

1100 | S. PACIFIC AVENUE

SAN PEDRO, CA 90731



RE/MAX
COMMERCIAL & INVESTMENT REALTY®

Multi-Tenant Retail
Excellent Investment Property

STEVE LAMPE (310) 880-1151 | slampe@remaxcir.com | DRE #01164364

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STEVE LAMPE

Executive Vice President

(310) 880-1151 | slampe@remaxcir.com

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DESIGN BY CRESC



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EXECUTIVE SUMMARY

PROPERTY SUMMARY

THE ASSET

▪ TENANTS	7
▪ YEAR BUILT	1923
▪ GROSS SF	4,800
▪ LOT SF	15,001
▪ APN	7456-007-046
▪ PARKING	25 Spaces





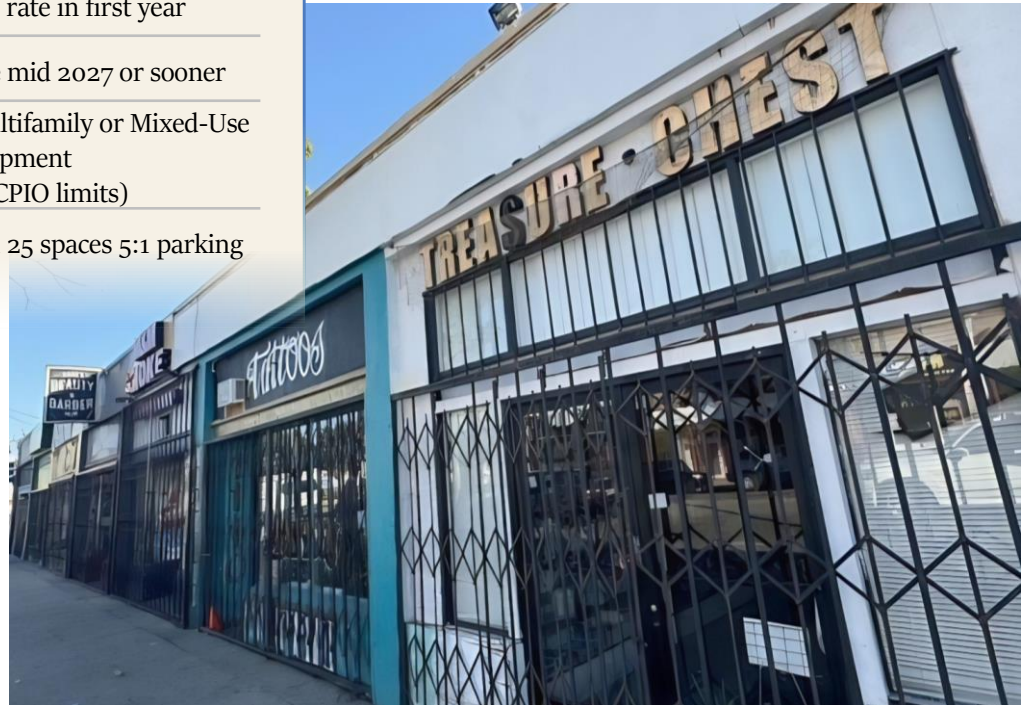
Excellent investment property

Over 6.80% CAP rate in first year

All Leases will expire mid 2027 or sooner

Potential for future Multifamily or Mixed-Use Development
(Subject to CPIO limits)

Large parking lot with 25 spaces 5:1 parking



FINANCIAL ANALYSIS

SUMMARY

PRICING

OFFERING PRICE **\$1,565,000**

PRICE/UNIT **\$223,571**

PRICE/SF **\$326.04**

	Year 1	Year 2
CAP RATE	6.58%	6.86%

THE ASSET

Tenants **7**

Year Built **1923**

Gross SF **4,800**

Lot SF **15,001**

APN **7456-007-046**

Parking **25 Spaces**

MONTHLY RENT SCHEDULE

Type	Avg. Current	Current Total	Year 2	Year 2 Total
The Break Room	\$2,300	\$2,300	\$2,400	\$2,400
Always Travel	\$1,500	\$1,500	\$1,550	\$1,550
Daily Grind	\$1,695	\$1,695	\$1,780	\$1,780
Mark Hair Salon	\$1,600	\$1,600	\$1,650	\$1,650
Market Hub	\$1,600	\$1,600	\$1,650	\$1,650
Tattoo Parlor	\$1,400	\$1,400	\$1,450	\$1,450
Outlet Store	\$2,700	\$2,700	\$2,700	\$2,700
Total Scheduled Rent		\$12,795		\$13,180

ANNUALIZED INCOME	Current	Year 2
Gross Potential Rent	\$153,540	\$158,160
Less: Vacancy/Deductions	(\$6,075)	(\$6,326)
Misc. Income	\$1,800	\$1,800
Effective Gross Income	\$149,265	\$153,634

ANNUALIZED EXPENSES	Current	Year 2
Property Tax (New 1.199%)	\$19,985	\$19,985
Building Insurance	\$8,242	\$8,242
Offsite Management	\$6,000	\$6,000
DWP - Water	\$2,400	\$2,400
Trash Service	\$4,800	\$4,800
Cleaning	\$1,200	\$1,200
Maintenance Reserves	\$3,600	\$3,600
ESTIMATED EXPENSES	\$46,227	\$46,227
Expenses/Unit	\$6,604	\$6,604
Expenses/SF	\$9.63	\$9.63
% of GOI	31%	31%

RETURN	Current	Year 2
NOI	\$103,038	\$107,407

Rent Roll

Unit #	Tenants	Approx SF	Current Rent	Rent/SF	Year 2 Rent	Rent/SF
1100	The Break Room	600	\$2,300	\$3.83	\$2,400	\$4.00
1102	Always Travel	600	\$1,500	\$2.50	\$1,550	\$2.58
1104	Daily Grind	600	\$1,695	\$2.83	\$1,780	\$2.97
1106	Mark Hair Salon	600	\$1,600	\$2.67	\$1,650	\$2.75
1108	Market Hub	600	\$1,600	\$2.67	\$1,650	\$2.75
1110	Tattoo Parlor	600	\$1,400	\$2.33	\$1,450	\$2.42
1112-1114	Outlet Store	1,200	\$2,700	\$2.25	\$2,700	\$2.25
Totals:		4,800	\$12,795		\$13,180	

LEASE ABSTRACT

1100 600sqft	1102 600sqft	1104 600sqft	1106 600sqft	1108 600sqft	1110 600sqft	1112 600sqft	1114 600sqft	BILLBOARD
The Break Room	Always Travel	Daily Grind	Mark Hair Salon	Market Hub	Tattoo Parlor	Outlet Store		Lamar Companies
Cassie Spencer Wingate	William Motta	Amal Fakhoury	Carmen Becerra	Mina Morcos	Jonathan Roman	Mariela Alvarez Marina Hernandez		
5 YEAR 5 year option	3 YEAR no option - Sec.Dep. \$500	3 YEAR 3 yr option - \$1695 Sec.Dep.	2 YEAR no option	3YR EXT. 2 (3 yr options) - \$1500 Sec Dep	1 YR EXT. no option	3 YEAR OPT.		
8/1/2022-7/31/2023 - \$2100	3/1/23 - 2/29/24 - \$1425	Oct, Nov, Dec 2024 - Free	7/1/23 - 2/28/24 - \$1,450	1st - 3 yr option	09/01/24 - 8/31/25 - \$1400	9/1/21 - 8/31/22 - \$2575		
8/1/2023-7/31/2024 - \$2200	3/1/24 - 2/29/25 - \$1475	01/01/25 - 9/30/25 - \$1695	3/1/24 - 2/28/25 - \$1,525	09/1/24 - 08/31/25 - \$1600		9/1/22 - 8/31/23 - \$2625		
8/1/2024-7/31/2025 - \$2300	3/1/25 - 2/29/26 - \$1500	10/01/25 - 09/30/26 - \$1780	3/1/25 - 2/28/26 - \$1,600	09/1/25 - 08/31/26 - \$1650		9/1/23 - 8/31/24 - \$2700		
8/1/2025-7/31/2026 - \$2400		10/01/26 - 09/30/27 - \$1869		09/1/26 - 08/31/27 - \$1700				
8/1/2026-7/31/2027 - \$2500								
\$2,300	\$1,475	\$1,695	\$1,525	\$1,600	\$1,400	\$2,700		\$150



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ZONING OVERVIEW

CPIO LAND USE BY SUBAREA

CHAPTER III – CENTRAL COMMERCIAL SUBAREAS A, B, C, D, and E

SECTION III-1: LAND USE

- A. Any new use or change of use in the Central Commercial Subareas A, B, C, D, and E shall be subject to the use regulations set forth in Table III-1 below. Uses are controlled by the underlying zoning and the LAMC except where modified in Table III-1.
- B. Uses made non-conforming by this CPIO shall comply with LAMC Section 12.23.

Table III-1 Central Commercial Subareas Land Use Regulations			
Use	Regulation	Applicable Location	Regulation/Exemptions/Clarifications
Automobile Storage	Prohibited	Subareas B, C, D, and E	
Automotive Uses	Prohibited	Subareas B, C, D, and E	
Commercial Uses	Required	Subarea A, south of 1st Street, and Subarea B	Commercial Uses are required on the Ground Floor for a minimum of 75 percent of the length of any new Primary Frontage.
Drive-Thru Establishment	Prohibited	Subareas B, C, D, and E	
100% Residential (excluding Joint Living and Work Quarters)	Prohibited	Subareas D and E	Buildings developed with 100 percent residential uses are prohibited. Residential uses are permitted when developed in conjunction with Commercial Uses and/or Community Facilities that are located in the same building. Residential uses does not include Joint Living and Work Quarters.

CHAPTER III – CENTRAL COMMERCIAL SUBAREAS A, B, C, D, and E

	Allowed	Subarea A, north of 1 st Street, and Subarea C	Projects are encouraged, but not required, to comply with the multi-family residential guidelines in Appendix B.
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SECTION III-2: DEVELOPMENT STANDARDS

Projects in the Central Commercial Subareas are subject to the following development standards:

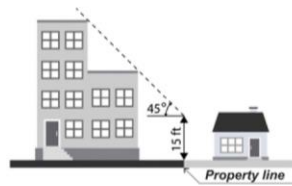
- A. **Building Height.** In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following building height regulations:
- In Subareas A and D:
 - The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.
 - The maximum height shall be 45 feet.
 - In Subarea B:
 - The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.
 - The maximum height for Height District 1XL shall be 30 feet.
 - The maximum height for Height District 1VL shall be 45 feet.
 - In Subarea C:
 - The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.
 - The maximum height shall be 75 feet.
 - Other than with a CPIO Adjustment or a CPIO Exception, a Project may only exceed 75 feet in height if approved pursuant to LAMC Section 12.24.V, except that the initial decision-maker shall be the City Planning Commission.
 - In Subarea E:
 - The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.
 - The maximum height shall be 75 feet, with the following exceptions:

CPIO LAND USE BY SUBAREA

CHAPTER III – CENTRAL COMMERCIAL SUBAREAS A, B, C, D, and E

- (i) For properties south of 8th Street between Mesa Street and Palos Verdes Street, the maximum height shall be 75 feet from the lowest natural grade on 8th Street.
- (ii) For properties west of Harbor Boulevard and north of Amar Street, the maximum height shall be 45 feet.
- (c) Other than with a CPIO Adjustment or a CPIO Exception, a Project may only exceed 75 feet in maximum height if approved pursuant to LAMC Section 12.24.V, except that the initial decision-maker shall be the City Planning Commission.

5. Where a parcel is either abutting or across an alley from either a residentially zoned lot or a lot within a Historic Preservation Overlay Zone, the building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in residential zone or Historic Preservation Overlay Zone. Projects on a slope shall be calculated at the lowest grade.



B. Building Density & Intensity. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following building density and intensity regulations:

- 1. In Subareas A and D:
 - (a) The maximum FAR shall be 1.5:1.
- 2. In Subarea B:
 - (a) The maximum FAR shall be 1.5:1.
- 3. In Subarea C:
 - (a) The maximum FAR shall be 3.0:1.
- 4. In Subarea E:
 - (a) The maximum FAR shall be 4.0:1 except as follows:
 - (i) For properties south of 8th Street between Mesa Street and Palos Verdes Street, the maximum FAR shall be 3.0:1.
 - (ii) For properties west of Harbor Boulevard and north of Amar Street, the maximum FAR shall be 3.0:1.

C. Building Design. In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following building design regulations:

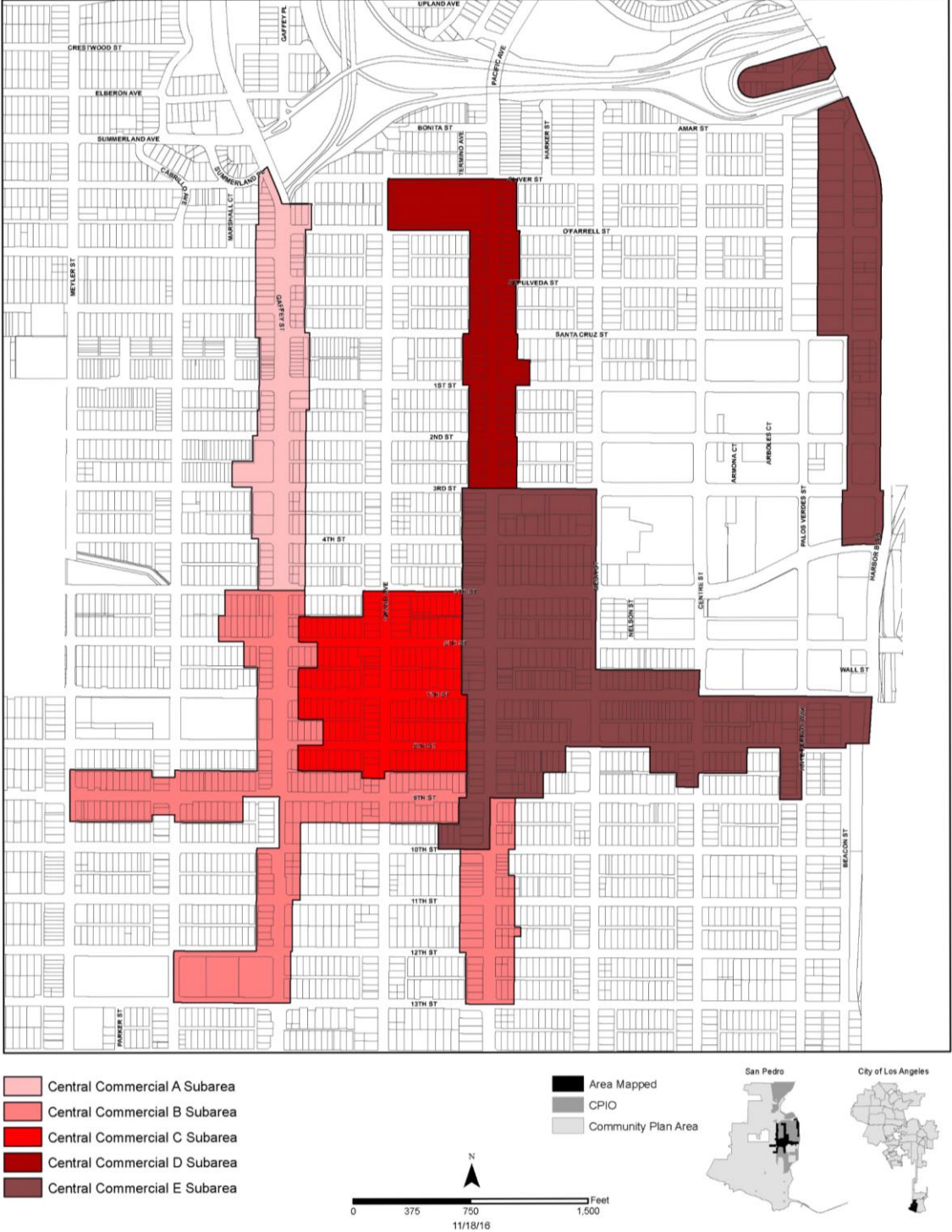
CHAPTER III – CENTRAL COMMERCIAL SUBAREAS A, B, C, D, and E

- 1. For new construction, the exterior wall of any building or parking structure shall be located not more than five feet from the Primary Lot Line, except that exterior walls may be more than five feet from the Primary Lot Line when the setback area is used for open space consistent with Subsection E, and/or landscaping.
- 2. For Automotive Uses, Automobile Storage, and Drive-thru Establishments, a minimum 10-foot-high masonry wall shall be maintained at any property line adjacent to an R Zone, except when the property is located across a street.
- 3. For new construction, at least 60 percent of the Primary Frontage at the Ground Floor shall consist of doors and windows. Windows and doors shall allow views into building interiors and/or to merchandise displays. A minimum of 70 percent of window bases shall be set at a maximum of three feet as measured from finished grade.
- 4. Glass as part of the external façade of buildings shall be no more reflective than necessary to comply with Green Code or other state or local UV requirements.
- 5. The exterior façade of buildings five stories or less shall incorporate no more than three complementary building materials, including but not limited to glass, tile, masonry, smooth stucco, or stone.
- 6. Heavily textured stucco is prohibited.

D. Building Disposition. In addition to any regulations set forth by the underlying zone and the LAMC, Projects involving new construction shall comply with the following building disposition regulations:

- 1. Buildings and parking structures shall occupy 100 percent of the length of the Primary Lot Line, except to provide required driveways and open space consistent with Subsection E. Additionally, one walkway, not to exceed ten feet in width, shall be permitted for every 200 linear feet of frontage.
- 2. Commercial Uses located on the Ground Floor shall have an entrance directly accessible from an Arcade, a street, or open space consistent with Subsection E, without the need to cross a parking lot or driveway.
- 3. Each residential unit on the Ground Floor shall be directly accessible from the street, without the need to cross a parking lot or driveway.
- 4. Individual entrances to each unit shall be set back a minimum of three feet from the sidewalk.
- 5. Individual entrances to each unit shall be a maximum of three feet above or below sidewalk grade.
- 6. Projects with rear lot lines abutting a public right-of-way or a parking lot shall incorporate clearly defined pedestrian entrances at the rear of the building.

FIGURE III - CENTRAL COMMERCIAL SUBAREAS





03

THE LOCATION

San Pedro

CALIFORNIA

Located at the southern point of the Palos Verdes Peninsula, between Manhattan Beach and Long Beach, is San Pedro, home to the busiest port in the country: the Port of Los Angeles. Also known as America's Port, this gateway with unmistakable nautical tones is much more than a transportation hub. Popular destinations include the Los Angeles Maritime Museum, showcasing hundreds of nautical vessels, the mile-long Cabrillo Beach, and the Frank Gehry-designed Cabrillo Marine Aquarium.

DEMOGRAPHICS



\$87,976

Median Household Income



82,513

Population



32,867

Total Dwelling Units

Major Developments



Rancho San Pedro

Redevelopment in phases over a period of 14 to 20 years to create 1,553 new homes - including 1,090 restricted affordable units - accompanied by 130,000 SF of commercial uses and 5+ acres of publicly accessible open space and parks.

1,553
Homes

130K
SF Retail

5+ AC
Open Space

Expected to include approx. 200,000 SF of shops and restaurants across a 42-acre site. Anchoring the southern tip of the complex will be a new amphitheater roughly 108,000-SF space on the waterfront, a 50,000 SF lawn with seating for 6,200 visitors and a 22,000 SF space for restrooms and concessions.

West Harbor Dev



SAN PEDRO BAY PORT COMPLEX

PORT OF LA + PORT OF LONG BEACH

San Pedro Bay is an inlet on the Pacific Ocean coast of Southern California, United States. It is the site of the Port of Los Angeles and the Port of Long Beach, which together form the fifth-busiest port facility in the world (behind the ports of Shanghai, Singapore, Hong Kong, and Shenzhen) and the busiest in the Americas.

In the first quarter of 2024, the Ports of Los Angeles and Long Beach, known as the San Pedro Bay port complex, accounted for over 30% of the Twenty-foot Equivalent Units (TEUs) in the United States.



29%

OF US MARKET SHARE



#9

RANKED NO. 9 IN THE WORLD



2.7M

2.7 MILLION JOBS IN THE US





WEST HARBOR

LA'S NEWEST DESTINATION IS WITHIN VIEW.



42 acres and one-mile of direct waterfront access



Over 200,000 square feet of waterside, featuring harbor side excursions and attractions.



Over 150,000 square feet of retail, restaurants, and entertainment



Four acres of outdoor park and recreation space



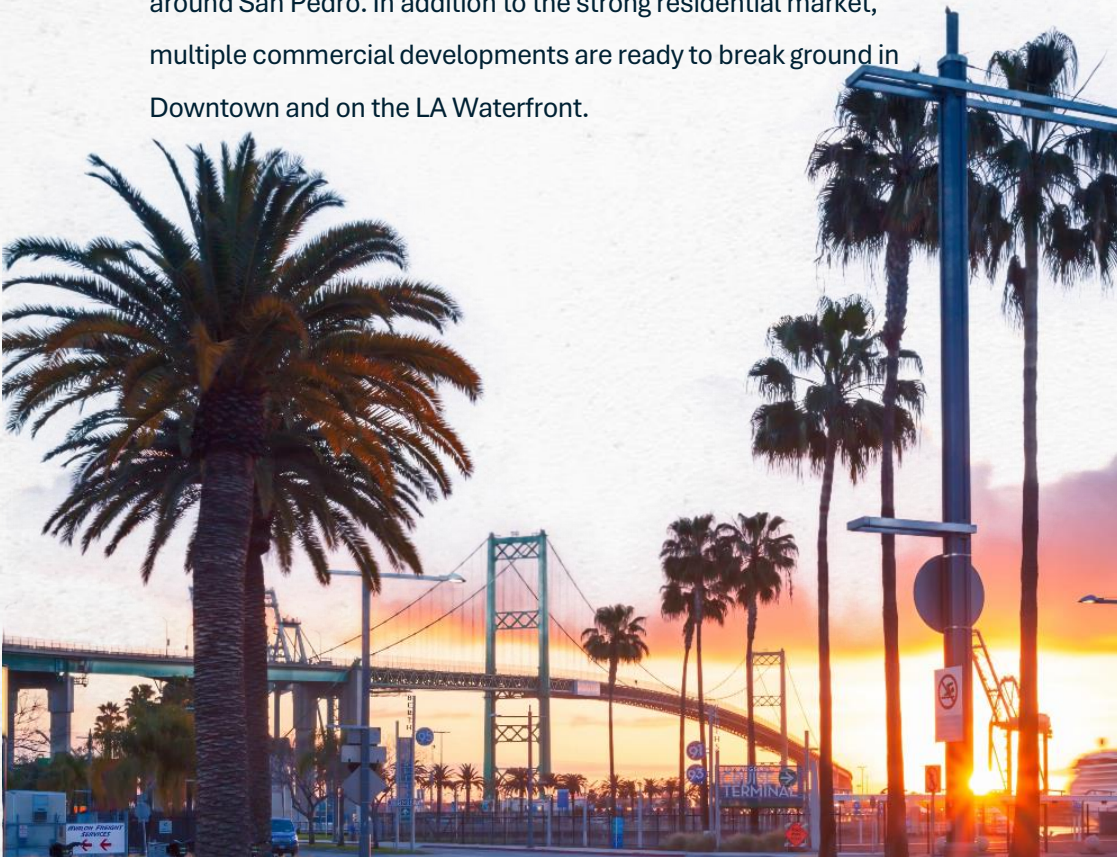
Construction start November 2022, opening projected 2024.

West Harbor is a food hall and waterfront park under construction in San Pedro, Los Angeles, California, facing Terminal Island and the Port of Los Angeles. Formerly called the San Pedro Public Market, the development is being built on 42 on the former site of Ports O' Call Village. The food hall will house five restaurants and 15 food stalls, as well as retail shops. The development will also feature a 3-acre pedestrian promenade and an open-air theater. The developers have a 66-year lease with the port to build and operate the development. On November 11, 2022, it was announced that construction will begin immediately, and the project is expected to be finished in 2025.

Downtown San Pedro

San Pedro is located just 20 miles south of downtown Los Angeles and is home to North America's largest port at the LA Waterfront. This growing seaside town has nationally recognized landmarks, a thriving arts scene, and ocean-based adventures. There's no place like San Pedro.

San Pedro boasts unprecedented opportunity for expansion with almost 5000 housing starts in various stages of development in and around San Pedro. In addition to the strong residential market, multiple commercial developments are ready to break ground in Downtown and on the LA Waterfront.



AREA HIGHLIGHTS

With San Pedro real-estate in high demand, many investment opportunities abound. Median home prices are considerably lower than the rest of Los Angeles providing a unique opportunity for investment.

Commercial real estate is also booming with most notably the upcoming development of West Harbor, a world class center for shopping and dining.

San Pedro features a thriving food scene with both casual and fine dining earning recognition in EaterLA and the LA times.

Many restaurants in Downtown San Pedro feature outdoor dining platforms to add additional seating and provide a new atmosphere for locals and visitors alike.

Today, San Pedro's locally-owned and family-operated shopping scene is full of hard-to-find and one-of-a-kind treasures.

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