

OFFICE BUILDING INVESTMENT & OWNER-USER OPPORTUNITY

PRIME LOCATION

1411 WEST 7TH STREET

SAN PEDRO, CALIFORNIA 90732



OFFERED AT \$1,400,000



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Confidentiality & Disclaimer

Prepared August 2026

This Offering Memorandum has been prepared solely to assist prospective purchasers in evaluating 1411 W 7th Street, San Pedro, California. Information has been assembled from public and third-party sources believed reliable. Neither the owner, Compass, Krill & Associates, nor Gary Krill Jr. makes any representation or warranty as to its accuracy or completeness. Prospective purchasers must conduct their own independent investigation of the property, leases, income, expenses, zoning, physical condition, environmental matters and all other factors affecting value.

Property financial information is based on what was provided by the seller. All figures are subject to verification and change without notice.

PROPERTY	1411 W 7th Street, San Pedro, CA 90732
PREPARED FOR	Rowan Trust - Bisk Trust
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Executive Summary

A well-located San Pedro office building investment

1411 W 7th Street is a multi-tenant office building property positioned near the medical office corridor in San Pedro. The offering combines a prime upper San Pedro location, secured onsite parking and a four-suite configuration with potential income upside and owner-user opportunity.

RECOMMENDED OFFERING PRICE	\$1,400,000
BUILDING AREA	5,243 SF
PRICE PER SQUARE FOOT	\$267/SF
LOT SIZE	5,394 SF
YEAR BUILT	1962
TENANCY	4 suites / all tenant occupied
PARKING	Gated parking area for 13 cars with direct interior access to lobby
APN	7459-001-019
PROPERTY TYPE	Office building
CURRENT-INCOME CAP RATE	3.72% based on owner-provided income and expenses



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Investment Highlights

PRIME VISTA DEL ORO LOCATION

Adjacent to the medical-office corridor and the Weymouth Corners shopping center The location warrants consideration beyond a strict current-income capitalization model, with upside in rental income and a high-demand area for prospective tenants.

RIGHT-SIZED ASSET

Approximately 5,243 square feet, offering a manageable multi-tenant format for a small investor or owner-user.

ONSITE PARKING

Gated garage with direct access to lobby capable of accommodating up to 13 vehicles.

INCOME UPSIDE POTENTIAL & POENTIAL OWNER USER OPPORTUNITY

Short-term lease structures with built-in rent increases and Suite A currently rented on a month-to-month basis.

AGGRESSIVE PRICING

The \$1,400,000 recommendation equals approximately \$267 per square foot, reflecting the property's prime location and income-growth potential.

LOW-MAINTENANCE BUILDING

Smart design features a small landscaped area at front of building, center lobby and gated garage at lower level of building. No asphalt parking lot to maintain.



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Property Overview

ADDRESS	1411 W 7th Street, San Pedro, CA 90732
BUILDING AREA	5,243 SF
SITE AREA	5,394 SF
STORIES	Two
YEAR BUILT	1962
SUITES	A, C, D and E
PARKING	Gated garage with 13 parking spaces & direct stairway access to lobby
APN	7459-001-019
CURRENT USE	Medical, dental and personal-service
ZONING	LAC2
OCCUPANCY	FULLY OCCUPIED
CONSTRUCTION	Frame and stucco

PROPERTY DESCRIPTION

The property is configured as a compact multi-tenant office investment serving medical, dental and personal-service users. Its location near the hospital and established medical offices, combined with onsite parking, supports continued professional-office use. Prospective purchasers should verify all physical, zoning, parking and occupancy information.



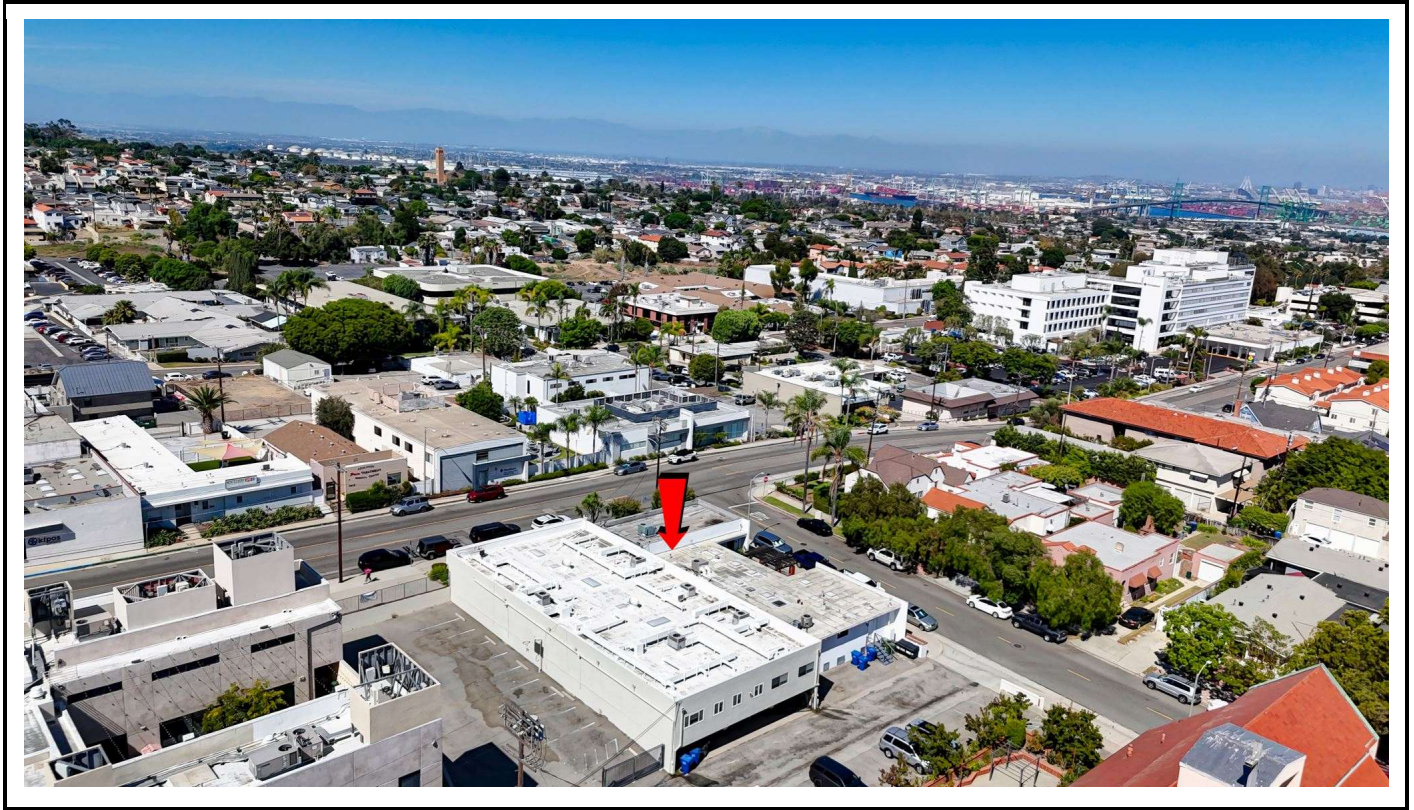
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THE PROPERTY

Location & Market Position

San Pedro, California



LOCATION NARRATIVE

Located on West 7th Street near the established medical-office corridor, the property benefits from proximity to Providence Little Company of Mary Medical Center, neighborhood services and the broader San Pedro commercial district. San Pedro continues to benefit from investment tied to the LA Waterfront and West Harbor development, while maintaining its role as a key community within the Port of Los Angeles market.

Suggested inserts: local aerial, parcel map, drive-time map and neighborhood amenities map.



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Nearby Trade-Area Demographics

2024 Esri estimates | 1-, 3- and 5-mile radii

The following radius data is drawn from the closest current public demographic report identified for the immediate San Pedro market. The report is centered at 800-812 W 9th Street, approximately 0.8 mile east of the subject, and is presented as a nearby trade-area proxy rather than a parcel-centered study.

2024 DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	45,951	98,393	207,160
Households	17,727	38,022	75,006
Average household size	2.53	2.51	2.71
Median household income	\$70,879	\$94,141	\$87,663
Average household income	\$104,532	\$139,172	\$129,352
Median age	38	41	41
2029 projected population	46,591	97,280	203,456
2024-2029 population growth	1.40%	-1.15%	-1.80%
2029 projected households	18,650	38,789	75,947
2024-2029 household growth	5.10%	2.00%	1.25%

MARKET TAKEAWAY

The nearby trade area combines a dense residential base with average household income above \$100,000 across all three radii. The 1-mile area is projected to add both population and households through 2029, supporting continued demand for neighborhood-serving medical and professional services.

Source: 2024 Esri estimates published in the marketing memorandum for 800-812 W 9th Street, San Pedro. Public source: images1.showcase.com/d2/3Lw_L066q-23RtbEd48YWLgKaZ0q15q7tkFcbCzY1ok/document.pdf. Figures are estimates and should be independently verified.

Traffic & Access

Nearby San Pedro commercial corridors

GAFFEY STREET NEAR 9TH STREET	41,000+ average daily vehicles (2020)
PACIFIC AVENUE NEAR 14TH-15TH STREETS	18,246 vehicles (2025 count cited in nearby report)
PROPERTY FRONTAGE	West 7th Street - local medical-office corridor
REGIONAL ACCESS	Convenient access to Gaffey Street, Pacific Avenue, Western Avenue and SR-110

TRAFFIC CONTEXT

The subject is positioned between major north-south San Pedro corridors. Gaffey Street provides the strongest documented nearby traffic exposure, while Pacific Avenue carries meaningful commercial traffic through central San Pedro. West 7th Street provides direct neighborhood and medical-office access rather than functioning as the area's highest-volume arterial.

The traffic figures above are corridor reference points and are not counts taken directly in front of 1411 W 7th Street. Count year and location should remain attached to every figure when the memorandum is distributed.

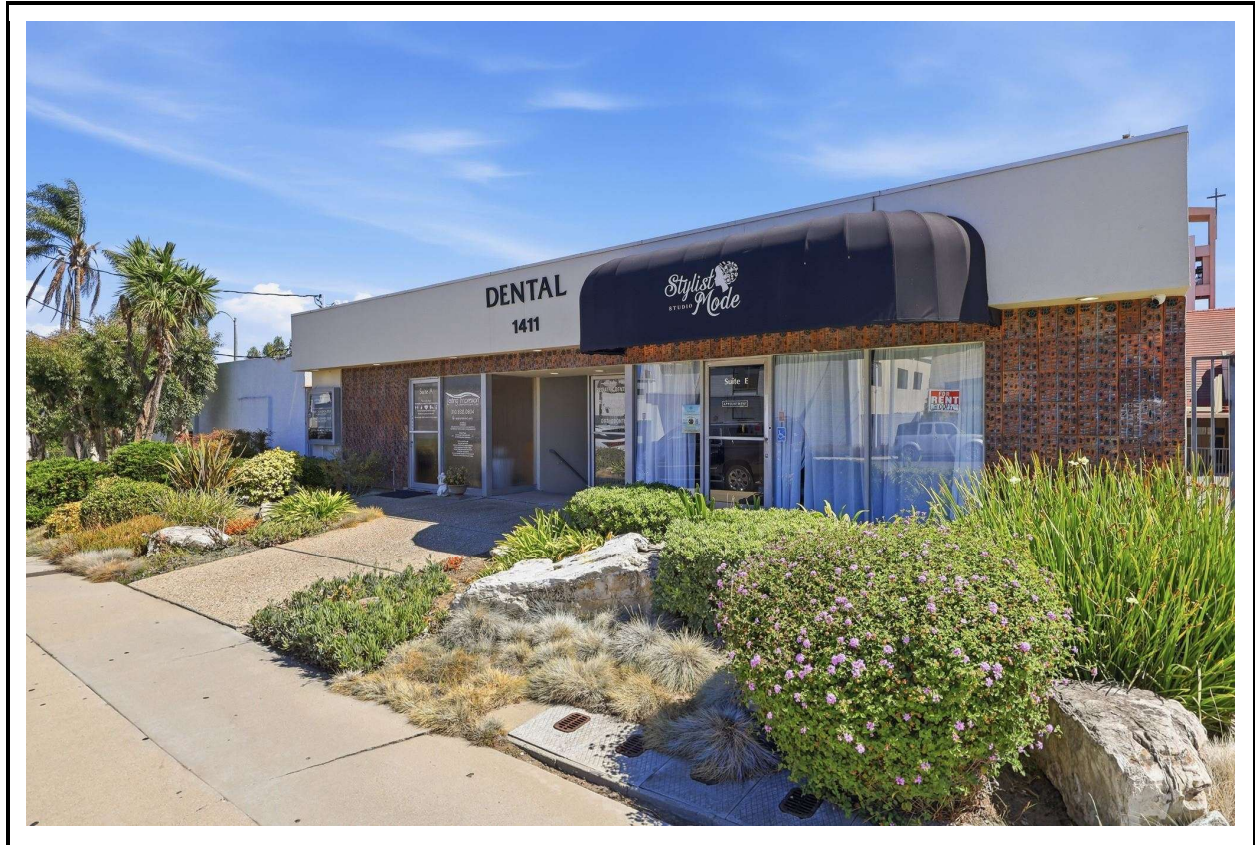
Sources: (1) LADOT Traffic Counts Summary, City of Los Angeles Open Data, data.lacity.org/Transportation/LADOT-Traffic-Counts-Summary/94wu-3ps3. (2) 809 S Gaffey Street marketing listing reporting 41,000+ ADT for 2020. (3) Lee & Associates / CoStar traffic-count report for 1437 S Pacific Avenue dated April 17, 2025. Traffic data is historical and subject to change.



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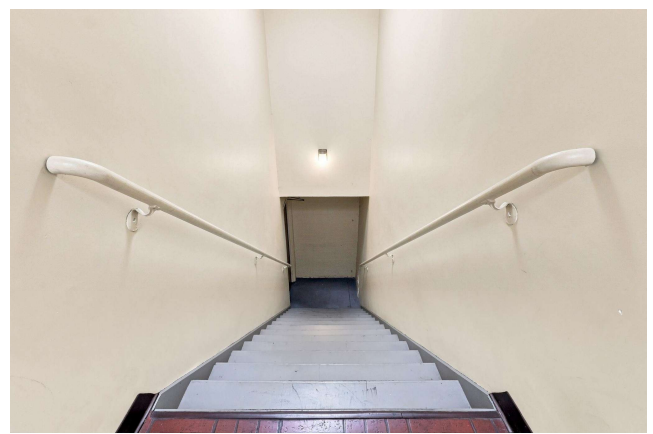
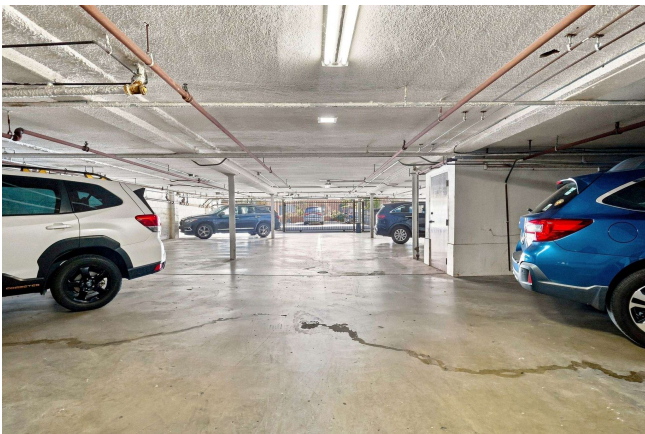


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Lobby and parking garage



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Financial Overview

Based on owner-provided annual income and expenses

ANNUAL GROSS INCOME	\$102,792
TOTAL OPERATING EXPENSES	(\$50,756)
NET OPERATING INCOME	\$52,036
OFFERING PRICE	\$1,400,000
GOING-IN CAP RATE	3.72%
PRICE PER SF	\$267
EXPENSES AS % OF INCOME	49.38%

CALCULATION

Net operating income equals annual gross income of \$102,792 less total reported operating expenses of \$50,756. The going-in cap rate equals \$52,036 divided by the \$1,400,000 offering price.

Prospective purchasers should verify all income and expense figures against leases, invoices, tax records and operating statements.



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Annual Operating Expenses

Owner-provided figures - subject to purchaser verification

ACCOUNTING	\$1,575
GARDENING	\$900
INSURANCE	\$6,868
MAINTENANCE	\$2,878
MANAGEMENT	\$3,600
REPAIRS	\$8,511
SUPPLIES	\$132
TRASH	\$3,635
PROPERTY TAXES - NEW	\$17,000
UTILITIES	\$5,657
TOTAL OPERATING EXPENSES	\$50,756

FINANCIAL SUMMARY

ANNUAL GROSS INCOME	\$102,792
LESS: OPERATING EXPENSES	(\$50,756)
NET OPERATING INCOME	\$52,036
GOING-IN CAP RATE AT \$1,400,000	3.72%



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Rent Roll & Lease Abstract

Suite	Tenant	Use	RSF	Monthly Rent	Lease Exp.	Options	Notes
A	Lasting Impression	Skincare	780	\$1505	Month to Month	None	n/a
C	Dr. Summer & Sigzorich DDS	Dentistry	1250	\$3250	6/30/29	None	1 st option to purchase
D	Dr Kawakami	Orthodontist	1040	\$1731	4/30/28	None	2 nd option to purchase
E	Stylist Mode	Beauty Salon	1062	\$2080	1/31/29	None	n/a
TOTAL			4132	\$8566			

LEASE REVIEW CHECKLIST

- ☐ Confirm rentable area and suite configuration
- ☐ Confirm current base rent, reimbursements and security deposits
- ☐ Abstract renewal options, CPI or fixed increases and termination rights
- ☐ Verify tenant utility obligations and landlord-paid expenses
- ☐ Confirm any rights of first refusal or purchase options



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MARKET EVIDENCE

Comparable 1: 400 S Gaffey Street

CLOSED | MLS RS24212563



PROPERTY PHOTO - 400 S GAFFEY STREET

STATUS / DATE	CLOSED - February 27, 2025
PRICE	\$1,200,000
BUILDING AREA	3,883 SF
PRICE PER SF	\$309
LOT SIZE	3,070 SF
YEAR BUILT	1944
DAYS ON MARKET	0
PROPERTY TYPE	Mixed Use

RELEVANCE TO SUBJECT

Seven-unit mixed-use building with five ground-floor storefronts and two residential units. Renovated, high-traffic location with no onsite parking.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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MARKET EVIDENCE

Comparable 2: 1100 S Pacific Avenue

CLOSED | MLS SB26037796



PROPERTY PHOTO - 1100 S PACIFIC AVENUE

STATUS / DATE	CLOSED - May 27, 2026
PRICE	\$1,500,000
BUILDING AREA	4,800 SF
PRICE PER SF	\$313
LOT SIZE	15,000 SF
YEAR BUILT	1923
DAYS ON MARKET	35
PROPERTY TYPE	Retail

RELEVANCE TO SUBJECT

Seven-tenant strip center with 25 parking spaces. Reported current rents and operating data indicated a 7%+ first-year cap rate.

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MARKET EVIDENCE

Comparable 3: 829 W 9th Street

CLOSED | MLS SB25124313



PROPERTY PHOTO - 829 W 9TH STREET

STATUS / DATE	CLOSED - August 5, 2025
PRICE	\$1,250,000
BUILDING AREA	2,880 SF
PRICE PER SF	\$434
LOT SIZE	9,600 SF (two lots)
YEAR BUILT	1972
DAYS ON MARKET	38
PROPERTY TYPE	Office / Medical

RELEVANCE TO SUBJECT

Two-suite medical office property with extensive 2019-2020 renovation, ADA upgrades, new HVAC, electrical improvements and 15 parking spaces.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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MARKET EVIDENCE

Comparable 4: 1141 S Pacific Avenue

CLOSED | MLS PW26036042



PROPERTY PHOTO - 1141 S PACIFIC AVENUE

STATUS / DATE	CLOSED - May 5, 2026
PRICE	\$1,125,000
BUILDING AREA	6,000 SF
PRICE PER SF	\$188
LOT SIZE	9,003 SF
YEAR BUILT	1940
DAYS ON MARKET	25
PROPERTY TYPE	Retail

RELEVANCE TO SUBJECT

Vacant single-tenant retail building on a prominent corner with showroom, rear storage and 10 onsite parking spaces.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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MARKET EVIDENCE

Comparable 5: 705 S Pacific Avenue

PENDING | MLS SB26049598



PROPERTY PHOTO - 705 S PACIFIC AVENUE

STATUS / DATE	PENDING - Pending July 17, 2026
PRICE	\$1,195,000
BUILDING AREA	8,500 SF
PRICE PER SF	\$141
LOT SIZE	8,991 SF
YEAR BUILT	1927
DAYS ON MARKET	90
PROPERTY TYPE	Three-unit Retail

RELEVANCE TO SUBJECT

Three retail units on month-to-month NNN leases with reported upside through rehabilitation and rent growth.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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MARKET EVIDENCE

Comparable 6: 527 W 9th Street

CANCELED | MLS PV26080380



PROPERTY PHOTO - 527 W 9TH STREET

STATUS / DATE	CANCELED - Canceled July 7, 2026
PRICE	\$1,295,000
BUILDING AREA	5,612 SF
PRICE PER SF	\$231
LOT SIZE	10,018 SF
YEAR BUILT	1971
DAYS ON MARKET	82
PROPERTY TYPE	Mixed Use / Office-Retail

RELEVANCE TO SUBJECT

Two commercial buildings totaling six suites on two parcels, with eight shared rear parking spaces. Most similar in size and positioning; did not sell after 82 days.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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MARKET EVIDENCE

Comparable 7: 601 W 6th Street

ACTIVE | MLS DW26136877



PROPERTY PHOTO - 601 W 6TH STREET

STATUS / DATE	ACTIVE - Active as of CMA date
PRICE	\$1,495,000
BUILDING AREA	5,775 SF
PRICE PER SF	\$259
LOT SIZE	8,410 SF
YEAR BUILT	1950
DAYS ON MARKET	45
PROPERTY TYPE	Multi-tenant Retail

RELEVANCE TO SUBJECT

Fully leased six-unit retail asset marketed at a reported 6.5% cap rate, with separate meters and six gated parking spaces.

Source: Comparative Market Analysis prepared August 7, 2026. Information deemed reliable but not guaranteed.



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REPRESENTATION

Prepared by Gary Krill Jr.

Krill & Associates - Compass



GARY KRILL JR.
San Pedro Real Estate Specialist
35+ years of local market experience

Gary Krill Jr. has helped hundreds of San Pedro home sellers and buyers navigate every type of market over more than 36 years. His practice is built on deep local knowledge, customized strategy, repeat clients and referrals.

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