

# 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, divisible to 2,000 Sq. Ft
- 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, that can be divisible to 2,000 SF 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  
  
Real Estate  
Needs

**Gulshen Kaur**

562.225.9260

gulshen@rpmres.com

DRE# 01889843

  
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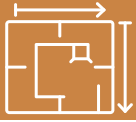
525 S. Douglas St.

Suite 270

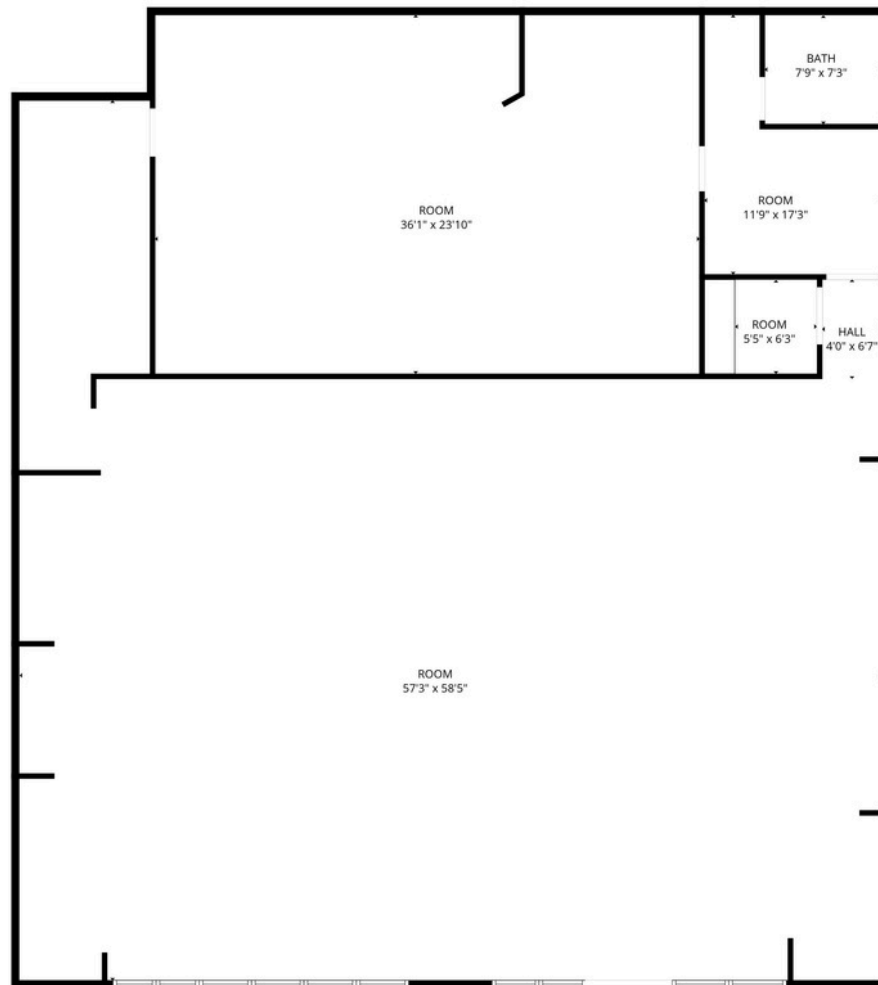
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## Floor Plan



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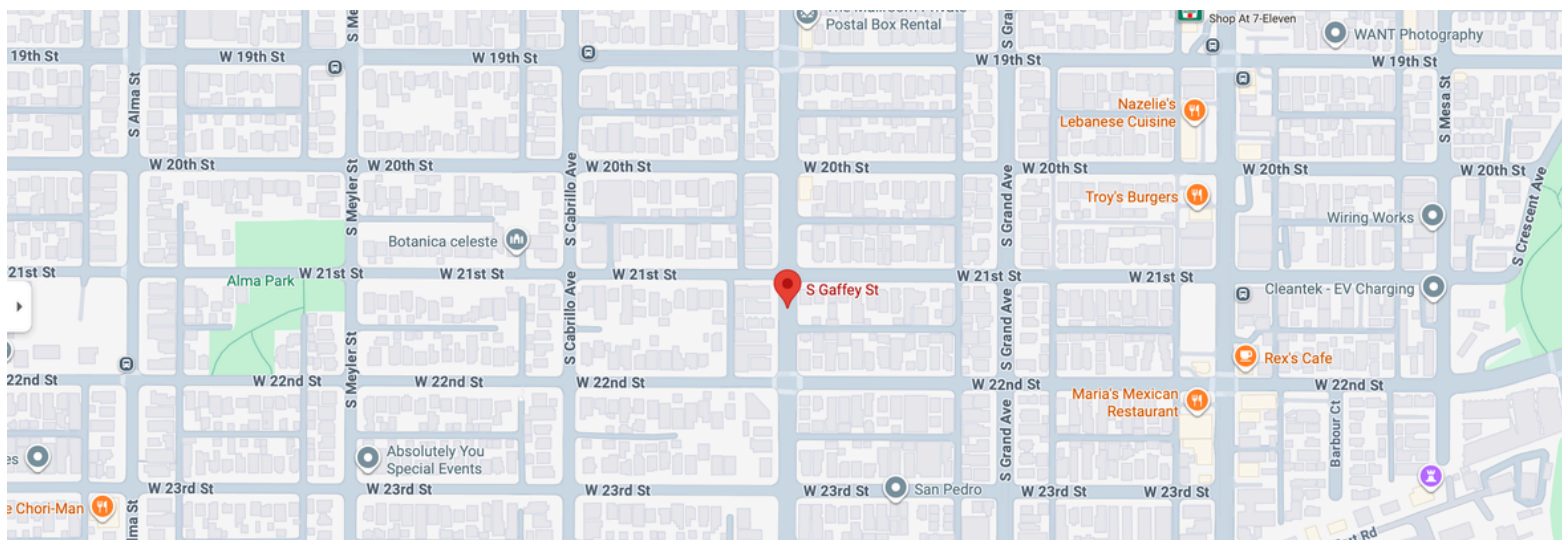
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## Location



## 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
<b>Service-Producing Industries</b>	<b>23,732</b>	<b>2,949</b>	<b>8</b>	<b>67,386</b>	<b>8,839</b>	<b>8</b>	<b>392,725</b>	<b>49,170</b>	<b>8</b>
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
<b>Goods-Producing Industries</b>	<b>1,387</b>	<b>236</b>	<b>6</b>	<b>8,836</b>	<b>830</b>	<b>11</b>	<b>66,246</b>	<b>4,310</b>	<b>15</b>
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
<b>Total</b>	<b>25,119</b>	<b>3,185</b>	<b>8</b>	<b>76,222</b>	<b>9,669</b>	<b>8</b>	<b>458,971</b>	<b>53,480</b>	<b>9</b>



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deborah@rpmres.com  
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2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843



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WWW.RPMRES.COM

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## Key Demographics

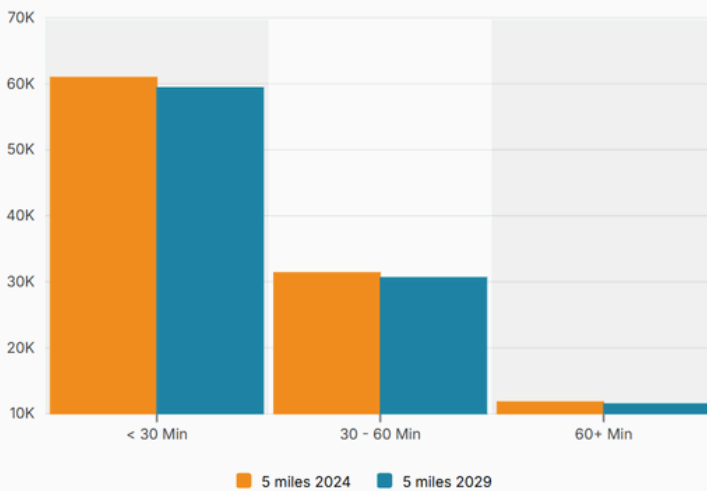
### Population By Race

	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



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

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



## 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



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## 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



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**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.



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