

AUTO BODY PROPERTY AND BUSINESS SHOP IN SAN PEDRO **FOR SALE**

(ESTABLISHED AND OPERATING EXISTING BUSINESS FOR OVER 35 YEARS)

1437 S.PACIFIC AVE
SAN PEDRO, CA 90731



Local Expertise. International Reach. World Class.

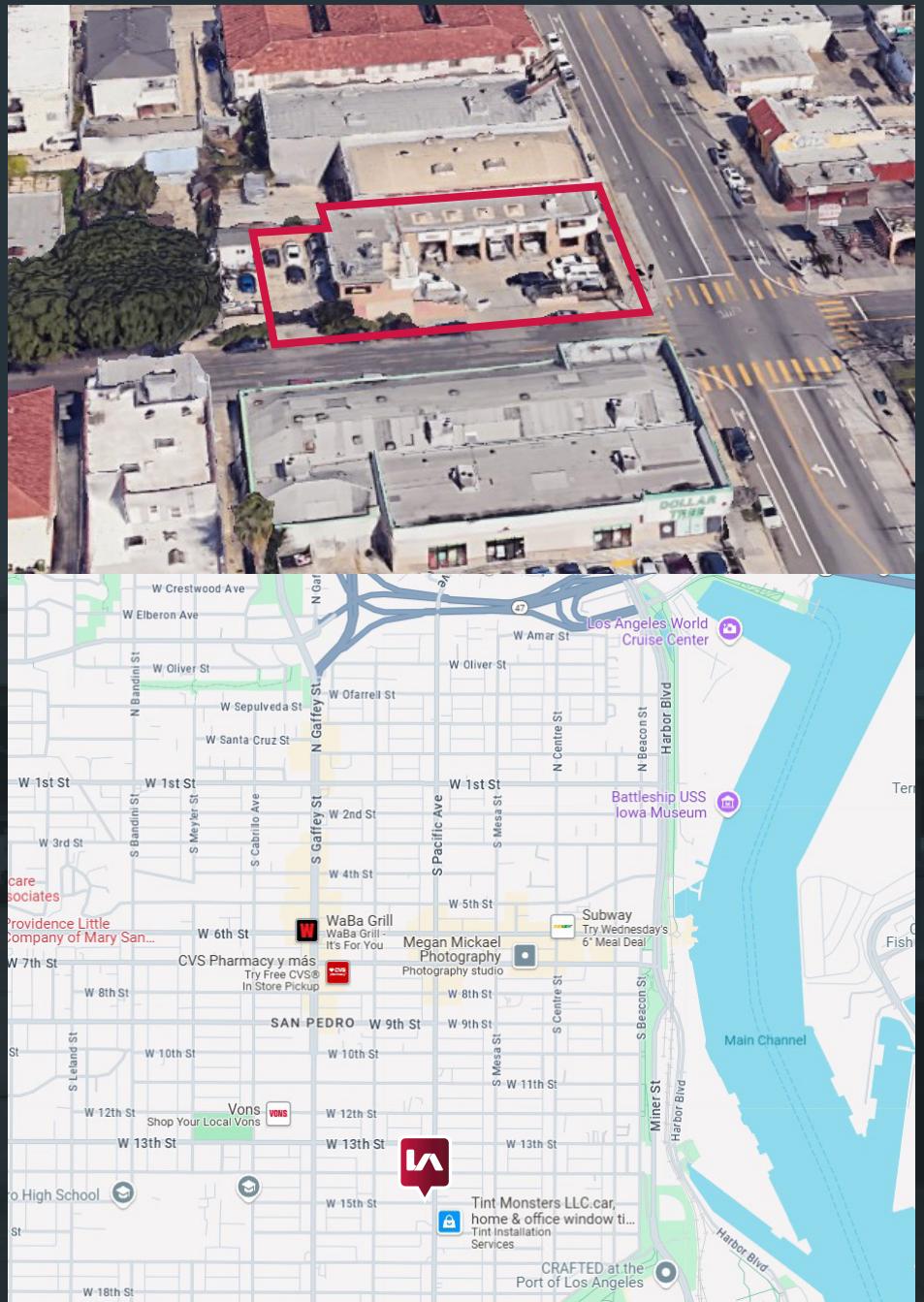


Tom Torabi

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Property Features

Address	1437 S. PACIFIC AVE. SAN PEDRO, CA 91731
Building Type	Auto Body Shop Fully in Opration
Building Size	±3,460 SF (Per Title Report)
Land Area	±8,713 SF
Building Status	Built in 1990
Asking Price	\$4,500,000 (<i>Price Includes the Existing Business Equipment, furniture, permit & License.</i>)
APN	7454-027-027
Other Features	<ul style="list-style-type: none">• Corner Lot Prime Location of San Pedro• License and Permits up to date• Minutes to 710 Fwy. Los Angles international Port and Harbor• Occupied - Do Not Disturb Occupants• Based on Owners information. If the business is fully operation it generates up to \$200,000. 00 gros income per Month



INVENTORY AND EQUIPMENT

- 2 Computers (Dell)
- 2 Computer Screens (Dell, Samsung)
- 2 Computer Key Boards
- 2 Computer Mouse
- 2 Desks
- 3 Office Chairs
- 3 Customer Chairs
- 1 Customer Table
- Mateo Tool Scanner
- Camera System DMSS (16 cameras)
- TV 27in
- 2 Uline cabnits with locks
- Cabniet in Restroom
- Printer/Scanner HP
- Microwave
- Mini Refrigerator
- Hanging Frame for Business License/Permits
- 3 Row file holders
- 1 Calculator
- Misc (Paper, files, pens, etc.)

Machines:

- Chief Ez- Liner (frame machine)
- Car O Liner Machine (Frame measuring system, yearly update fee \$1400)
- Compressor- FSURTIS 10HP
- Compressor- KAESER 10HP
- Torch Weilding Machine
- 2 Pro Spot Welding Machines
- Paint Room w/ Mixer Machine & Equipment
- AC Machine R134- recharge for freeon
- Spray Booth w/ Heater- Grandfathered
- 1 Floor pull Machine
- Thallenger car lift
- 3 Jacks
- 12 Floor Jacks
- Security Camera System

Shop Equipment:

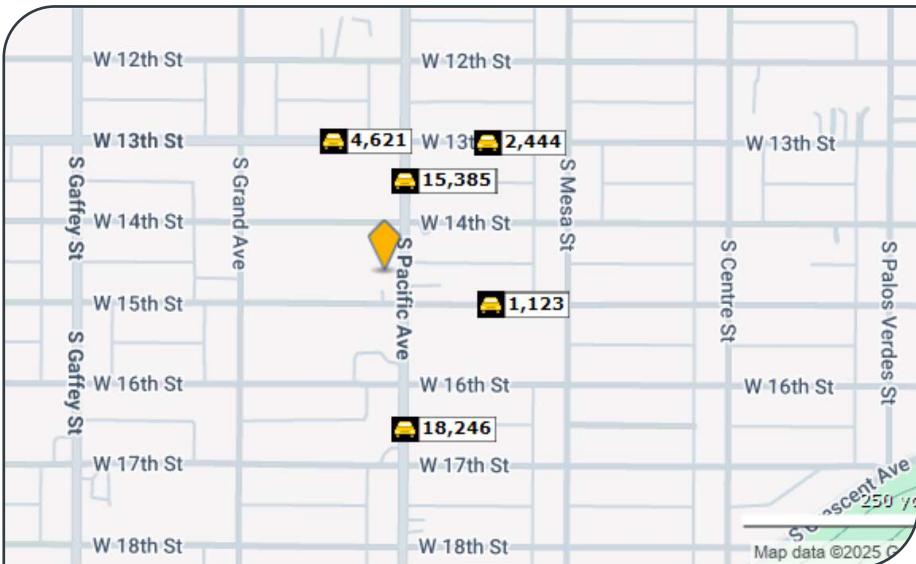
- Paint
- Material (need to be listed what is included)
- Nuts/Bolts

Back Storage Shed:

- Office Desk
- File cabinet
- Office chair

**EXISTING BUSINESS HAS BEEN ESTABLISHED AND OPERATING
FOR OVER 35 YEARS AND IS INCLUDED IN THE PRICE**

TRAFFIC COUNTS & DEMOGRAPHICS



Demographics	1 Mile	3 Mile	5 Mile
2029 Projection	39,875	89,893	183,318
2024 Population	40,952	92,473	189,099
2024 Avg Household Income	\$83,833	\$114,713	\$107,587
2024 Med Household Income	\$57,518	\$83,409	\$77,720
Owner Occupied	3,713 23.85%	16,227 46.49%	30,785 46.76%
Renter Occupied	11,855 76.15%	18,678 53.51%	35,056 53.24%



ABOUT CITY OF SAN PEDRO

The City of San Pedro is a neighborhood located within the South Bay and Harbor region of the city of Los Angeles, California, United States. Formerly a separate city, it consolidated with Los Angeles in 1909. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The district has grown from being dominated by the fishing industry, to a working-class community within the city of Los Angeles, to an increasingly dense and diverse community. The peninsula, including all of San Pedro, was the homeland of the Tongva for thousands of years, home to the village of Chowigna along and the nearby Suangna. In other areas of the Los Angeles Basin archeological sites date back to at least about 10,000 years old. The Tongva used seafaring plank canoes or te'aats, found all throughout the coastline, to travel to and from the Channel Islands and along the coastline. The boats are still constructed by the Tongva today and retain a cultural significance. The neighborhood is bordered to the north by the fellow Los Angeles City neighborhood of Harbor City and the city of Torrance, to the east by the Los Angeles City neighborhood of Wilmington and the city of Long Beach, to the south by the Pacific Ocean, and to the west by Rancho Palos Verdes and the city of Lomita.

The Port of Los Angeles is a seaport located in San Pedro Bay and together with the neighboring Port of Long Beach, is promoted as "America's Port" and consistently ranked as the top one and two busiest ports in the Western Hemisphere. The port has 25 cargo terminals, 82 container cranes, 8 container terminals, and 113 miles (182 km) of on-dock rail within 7,500 acres (3,000 ha) of land and water with 43 miles (69 km) of waterfront. The port's top three trading partners were China (including Hong Kong), Japan, and Vietnam.



The World Cruise Center offers cruises up and down the Pacific Coast and beyond aboard cruise lines such as Royal Caribbean and Crystal Cruises, as well as a ferry to Catalina Island via the Catalina Express. San Pedro anchors the southern end of Los Angeles City Council District 15, which has long been represented only by residents of San Pedro. The neighborhood, according to the Los Angeles Times, "despite accounting for less than one-third of the district's population has enjoyed outsize influence as the district's traditional base of political power. The United States Postal Service operates the San Pedro Post Office at 839 South Beacon Street and the Eastview Post Office at 28649 South Western Avenue. The USPS also operates the Seafarers Post Office at Suite A at 93 Berth in close proximity to the San Pedro Post Office. Additionally Fort MacArthur, now a sub-base of Los Angeles Air Force Base, serves as privatized housing and an administrative annex for Department of Defense service members and dependents under the management of Tierra Vista Communities.



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