

MULTIFAMILY INVESTMENT OPPORTUNITY IN SAN PEDRO

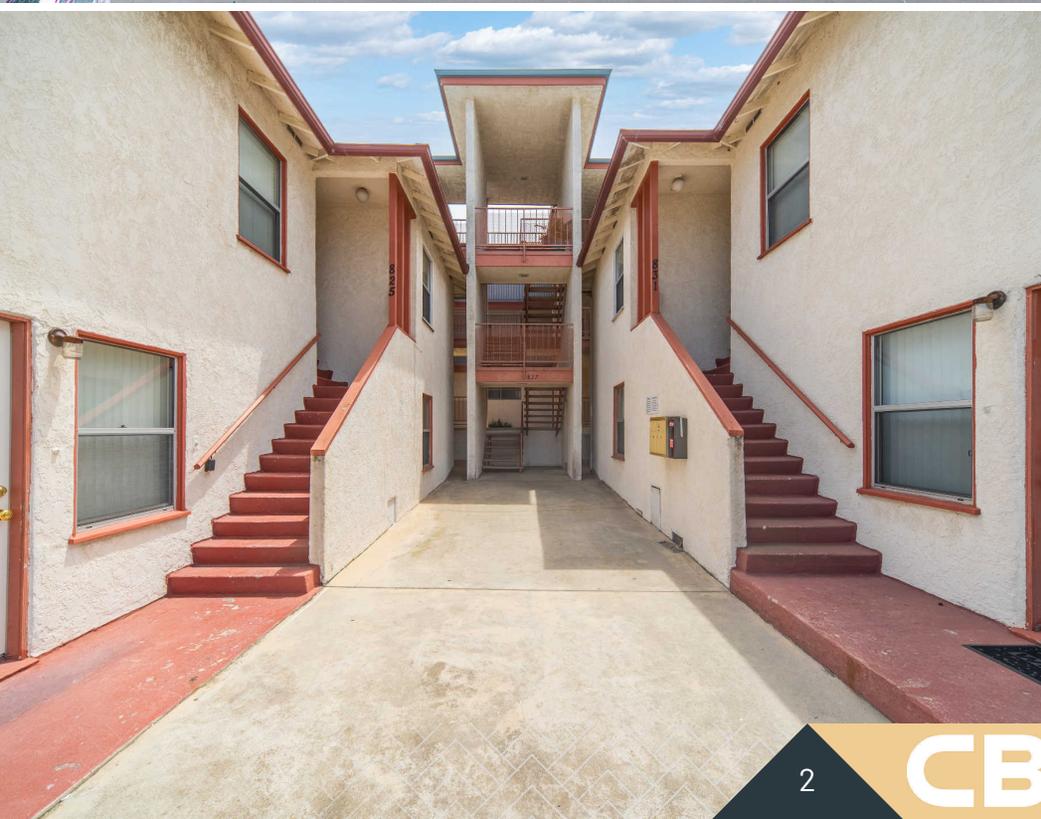
823 WEST 25TH STREET, SAN PEDRO, CA 90731



CBRE

EXCLUSIVELY LISTED AT \$2,499,000

823
West 25th Street
SAN PEDRO



823
West 25th Street
SAN PEDRO



OFFERING SUMMARY

10 units in a Prime San Pedro location.

A tried-and-true investment option on one of San Pedro's better-known streets. 25th is the main thoroughfare connecting downtown San Pedro to the beautiful cliffs and lookouts along Palos Verdes Dr. South.

The building has been well-maintained and rehabbed as needed (newer roof in 2024). San Pedro is a sound investment market with a vacancy factor of almost zero annually, with two of the county's largest employers nearby, the Ports of LA and Long Beach.



\$2,499,000
PRICE

\$261
PRICE / SQ. FOOT

\$248,759
TOTAL GROSS INCOME

\$169,397
NET OPERATING INCOME

7.0%
CAP RATE



Prime Location in San Pedro

Located on one of San Pedro's most well-known streets, this property offers excellent access to key transportation routes and major attractions. Its strategic position ensures high visibility and demand for rental space.



Reputable and Reliable Market Area

San Pedro's reputation as a thriving market is bolstered by its proximity to major employers like the Ports of LA and Long Beach. This area continues to grow, ensuring consistent demand for residential and commercial leasing.



Strong Rental Demand with Low Vacancy Rates

San Pedro enjoys almost zero annual vacancies, making it a highly desirable rental market. The nearby Ports of LA and Long Beach contribute to a steady flow of tenants seeking housing in the area.



Attractive Cash Flow Potential with Strong NOI

The property generates an Effective Operating Income of \$241,675 and a Net Operating Income (NOI) of \$169,397. Proforma projections show strong cash flow potential, with opportunities for future income growth.



Recent Property Upgrades and Maintenance

The building is in excellent condition, with recent upgrades, including a new roof in 2024. These improvements reduce future capital expenditures and enhance tenant appeal.



Exceptional Cap Rate and Upside Potential

The property offers an attractive Cap Rate of 7.0%, with projections suggesting an 9.3% Cap Rate. Investors can expect strong returns, with potential for future rent increases and operational optimizations.

PROPERTY PROFILE

Subject Property Address:	823 W. 25th St, San Pedro, CA 90731
No. of Units:	10
Year Built:	1948
Square Footage:	9,560
Lot Size:	9,295
Construction Type:	Woodframe/Stucco
Zoning:	LARD2
Roof Type:	Pitched Composite
Parking Type:	Garage
Type:	Multifamily
APN:	7463-013-028
Unit Mix:	(5) 2 Bed/1 Bath , (3) 1 Bed/1 Bath, (1) 3 Bed/2 Baths, (1) 2 Bed/1.5 Baths

PRICING SUMMARY

Price:	\$ 2,499,000
Down Payment:	\$ 749,000
Loan Amount:	\$ 1,750,000
Price/ Unit :	\$ 249,900
Price / Sq. Foot:	\$ 261
GRM:	10.05
Cap Rate:	7.0%
Cap Rate (Proforma):	9.3%



RENT ROLL

CURRENT RENT ROLL			
Unit #	Bedrooms	Bathrooms	Rental Amount
823	2	1	\$ 2,250
825	2	1	\$ 1,838
827-1	2	1.5	\$ 1,659
827-2	2	1	\$ 1,339
827-3	1	1	\$ 1,730
827-4	3	2	\$ 3,300
827-5	1	1	\$ 1,147
827-6	1	1	\$ 1,900
829	2	1	\$ 2,265
831	2	1	\$ 2,250
TOTAL			\$ 19,678

PROFORMA RENT ROLL			
Unit #	Bedrooms	Bathrooms	Rental Amount
823	2	1	\$ 2,650
825	2	1	\$ 2,650
827-1	2	1.5	\$ 2,700
827-2	2	1	\$ 2,650
827-3	1	1	\$ 2,100
827-4	3	2	\$ 3,400
827-5	1	1	\$ 2,100
827-6	1	1	\$ 2,100
829	2	1	\$ 2,650
831	2	1	\$ 2,650
TOTAL			\$ 25,650

FINANCIAL OVERVIEW

ACTUAL	
INCOME	
Scheduled Gross Income:	\$ 236,136
RUBS/Admin/Pet Income:	\$11,923
Laundry Income:	\$ 700
Total Scheduled Gross Income:	\$ 248,759
Vacancy Rate (3%):	(\$ 7,084)
Effective Operating Income:	\$ 241,675

EXPENSES	
Property Taxes (NEW):	\$ 31,612
Property Insurance:	\$ 9,000
Utilities & Trash:	\$ 18,500
Repairs & Maintenance:	\$ 7,066
Lanscaping/Pest/Other:	\$ 3,600
Reserves/License/Permits:	\$ 2,500
Total Expenses:	\$ 72,278
Net Operating Income:	\$169,397
Annual Debt Service at 5.75%:	\$141,164
Net Cash Flow:	\$28,233

PROFORMA	
INCOME	
Scheduled Gross Income:	\$ 307,800
RUBS/Admin/Pet Income:	\$11,923
Laundry Income:	\$ 700
Total Scheduled Gross Income:	\$ 320,423
Vacancy Rate (3%):	(\$ 9,234)
Effective Operating Income:	\$ 311,189

EXPENSES	
Property Taxes (NEW):	\$ 31,612
Property Insurance:	\$ 9,000
Utilities & Trash:	\$ 18,500
Repairs & Maintenance:	\$ 12,448
Lanscaping/Pest/Other:	\$ 3,600
Reserves/License/Permits:	\$ 2,500
Total Expenses:	\$ 77,660
Net Operating Income:	\$233,529
Annual Debt Service at 5.75%:	\$141,164
Net Cash Flow:	\$92,365

RENT COMPARABLES



1265 W 13th St, San Pedro, CA
90731



917 W 29th Pl, San Pedro, CA
90731



450 W 38th St, San Pedro, CA
90731



2230 S Alma St, San Pedro, CA
90731

Rental Amount **\$3,500**

#Bed **2**

#Bath **1**

SQFT **1,100**

Parking **Detached 1 Car**

In-Unit W/D? **No**

A/C? **Yes**

Rental Amount **\$3,400**

#Bed **2**

#Bath **1**

SQFT **800**

Parking **Attached 1 Car**

In-Unit W/D? **No**

A/C? **Yes**

Rental Amount **\$3,300**

#Bed **2**

#Bath **1**

SQFT **1,210**

Parking **Attached 1 Car**

In-Unit W/D? **Yes**

A/C? **Yes**

Rental Amount **\$3,100**

#Bed **2**

#Bath **1**

SQFT **1,069**

Parking **Attached 1 Car**

In-Unit W/D? **No**

A/C? **No**

RENT COMPARABLES



605 S Pacific Ave, San Pedro, CA 90731



1417 S Gaffey St, San Pedro, CA 90731



605 S Pacific Ave, San Pedro, CA 90731



1159 W 3rd St, San Pedro, CA 90731



629 W Oliver St, San Pedro, CA 90731

Rental Amount	\$2,975	Rental Amount	\$2,880	Rental Amount	\$3,795	Rental Amount	\$3,600	Rental Amount	\$3,500
#Bed	2	#Bed	2	#Bed	3	#Bed	3	#Bed	3
#Bath	1	#Bath	1	#Bath	2	#Bath	2	#Bath	2
SQFT	964	SQFT	800	SQFT	1,117	SQFT	1,600	SQFT	N/A
Parking	Surface Parking	Parking	No	Parking	2 Surface Parking	Parking	Attached 1 Car + 1 Surface Parking	Parking	Additional \$
In-Unit W/D?	Yes	In-Unit W/D?	No	In-Unit W/D?	Yes	In-Unit W/D?	No	In-Unit W/D?	No
A/C?	No	A/C?	No	A/C?	No	A/C?	No	A/C?	Yes

RENT COMPARABLES



1255 W 8th St, San Pedro, CA 90731



624 W 38th St, San Pedro, CA 90731



937 West 10th Street



281 W 15th St, San Pedro, CA 90731



1221 S Meyler St, San Pedro, CA 90731

Rental Amount	\$3,495
#Bed	3
#Bath	2
SQFT	1,100
Parking	Surface Parking
In-Unit W/D?	No
A/C?	Yes

Rental Amount	\$2,575
#Bed	1
#Bath	1
SQFT	550
Parking	No
In-Unit W/D?	Yes
A/C?	No

Rental Amount	\$2,495
#Bed	1
#Bath	1
SQFT	1,000
Parking	No
In-Unit W/D?	No
A/C?	No

Rental Amount	\$2,350
#Bed	1
#Bath	1
SQFT	735
Parking	No
In-Unit W/D?	Yes
A/C?	No

Rental Amount	\$2,199
#Bed	1
#Bath	1
SQFT	725
Parking	Attached 1 Car
In-Unit W/D?	Yes
A/C?	Yes

RENT COMPARABLES SUMMARY

Address	Rental Amount	#Bed	#Bath	SQFT	Parking	In-Unit W/D?	A/C?
1265 W 13th St, San Pedro, CA 90731	\$ 3,500	2	1	1,100	Detached 1 Car	No	Yes
917 W 29th Pl, San Pedro, CA 90731	\$ 3,400	2	1	800	Attached 1 Car	No	Yes
450 W 38th St, San Pedro, CA 90731	\$ 3,300	2	1	1,210	Attached 1 Car	Yes	Yes
2230 S Alma St, San Pedro, CA 90731	\$ 3,100	2	1	1,069	Attached 1 Car	No	No
605 S Pacific Ave, San Pedro, CA 90731	\$ 2,975	2	1	964	Surface Parking	Yes	No
1417 S Gaffey St, San Pedro, CA 90731	\$ 2,880	2	1	800	No	No	No
605 S Pacific Ave, San Pedro, CA 90731	\$ 3,795	3	2	1,117	2 Surface Parking	Yes	No
1159 W 3rd St, San Pedro, CA 90731	\$ 3,600	3	2	1,600	Attached 1 Car + 1 Surface Parking	No	No
629 W Oliver St, San Pedro, CA 90731	\$ 3,500	3	2	N/A	Additional \$	No	Yes
1255 W 8th St, San Pedro, CA 90731	\$ 3,495	3	2	1,100	Surface Parking	No	Yes
624 W 38th St, San Pedro, CA 90731	\$ 2,575	1	1	550	No	Yes	No
937 W 10th St, San Pedro, CA 90731	\$ 2,495	1	1	1,000	No	No	No
281 W 15th St, San Pedro, CA 90731	\$ 2,350	1	1	735	No	Yes	No
1221 S Meyler St, San Pedro, CA 90731	\$ 2,199	1	1	725	Attached 1 Car	Yes	Yes



937 West 10th Street
 Rental Amount **\$2,495** SQFT **1,000**



1159 W 3rd St, San Pedro, CA 90731
 Rental Amount **\$3,600** SQFT **1,600**



629 W Oliver St, San Pedro, CA 90731
 Rental Amount **\$3,500** SQFT **N/A**



1255 W 8th St, San Pedro, CA 90731
 Rental Amount **\$3,495** SQFT **1,100**



605 S Pacific Ave, San Pedro, CA 90731
 Rental Amount **\$2,975** SQFT **964**



1221 S Meyler St, San Pedro, CA 90731
 Rental Amount **\$2,199** SQFT **725**



605 S Pacific Ave, San Pedro, CA 90731
 Rental Amount **\$3,795** SQFT **1,117**



1265 W 13th St, San Pedro, CA 90731
 Rental Amount **\$3,500** SQFT **1,100**



1417 S Gaffey St, San Pedro, CA 90731
 Rental Amount **\$2,880** SQFT **800**



2230 S Alma St, San Pedro, CA 90731
 Rental Amount **\$3,100** SQFT **1,069**



281 W 15th St, San Pedro, CA 90731
 Rental Amount **\$2,350** SQFT **735**



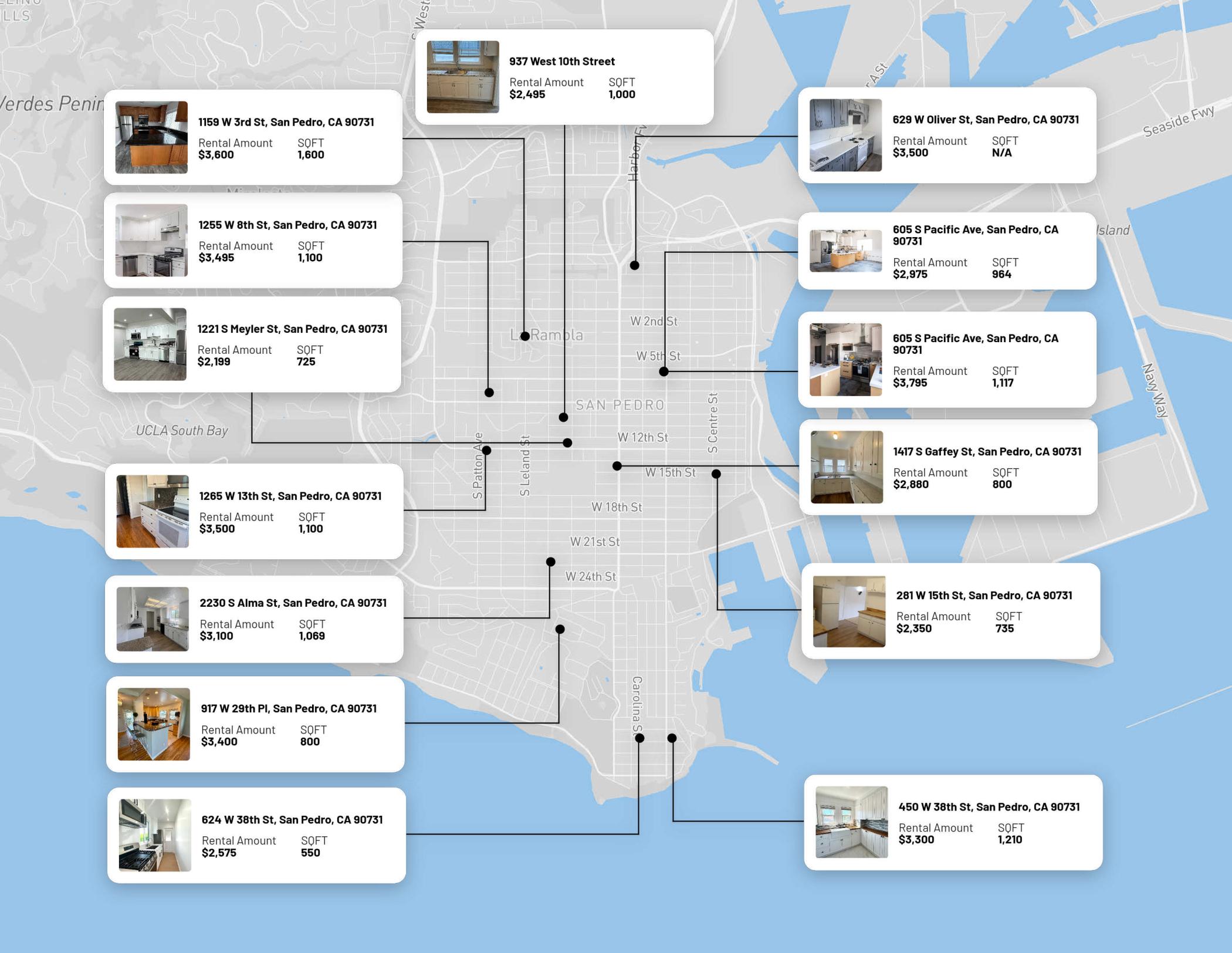
917 W 29th Pl, San Pedro, CA 90731
 Rental Amount **\$3,400** SQFT **800**



624 W 38th St, San Pedro, CA 90731
 Rental Amount **\$2,575** SQFT **550**



450 W 38th St, San Pedro, CA 90731
 Rental Amount **\$3,300** SQFT **1,210**



SALES COMPARABLES



**823 West 25th St, San Pedro, CA
90731**

Sale Date	TBD
Purchase Price	\$2,499,000
Year Built	1948
Unit Count	10
Square Footage	9,560
Lot Size	9,295
Price Per Unit	\$249,900
Price Per SF	\$261
Cap Rate (%)	6.8
GRM	10.05



**3437 S Carolina St, San Pedro, CA
90731**

Sale Date	9/10/2025
Purchase Price	\$3,550,000
Year Built	1980
Unit Count	7
Square Footage	9,811
Lot Size	11,761
Price Per Unit	\$507,143
Price Per SF	\$362
Cap Rate (%)	4.79
GRM	13.45



**523 W 12th St, San Pedro, CA
90731**

Sale Date	6/20/2025
Purchase Price	\$1,800,000
Year Built	1986
Unit Count	5
Square Footage	3,928
Lot Size	4,792
Price Per Unit	\$360,000
Price Per SF	\$458
Cap Rate (%)	-
GRM	-

SALES COMPARABLES



**715 S Walker Ave, San Pedro, CA
90731**

Sale Date	7/30/2025
Purchase Price	\$2,300,000
Year Built	1977
Unit Count	8
Square Footage	8,334
Lot Size	6,988
Price Per Unit	\$287,500
Price Per SF	\$276
Cap Rate (%)	5.0
GRM	13.7



**625 W 8th St, San Pedro, CA
90731**

Sale Date	2/7/2025
Purchase Price	\$1,815,000
Year Built	1988
Unit Count	6
Square Footage	5,787
Lot Size	5,009
Price Per Unit	\$302,500
Price Per SF	\$314
Cap Rate (%)	-
GRM	-



**623 W 22nd St, San Pedro, CA
90731**

Sale Date	10/8/2024
Purchase Price	\$1,230,000
Year Built	1962
Unit Count	5
Square Footage	4,216
Lot Size	5,048
Price Per Unit	\$246,000
Price Per SF	\$292
Cap Rate (%)	-
GRM	15.3

SALES COMPARABLES SUMMARY

Address	Sale Date	Purchase Price	Unit Count	Square Footage	Lot Size	Year Built	Price Per Unit	Price Per SF	Cap Rate (%)	GRM	Status
823 W. 25th St, San Pedro, CA 90731	TBD	\$2,500,000	10	9,560	9,295	1948	\$ 250,000	\$ 262	6.61	10.61	TBD
3437 S Carolina St, San Pedro, CA 90731	9/10/2025	\$ 3,550,000	7	9,811	11,761	1980	\$ 507,143	\$ 362	4.79	13.45	Sold
523 W 12th St, San Pedro, CA 90731	6/20/2025	\$ 1,800,000	5	3,928	4,792	1986	\$ 360,000	\$ 458	-	-	Sold
715 S Walker Ave, San Pedro, CA 90731	7/30/2025	\$ 2,300,000	8	8,334	6,988	1977	\$ 287,500	\$ 276	5.0	13.7	Sold
625 W 8th St, San Pedro, CA 90731	2/7/2025	\$ 1,815,000	6	5,787	5,009	1988	\$ 302,500	\$ 314	-	-	Sold
623 W 22nd St, San Pedro, CA 90731	10/8/2024	\$ 1,230,000	5	4216	5048	1962	\$ 246,000	\$ 292	-	15.3	Sold



715 S Walker Ave, San Pedro, CA 90731

Sale Date **7/30/2025** Purchase Price **\$2,300,000**
Year Built **1977** Unit Count **8**



625 W 8th St., San Pedro, CA 90731

Sale Date **2/7/2025** Purchase Price **\$1,815,000**
Year Built **1988** Unit Count **6**



523 W 12th St, San Pedro, CA 90731

Sale Date **6/20/2025** Purchase Price **\$1,800,000**
Year Built **1986** Unit Count **5**



623 W 22nd St, San Pedro, CA 90731

Sale Date **10/8/2024** Purchase Price **\$1,230,000**
Year Built **1962** Unit Count **5**



823 West 25th St, San Pedro, CA 90731

Sale Date **TBD** Purchase Price **\$2,499,000**
Year Built **1948** Unit Count **10**



3437 S Carolina St., San Pedro, CA 90731

Sale Date **9/10/2025** Purchase Price **\$3,550,000**
Year Built **1980** Unit Count **7**



MARKET OVERVIEW

San Pedro's economy is anchored by the Port of Los Angeles, which processed 10.3M TEUs in 2024 and supported 226,000 regional jobs in 2022. The healthcare sector adds stability, contributing 10% to the LA/OC gross regional product, while LA County's multifamily vacancy was a balanced 5.1% in Q2 2024. The local population of 57,272 has a median household income of \$95,297, up 3.5% YoY, ensuring a stable tenant base.

South Bay multifamily fundamentals are strong, with a 3.4% vacancy and 2.0% 12-month rent growth, outpacing the greater LA market's 0.7% YoY growth in Q2 2024. The local Beach Communities submarket commands an average rent of \$2,630, over 15% above the \$2,230 metro average, reflecting high demand. Investor confidence is evident in the South Bay's \$272M in sales volume over 12 months, with the county-wide average price per unit at \$304,876 in Q2 2024.

Future growth is catalyzed by major investments like the \$200M West Harbor waterfront project, a 42-acre development with 200,000 SF of retail/restaurant space opening in 2025. This project, part of an \$85M+ Port investment, includes a planned 6,200-seat amphitheater. The development pipeline is robust, with nearly 5,000 residential units proposed in San Pedro (2020-2025), supported by a forecast of 200,000 new LA County jobs by 2028.

MARKET HIGHLIGHTS



Strategic Location Near Major Employment Hubs

823 West 25th Street is positioned just minutes from The Ports of LA and Long Beach, two of the most significant economic drivers in Southern California. The proximity to these major employment centers ensures continuous demand for residential and commercial spaces, making this property a stable investment with high rental potential driven by a steady workforce in need of housing.



Strong Economic and Population Growth in San Pedro

San Pedro is experiencing ongoing development, with a growing population and significant urban revitalization. The area's economic expansion, bolstered by infrastructure improvements and residential developments, is creating a robust environment for real estate investment, offering substantial upside potential in both rental income and property value appreciation.



Low Vacancy Rates and High Tenant Demand

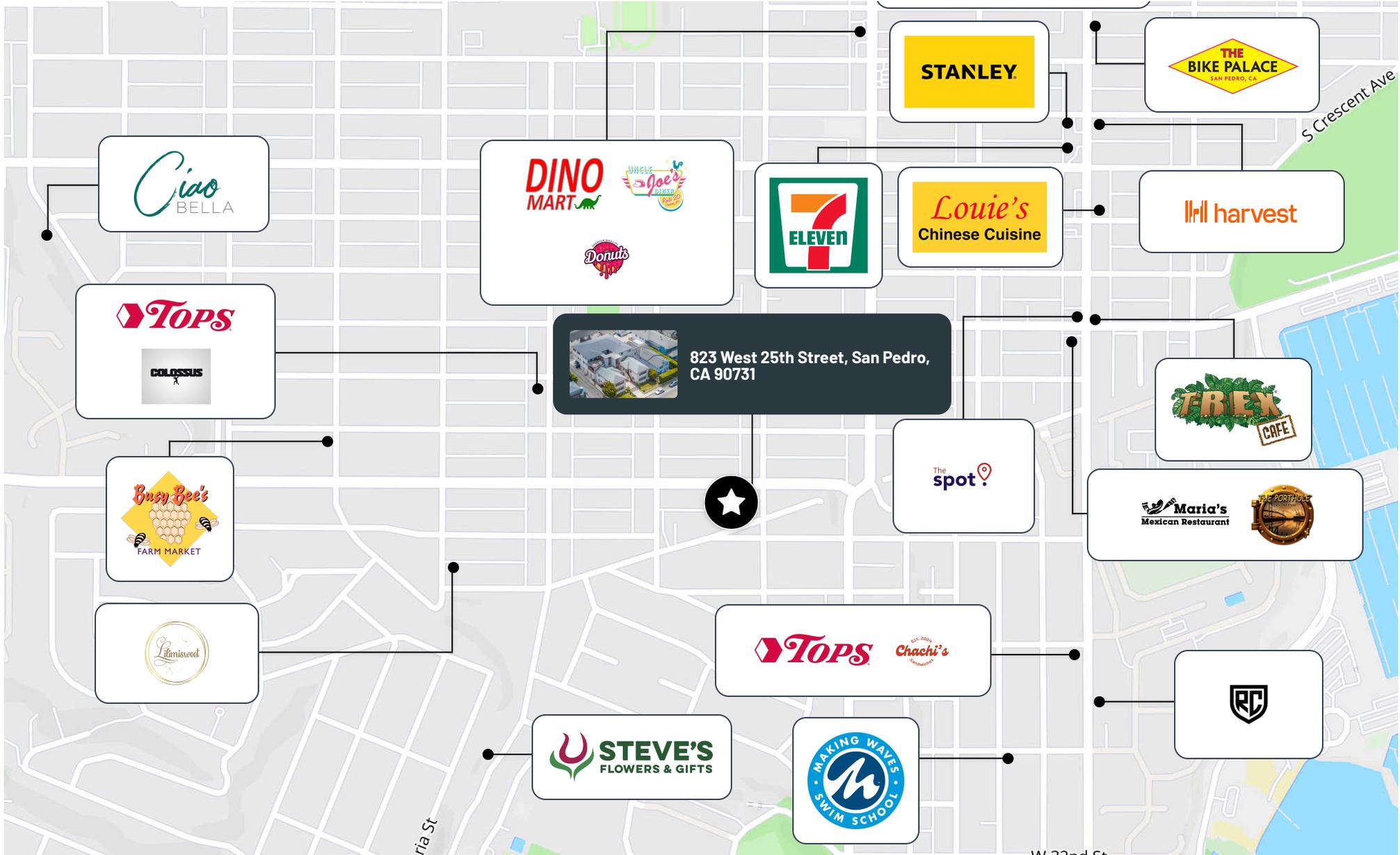
The San Pedro rental market has one of the lowest vacancy rates in the region, driven by consistent demand from residents working in the nearby ports and surrounding industries. This makes 823 West 25th Street an ideal investment for steady, long-term cash flow, as the property benefits from an ever-present need for quality housing in the area.



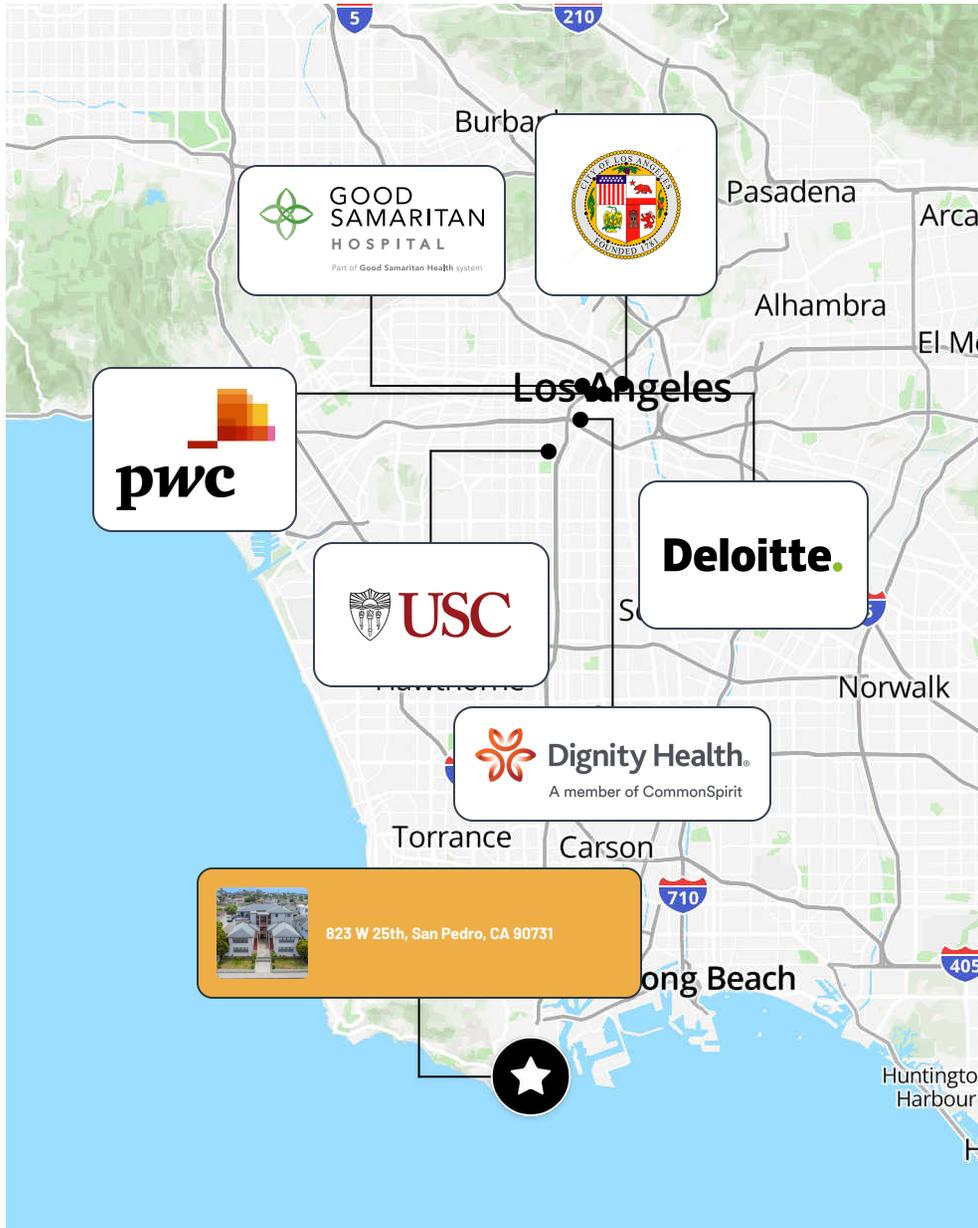
Up-and-Coming Neighborhood with Major Future Developments

San Pedro's continued revitalization and development projects, including new commercial and residential construction, are enhancing the area's attractiveness for investors. With ongoing public and private investments in the local infrastructure, 823 West 25th Street is positioned to benefit from future appreciation as the neighborhood improves, offering investors long-term growth potential.

AMENITIES MAP

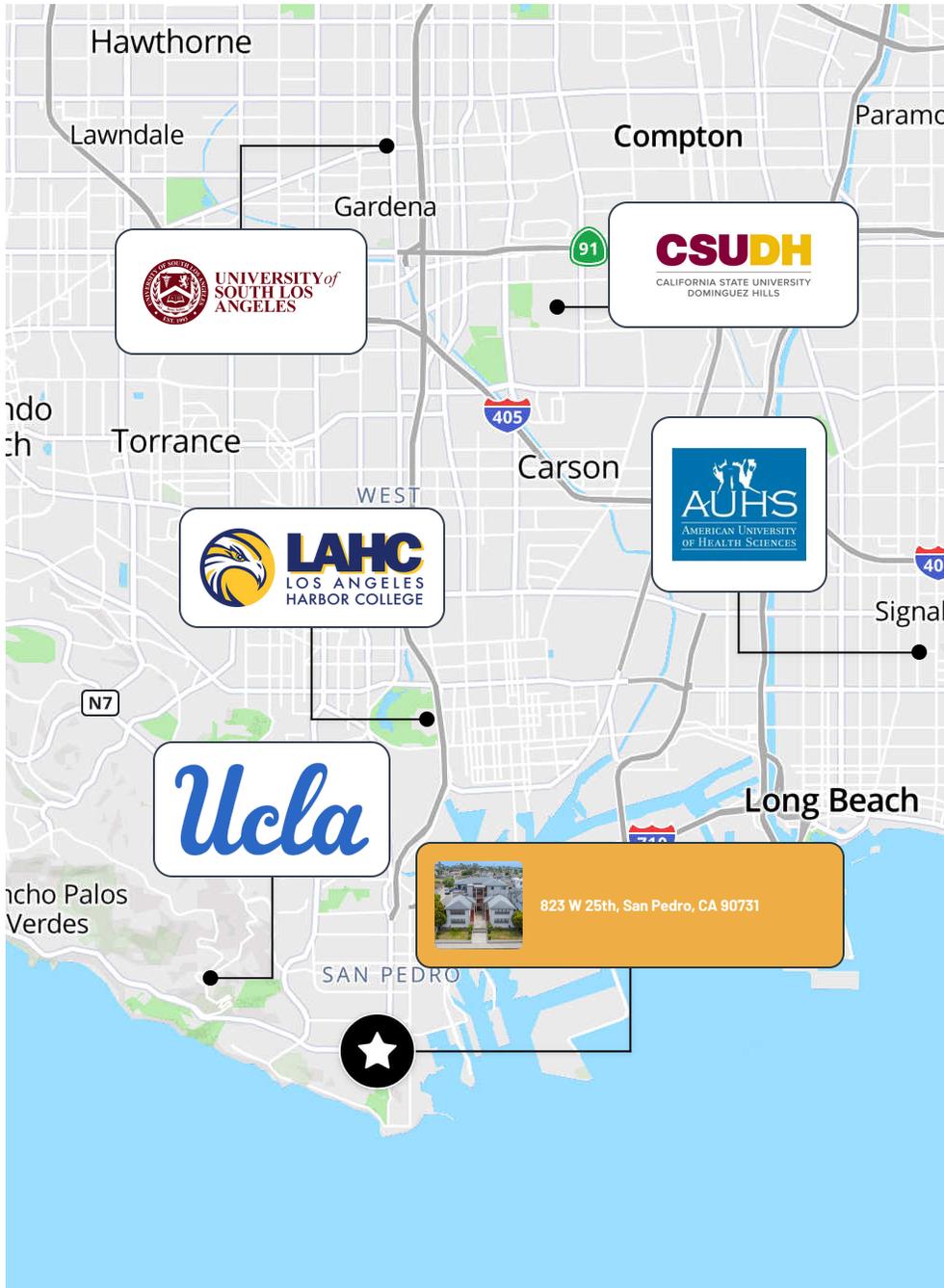


MAJOR EMPLOYERS



The area surrounding 823 W 25th St, San Pedro, CA, benefits from a robust and diversified employment landscape driven by leading organizations in healthcare, education, professional services, and public administration. Notable nearby employers include the City of Los Angeles, which anchors the region's government and civil service sectors, while the University of Southern California (USC) bolsters employment through education, research, and medical facilities, serving as one of Los Angeles County's largest non-governmental employers. The healthcare sector is further supported by major institutions such as PIH Health Good Samaritan Hospital and Dignity Health - California Hospital Medical Center, both significant providers of stable healthcare jobs. The presence of global firms like Deloitte and PricewaterhouseCoopers, LLP reflects strong demand for high-skill professional and business services, contributing to economic diversity and resilience. Accessibility is further enhanced by convenient roadway and transit connections linking San Pedro to downtown Los Angeles and the South Bay, supporting labor mobility and facilitating growth. Collectively, these employers represent sectors known for their stability and employment longevity, positioning the local market as economically resilient with dependable demand across a broad workforce spectrum.

Employer	Industry	Employees	Distance
City of Los Angeles	Government	50,000	25.5 mi
University of Southern California	Education	17,400	22.5 mi
Deloitte	Consulting / Professional Services	2,000	24.7 mi
PIH Health Good Samaritan Hospital	Healthcare	1,900	25.1 mi
California Hospital Medical Center (Dignity Health)	Healthcare	1,700	23.6 mi
PwC (PricewaterhouseCoopers)	Consulting / Professional Services	1,500	24.2 mi



EDUCATIONAL ANCHORS

The area surrounding 823 W 25th St in San Pedro, CA, boasts a robust educational ecosystem that enhances its appeal to residents and businesses alike. Los Angeles Harbor College, a key institution in the vicinity, enrolls approximately 8,101 students, offering a diverse range of programs that contribute to the local workforce. The presence of institutions such as UCLA South Bay Campus, American University of Health Sciences, California State University, Dominguez Hills, and the University of South Los Angeles further enriches the community's educational landscape, providing ample opportunities for higher education and professional development.

	Name	Address	Distance
1	UCLA South Bay Campus	30800 Palos Verdes Dr E, Rancho Palos Verdes, CA 90275	2.4 miles
2	Los Angeles Harbor College	1111 Figueroa Pl, Wilmington, CA 90744	4.4 miles
3	American University of Health Sciences	1600 E Hill St, Signal Hill, CA 90755	8.8 miles
4	California State University, Dominguez Hills	1000 E Victoria St, Carson, CA 90747	10.0 miles
5	University Of South Los Angeles	1045 W Redondo Beach Blvd, Gardena, CA 90247	11.8 miles

Brice W. Head, MBA

CBRE | Multifamily

Senior Vice President

(310) 344 8218

Lic #: 01330706



CBRE

(310) 344 8218 | [cbre.com](https://www.cbre.com)