

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731

Monthly Rent \$2 Sq Ft/Mo + NNN

Features

- Available 4,120 Sq. Ft. Retail Space
- Parking Type: 36 Unreserved Surface Spaces
- Corner unit located in a Strip Center anchored by 7-Eleven

Highlights

- HVAC
- Zoning LAC2
- Security guard on property
- 22" Ceiling
- 1 Bathroom

Description

Approx. 4,120 SF corner retail space in a high-traffic strip center on Gaffey Street. C2 zoning allows for a wide range of retail, medical, and service uses.

Anchored by 7-Eleven and Wings 2 Go, providing strong daily foot traffic. Excellent visibility, signage opportunity, and on-site parking. Ideal for owner-user or tenant seeking prime exposure in the San Pedro corridor.



Deborah Naumovski

310.999.1203

deborah@rpmres.com

DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

DnG is the key
DG Real Estate
Needs

Gulshen Kaur

562.225.9260

gulshen@rpmres.com

DRE# 01889843

RPM
COMMERCIAL

WWW.RPMRES.COM

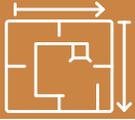
525 S. Douglas St.

Suite 270

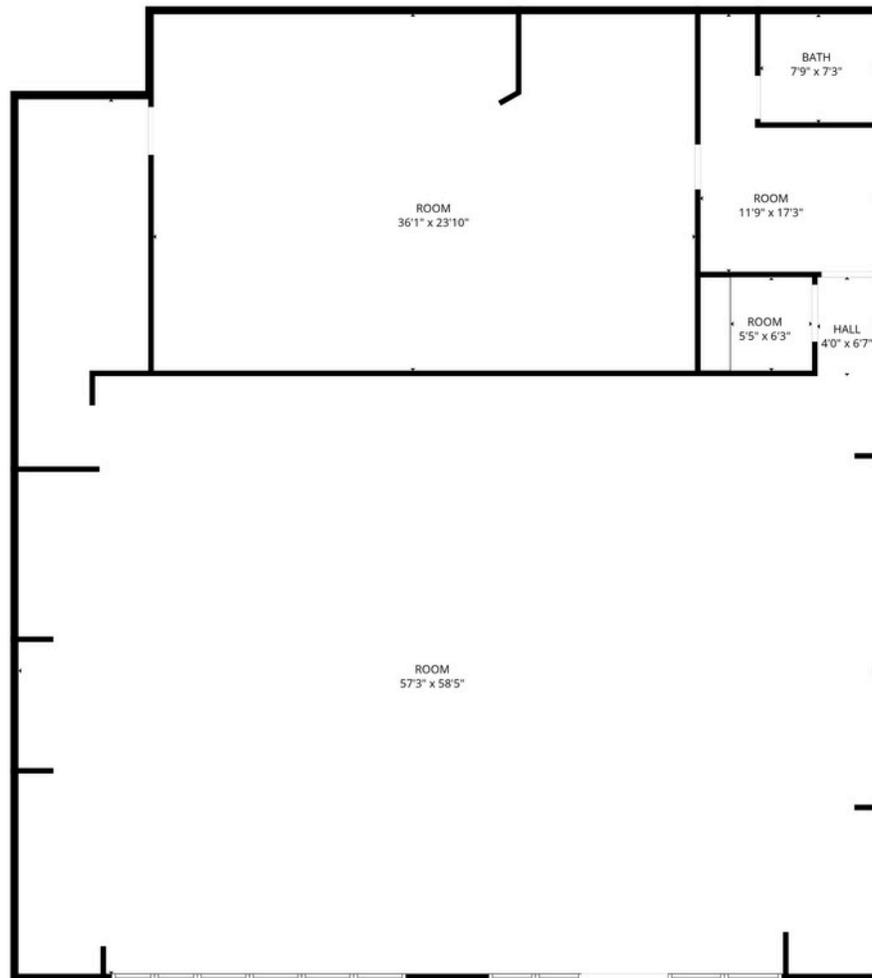
El Segundo, CA 90245

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Floor Plan



Deborah Naumovski

310.999.1203

deborah@rpmres.com

DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

DnG is the key
DG
Real Estate
Needs

Gulshen Kaur

562.225.9260

gulshen@rpmres.com

DRE# 01889843

RPM
COMMERCIAL

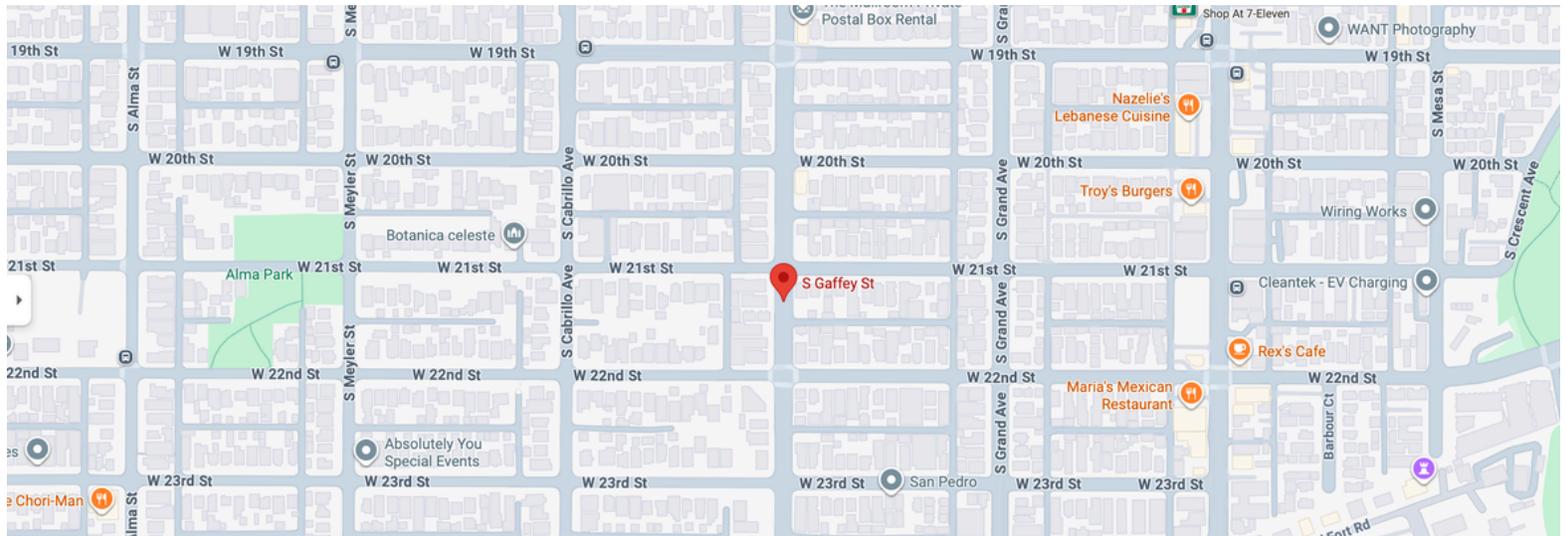
WWW.RPMRES.COM

525 S. Douglas St.
Suite 270
El Segundo, CA 90245

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731

Location



Key Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	23,732	2,949	8	67,386	8,839	8	392,725	49,170	8
Trade Transportation & Utilities	3,103	403	8	13,402	1,388	10	73,227	7,219	10
Information	353	47	8	1,348	147	9	10,062	891	11
Financial Activities	1,610	372	4	4,258	1,054	4	32,651	5,711	6
Professional & Business Services	2,186	458	5	5,965	1,234	5	57,753	7,940	7
Education & Health Services	7,461	908	8	17,533	2,800	6	100,863	16,802	6
Leisure & Hospitality	4,193	307	14	10,145	846	12	59,588	4,269	14
Other Services	1,717	412	4	10,591	1,275	8	32,019	5,818	6
Public Administration	3,109	42	74	4,144	95	44	26,562	520	51
Goods-Producing Industries	1,387	236	6	8,836	830	11	66,246	4,310	15
Natural Resources & Mining	22	6	4	143	19	8	446	76	6
Construction	998	170	6	3,192	519	6	16,290	2,295	7
Manufacturing	367	60	6	5,501	292	19	49,510	1,939	26
Total	25,119	3,185	8	76,222	9,669	8	458,971	53,480	9



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245
WWW.RPMRES.COM

Retail/Strip Center FOR LEASE

**134 N Gaffey
San Pedro, CA 90731**

Key Demographics

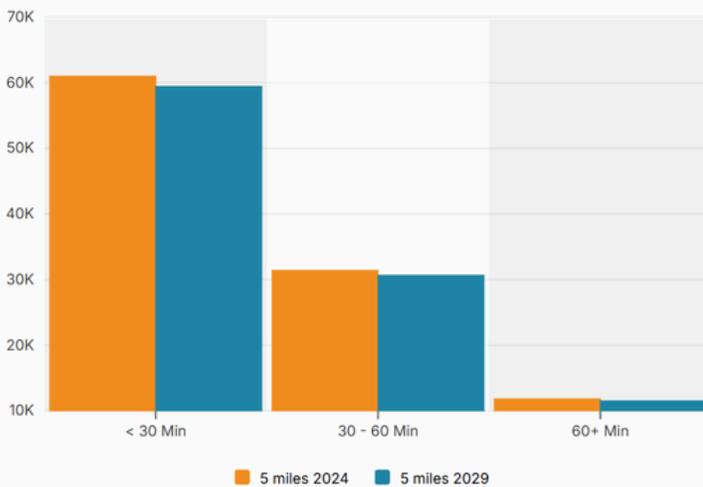
Population By Race

	2 miles	5 miles	10 miles
White	29,245	70,692	280,964
Black	5,208	13,704	88,898
American Indian/Alaskan Native	1,153	3,209	10,612
Asian	6,514	30,043	184,781
Hawaiian & Pacific Islander	412	1,524	7,234
Two or More Races	36,493	112,197	375,678
Hispanic Origin	39,147	120,176	381,050

Households

	2 miles	5 miles	10 miles
2020 Households	30,895	83,246	356,138
2024 Households	29,944	80,058	344,318
2029 Household Projection	29,014	77,440	333,454
Annual Growth 2020-2024	0.6%	0.5%	0.6%
Annual Growth 2024-2029	-0.6%	-0.7%	-0.6%
Owner Occupied Households	12,692	38,994	153,954
Renter Occupied Households	16,321	38,445	179,500
Avg Household Size	2.5	2.8	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spend...	\$1B	\$2.9B	\$12.2B

Population Travel To Work



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$109,287	\$111,054	\$112,347
Median Household Income	\$79,496	\$81,788	\$84,725
< \$25,000	5,559	13,708	52,392
\$25,000 - 50,000	4,845	13,177	52,898
\$50,000 - 75,000	3,932	10,602	49,944
\$75,000 - 100,000	3,536	9,364	43,505
\$100,000 - 125,000	2,836	7,686	35,561
\$125,000 - 150,000	1,876	5,518	25,173
\$150,000 - 200,000	2,943	8,152	34,535
\$200,000+	4,417	11,852	50,309



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245

WWW.RPMRES.COM

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Lease Comps (Last Year Within .5 Miles)

1



3,300 SF Retail Lease Signed Dec 2024 for \$18.00 Modified Gross (Asking)
415W 6th St - 1stFloorDirect
San Pedro, CA 90731 - Beach Cities/Palos Verdes Submarket



Asking Rent: \$18.00/MG	Start Date: Jan 2025	Free Rent:	Deal Type: New Lease	Property Type: Retail Class B
Starting Rent:	Term:	Escalations:	On Market: 3 Mos	Building Area: 3,300 SF
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out: Shell Space	Built/Renov: 1921/
		Position: In-Line	Dock/Drive In:	Parking Ratio: 0.00/1,000 SF

2



3,010 SF Retail Lease Signed Aug 2025 for \$26.40 Modified Gross (Asking)
336-350 W7th St - 1st FloorDirect, Leased byNoga
San Pedro, CA 90731 - Central San Pedro Submarket



Asking Rent: \$26.40/MG	Start Date: Sep 2025	Free Rent:	Deal Type: New Lease	Property Type: Multifamily Class A
Starting Rent:	Term: 7 Years	Escalations:	On Market: 36 Mos	Building Area: 35,000 SF
Effective Rent:	Exp. Date: Sep 2032	TI Allowance:	Build-Out: Shell Space	Built/Renov: Jul 2023/
		Position: In-Line	Dock/Drive In:	Parking Ratio: 1.26/1,000 SF



Current Tenant Mix

Tenant

7-Eleven
SP Tacos
Wingstop
Smoke Shop
Nail Addict
Donuts
Tokyo Bowl
Pirate Town

Store Type

Convenient Store
Restaurant
Restaurant
Retail
Nail Salon
Restaurant
Restaurant
Cannabis Retail



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245

WWW.RPMRES.COM

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Active For Lease Within .5 Miles

1 337-339 W 6th St
San Pedro, California 90731 (Los Angeles County) - Beach Cities/Palos Verdes Submarket



Retail

Property Summary

GLA (% Leased)	4,000 SF (0.0%)	Max Contiguous	4,000 SF
Built	1922	Asking Rent	\$24.00 SF/Year/NNN
Tenancy	Multiple	Frontage	46' on 6th St
Available	2,000 - 4,000 SF		
Parking Spaces	1.00/1,000 SF; 4 Surface Spaces		
True Owner	HR Property Group		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year Occupancy	Term	Days on Market
E 1	1	Retail	Direct	2,000 - 4,000	4,000	4,000	\$24.00 NNN Vacant	3 - 5 Years	743

Amenities

- Bus Line
- Signage

2 501-529 S Gaffey St - San Pedro Plaza
San Pedro, California 90731 (Los Angeles County) - Beach Cities/Palos Verdes Submarket



Retail

Property Summary

Center Type	Neighborhood Center	Max Contiguous	7,125 SF
GLA (% Leased)	25,583 SF (16.5%)	Asking Rent	\$27.00 - 33.00 SF/Year/NNN
Built/Renovated	1975/1990	Frontage	5th St
Tenancy	Multiple	Frontage	Gaffey Street
Available	1,500 - 21,375 SF		
Parking Spaces	3.00/1,000 SF; 120 Surface Spaces		
True Owner	Rich Development Enterprises		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Contiguous Building	Rent/SF/Year Occupancy	Term	Days on Market
P 1	525	Retail	Direct	3,410 - 7,125	7,125	7,125	\$27.00 NNN Vacant	5 - 10 Years	2,267
P 1	-	Retail	Direct	1,500 - 7,125	7,125	7,125	\$33.00 NNN Vacant	5 - 10 Years	639
P 1	-	Retail	Direct	2,215 - 7,125	7,125	7,125	\$27.00 NNN Vacant	5 - 10 Years	1,230

Amenities

- Signalized Intersection



Deborah Naumovski
310.999.1203
deborah@rpmres.com
DRE# 01889637
2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur
562.225.9260
gulshen@rpmres.com
DRE# 01889843



525 S. Douglas St.
Suite 270
El Segundo, CA 90245

WWW.RPMRES.COM

Retail/Strip Center FOR LEASE

134 N Gaffey
San Pedro, CA 90731



Active For Lease
Within .5 Miles

3 387-389 W 6th St

San Pedro, California 90731 (Los Angeles County) - Beach Cities/Palos Verdes Submarket



Retail

Property Summary

GLA (% Leased)	4,800 SF (0.0%)	Max Contiguous	4,800 SF
Built	1923	Asking Rent	\$13.32 SF/Year/NNN
Tenancy	Multiple	Frontage	25' on 6th Street
Available	2,400 - 4,800 SF		
Parking Spaces	0.21/1,000 SF; 1 Reserved Space		
True Owner	P & M Management		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year Occupancy	Term	Days on Market
E 1	-	Retail	Direct	2,400 - 4,800	4,800	4,800	\$13.32 NNN Vacant	3 - 5 Years	161

Amenities - No Data Available

Property Notes

This beautiful store is in the very best location. Just remodeled with new paint, lighting, air/heat. It is located just next door to the most popular restaurant in the Historic Downtown. And there are another 11 restaurants within one block. TRAFFIC - TRAFFIC - TRAFFIC. The Iowa IS HERE and opens to the public July 7th.

Beautiful Art Deco store front with expansive show windows. Just a fabulous store! Original embossed metal ceiling, new heat/air.

The San Pedro Historic Waterfront area includes the old downtown, Port O'Call and the Los Angeles waterfront including the cruise terminal and the new home of the famous battleship Iowa. Great traffic from local businesses, residents and tourists.

Be sure and view all the photos in this post. Plenty of street parking and a 75 place public parking lot directly across the street (see photo). Triple net (NNN) of \$395/mo.

4 203N Harbor Blvd - Harbor Beacon

San Pedro, California 90731 (Los Angeles County) - Beach Cities/Palos Verdes Submarket



Retail

Property Summary

GLA (% Leased)	14,081 SF (69.8%)	Max Contiguous	4,250 SF
Built	1987	Asking Rent	\$27.00 SF/Year/NNN
Tenancy	Multiple	Frontage	303' on N Beacon
Available	1,250 - 4,250 SF	Frontage	301' on N Harbor
Parking Spaces	2.54/1,000 SF; 50 Surface Spaces		
True Owner	Living Oak Trust		



Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Contiguous	Rent/SF/Year Occupancy	Term	Days on Market
P 1 P	A-2	Office/Retail	Direct	3,000	4,250	4,250	\$27.00 NNN Vacant	Negotiable	747
1	G	Office/Retail	Direct	1,250	4,250	4,250	\$27.00 NNN Vacant	Negotiable	747

Amenities

- 24 Hour Access
- Bus Line
- Restaurant
- Air Conditioning
- Corner Lot
- Signage
- Air Conditioning
- Monument Signage
- Tenant Controlled HVAC
- Air Conditioning
- Pylon Sign
- Waterfront

Property Notes

Overlooks the port of Los Angeles and the World Cruise Center. Located on the proposed red car line.



Deborah Naumovski

310.999.1203

deborah@rpmres.com

DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



Gulshen Kaur

562.225.9260

gulshen@rpmres.com

DRE# 01889843



525 S. Douglas St.

Suite 270

El Segundo, CA 90245

WWW.RPMRES.COM