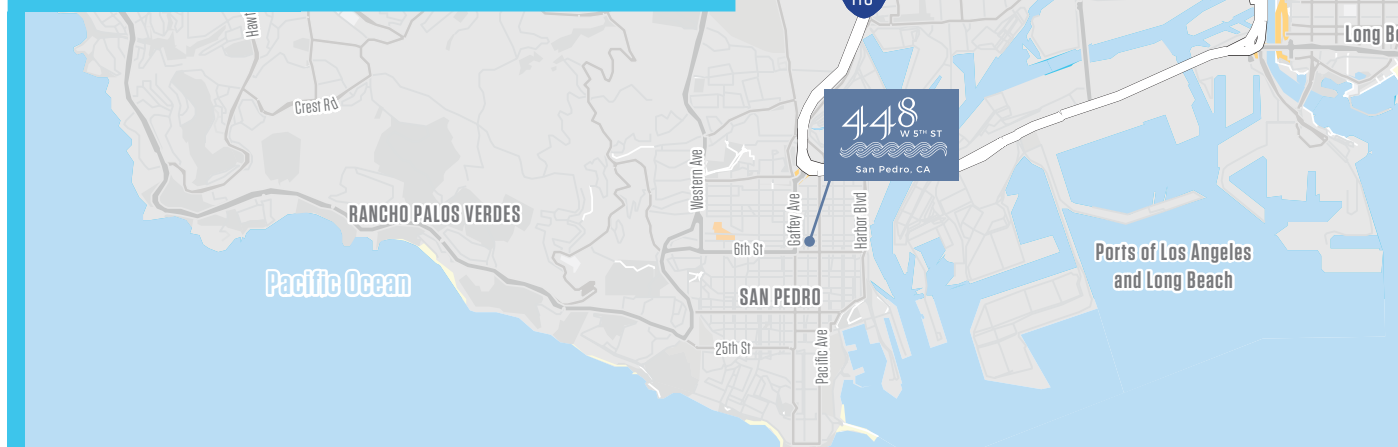
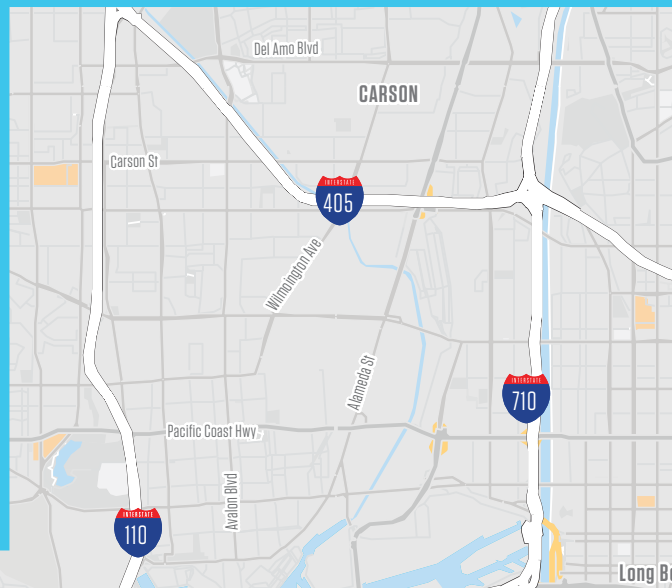
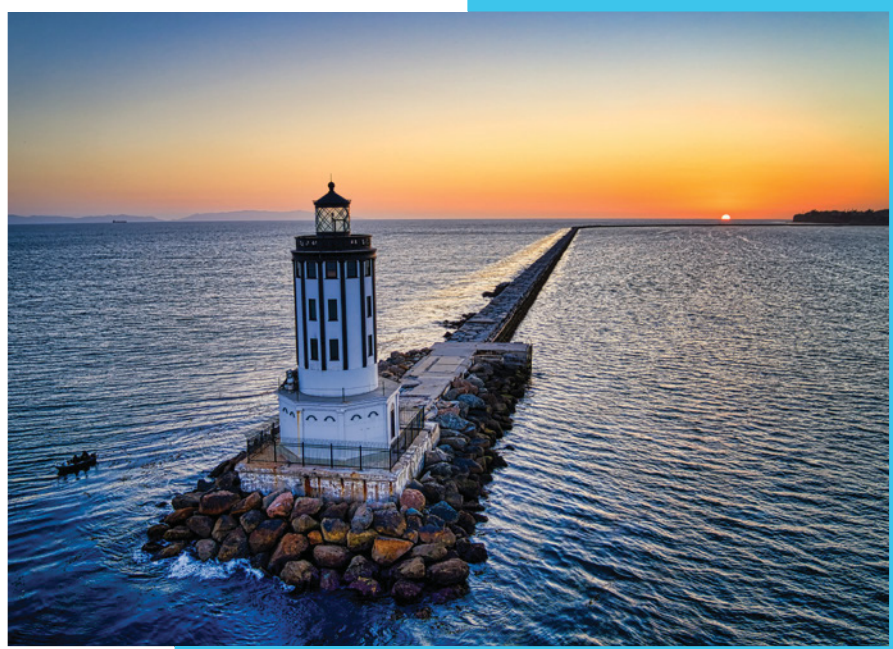
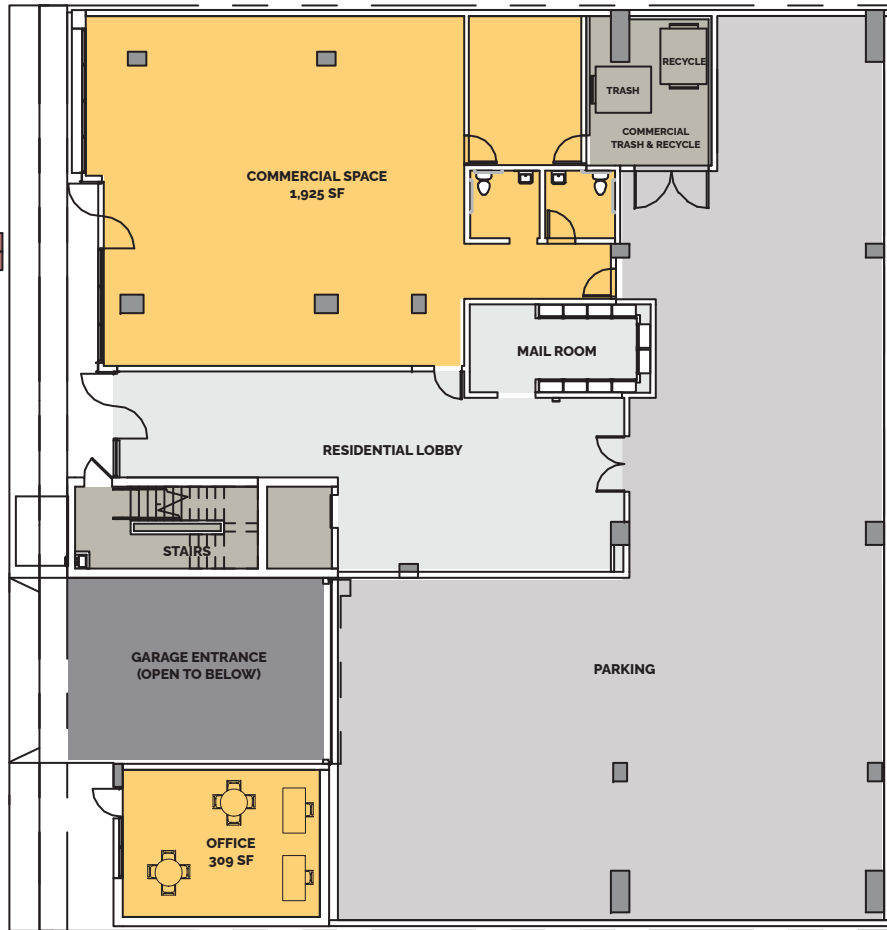
of the population in the immediate
trade area has attended college
or earned a degree



80

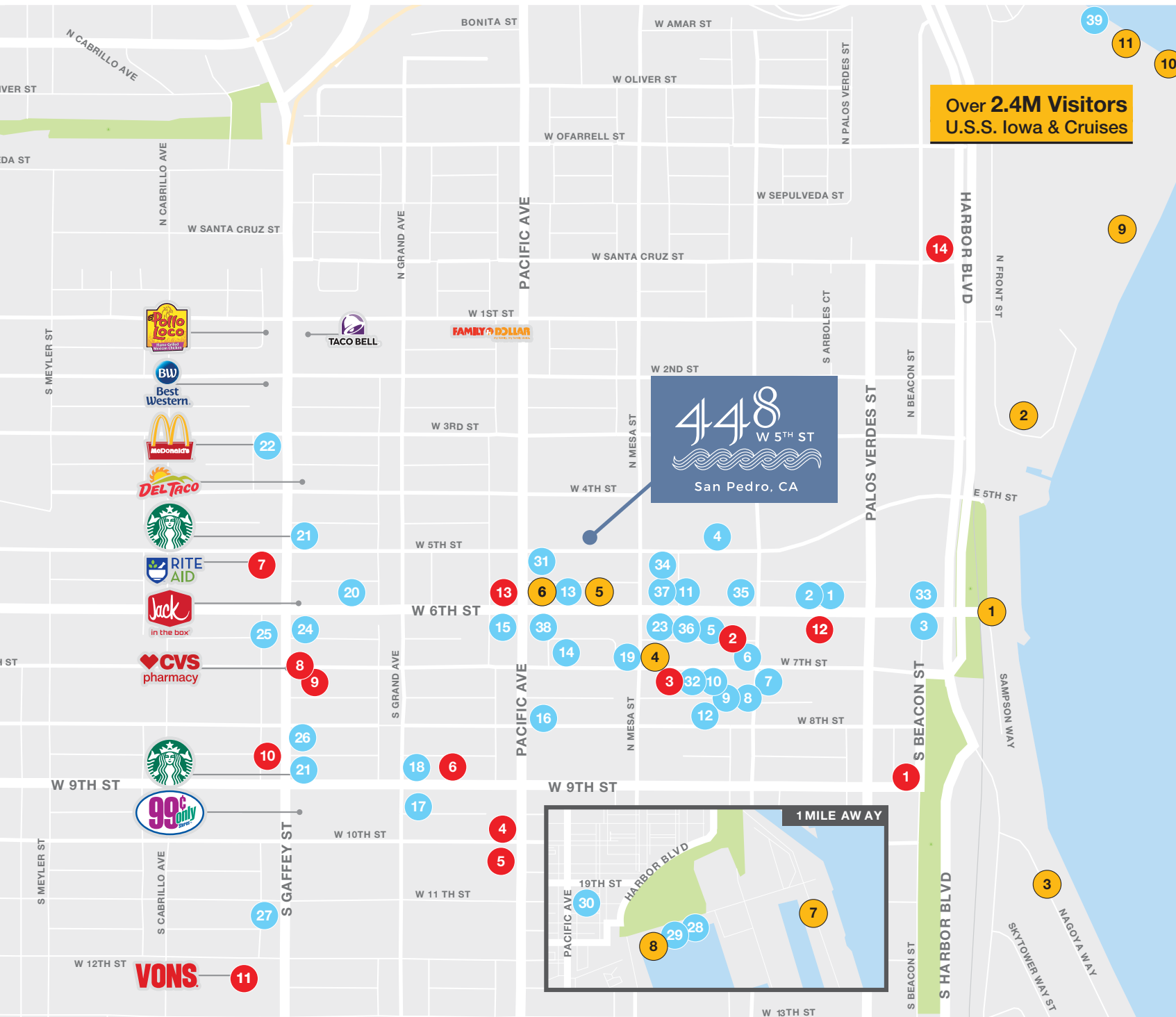
events planned with approximately
6,200 guests over the course of a
year at Nederlander Amphitheater

SITE PLAN



San Pedro

SURROUNDING RETAIL MAP



FOOD & BEVERAGE

- | | | |
|-----------------------------------|--|---|
| 1. Hojas Coffee & Tea | 14. Michael's Tuscany Room | 29. Brouwerij West |
| 2. Buono's Pizzeria | 15. San Pedro Café | 30. Nazelie's Lebanese Cafe |
| 3. Green Onion Mexican Restaurant | 16. Tacos Jalisco | 31. Numero Uno Market |
| 4. Think Café | 17. Iron City Tavern | 32. Distrito Coffee |
| 5. San Pedro Brewing Co. | 18. J. Trani's Ristorante | 33. Sebastian's Mediterranean |
| 6. Happy Diner | 19. Sirens Java & Tea | 34. Kalaveras Mexican Restaurant |
| 7. Port Town Brewing | 20. Baramee Thai Restaurant | 35. La Bocca Felice |
| 8. Crazy Fish | 21. Starbucks | 36. La Siciliana |
| 9. The Whale & Ale | 22. McDonalds | 37. "Little" Sebastian's (Temporary Location) |
| 10. Compagnon French Bistro | 23. Niko's Pizzeria | 38. The Artistry |
| 11. Senfuku Japanese Restaurant | 24. Jack In The Box | 39. San Pedro Fish Market |
| 12. Raffaello Ristorante | 25. Little Ceasars | |
| 13. Sacred Grounds | 26. Babouch Moroccan | |
| | 27. Omlette & Waffle Shop | |
| | 28. CRAFTED at the Port of Los Angeles | |

LOCAL ATTRACTIONS

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

DAILY NEEDS

- | | | |
|-----------------------|--------------------------|---------------------------|
| 1. US Post Office | 6. City Bank | 11. Vons |
| 2. Street Sole Shoes | 7. Rite Aid | 12. Enterprise Car Rental |
| 3. Leisure Nail Salon | 8. CVS | 13. AutoZone |
| 4. Bank of America | 9. Sunny Massage Therapy | 14. West Marine |
| 5. Chase Bank | 10. 7 Eleven | |

DOWNTOWN SAN PEDRO NEW DEVELOPMENTS



RESIDENTIAL DEVELOPMENT	
Development State	No. of Units
Completed	682
Under Construction or Entitled	1,224
Proposed	2,656
Total New Residential Units	4,562

LAURIE WIXTED
LAURIE WIXTED INC.
 m: 310 514-7411
 BRE# 00918380
 lauriewixed@gmail.com

WIXTED GROUP
 2525 Via Campesina, Suite 203
 Palos Verdes Estates, CA 90274



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