

# 1312 S. PACIFIC AVENUE

SAN PEDRO, CA 90731



**CURTIS & LUM**  
REAL ESTATE TEAM

**DAVE KNIGHT**  
REAL ESTATE TEAM

CREATIVE COMMERCIAL IN THE HEART OF SAN PEDRO

# 1312 S. PACIFIC AVENUE SAN PEDRO, CA 90731

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# 01 Property Summary

1312 S. PACIFIC AVENUE | SAN PEDRO, CA 90731

# PROPERTY SUMMARY

<b>Offered Price</b>	▪ \$1,730,000
<b>Property Type</b>	▪ Neighborhood Commercial / Creative Space
<b>Potential Uses</b>	▪ Creative studio, retail, office, or storage
<b>Building Size</b>	▪ ±4,300 SF
<b>Lot Size</b>	▪ ±5,161 SF
<b>Ceiling Height</b>	▪ 14 ft.
<b>Bathrooms</b>	▪ 2 (including one with a spa tub)



## AMENITIES

<b>Office Area</b>	Yes
<b>Kitchen Area</b>	Yes
<b>Lighting</b>	Track lighting and skylights
<b>Flooring</b>	Polished concrete
<b>Cargo Access</b>	Large roll-up cargo door
<b>Outdoor Space</b>	Rear garden and patio sanctuary

# PREMIER COASTAL LOCATION ■ SAN PEDRO, CA 90731

1312 S. PACIFIC AVENUE

Vincent  
Thomas  
Bridge

Battleship USS  
Iowa Museum



West Harbor  
Development

Saturday  
Fish Market

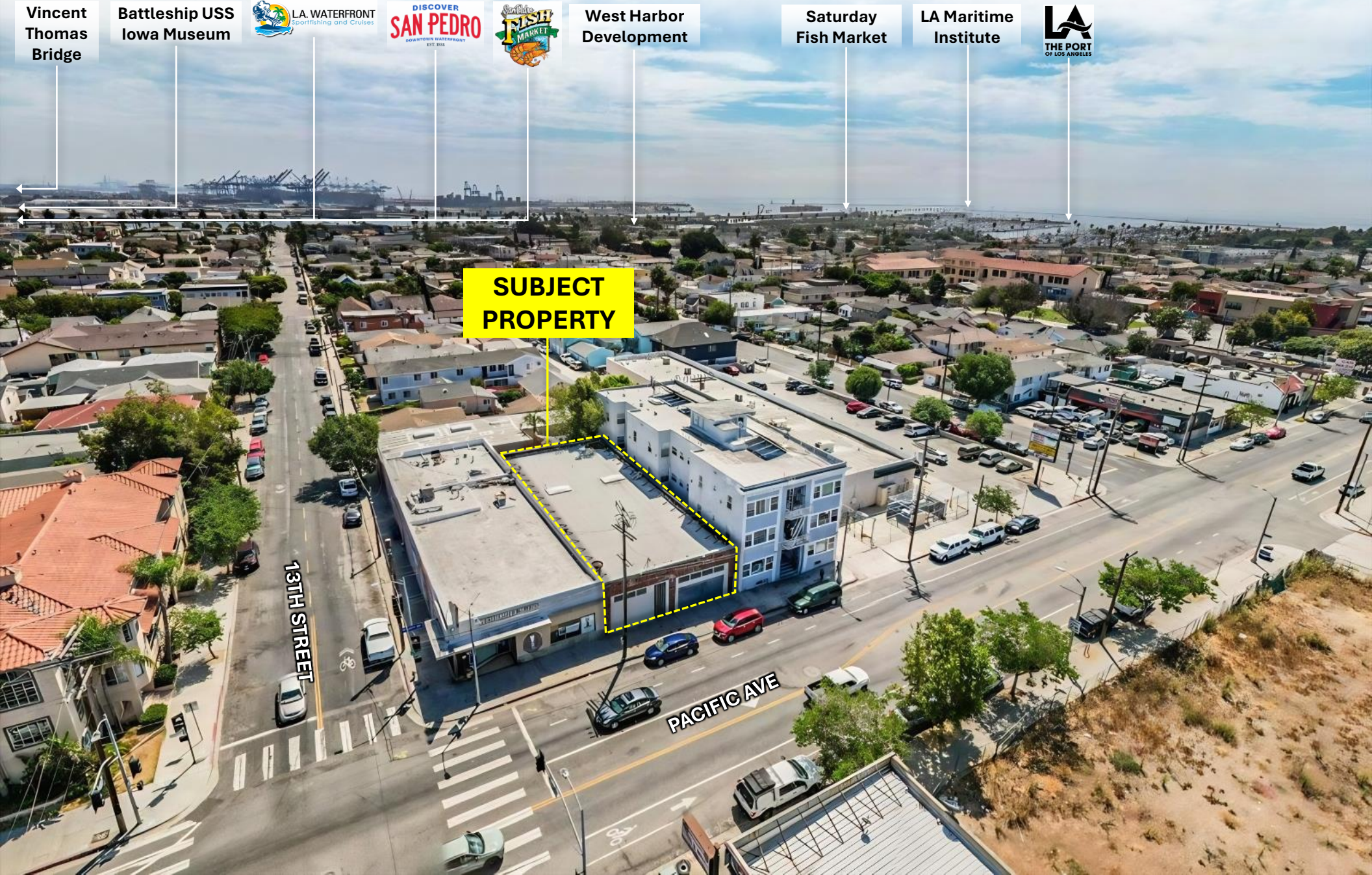
LA Maritime  
Institute



**SUBJECT  
PROPERTY**

13TH STREET

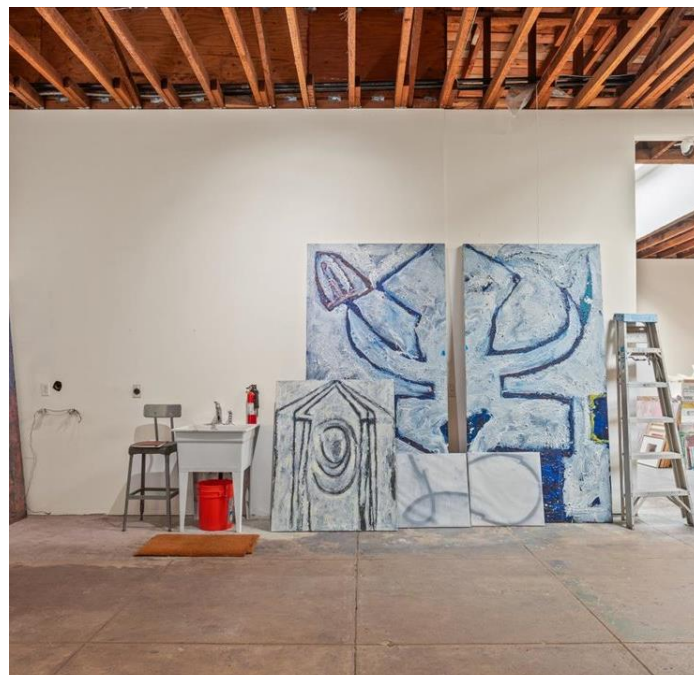
PACIFIC AVE

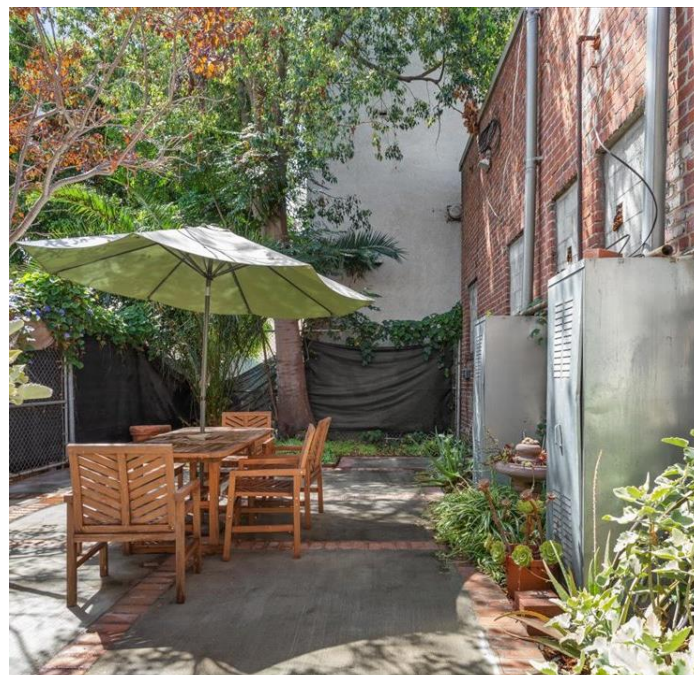
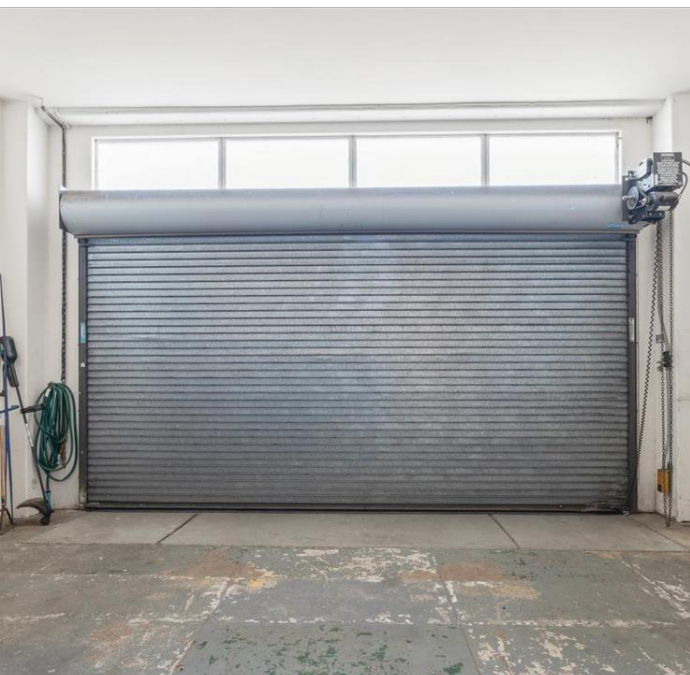


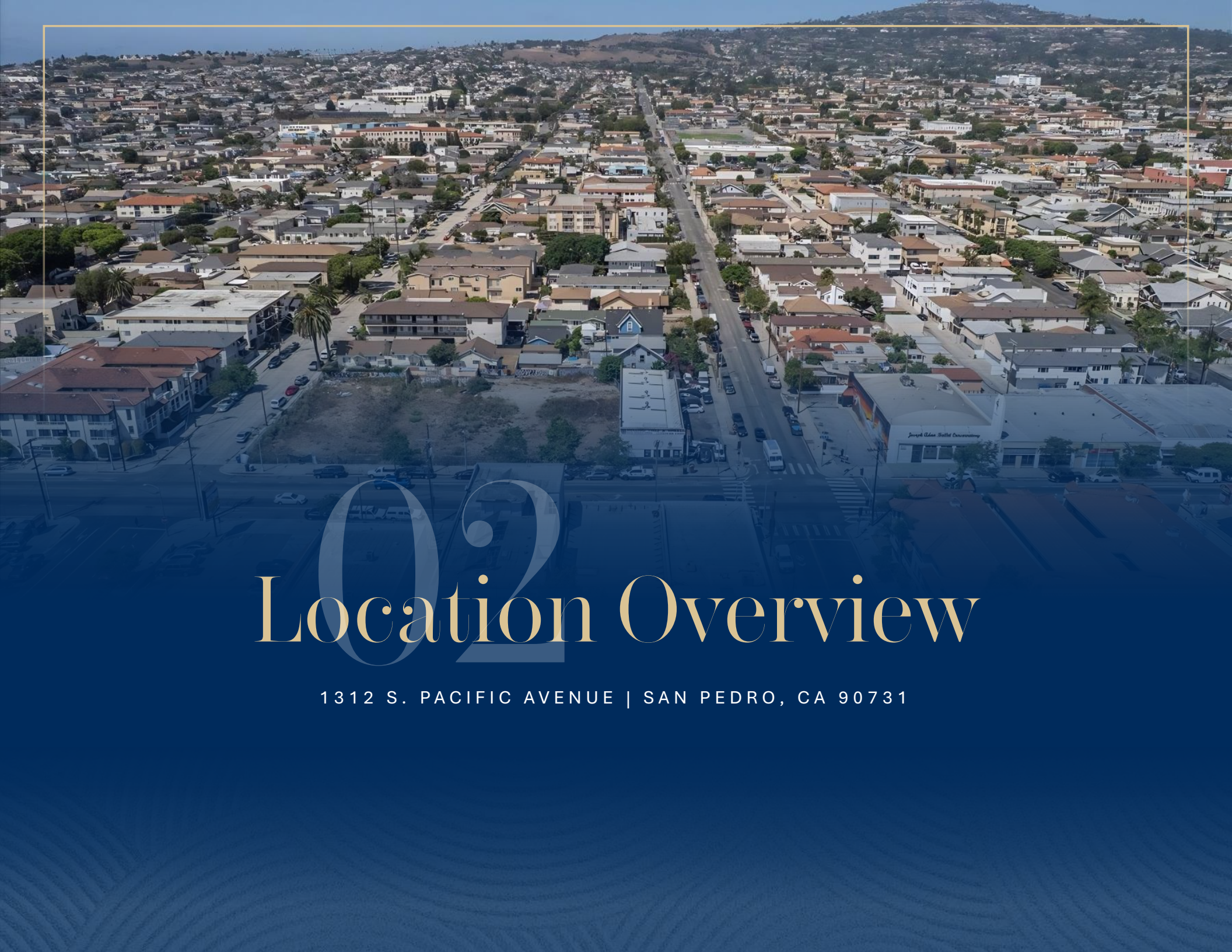
# PROPERTY DESCRIPTION

Lovely neighborhood commercial space featuring 4,300 sq. ft. in the heart of San Pedro. With its extraordinary ambiance, great natural light and hidden garden in the rear, this space is perfect for the creative professional. Formerly used as an art studio, the space offers large, open work and/or display areas, skylights, track lighting, 14 ft. ceilings, kitchen area, office and two bathrooms. The rear patio offers a special sanctuary for rest and relaxation. Other features include a large roll up cargo door, polished concrete floor and two bathrooms, including a spa tub. Other potential uses include retail sales, office and storage.









# 02 Location Overview

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# 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





**ROLLING HILLS PLAZA**


**THE TERRACES AT SOUTHBAY**


**PARK PLAZA**


**SUBJECT**

# 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



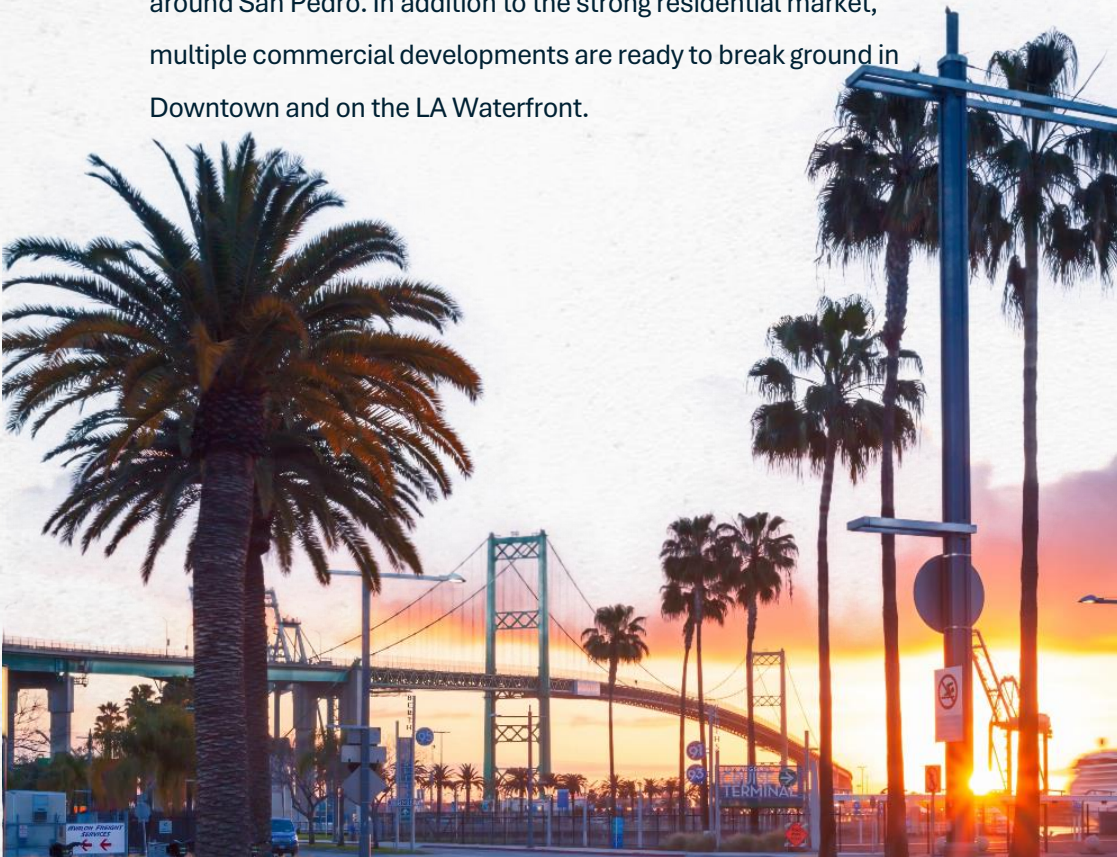
Construction start November 2022, opening projected 2024.

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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