

FOR SALE

**FREESTANDING
WAREHOUSE**

**241 North Pacific Avenue
San Pedro, CA 90731**



WESTMAC
Commercial Brokerage Company

CONTACT AGENT FOR MORE DETAIL



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Property Description

ADDRESS

241 N Pacific Avenue,
San Pedro, CA 90731

APN

7448-032-010

BUILDING SIZE

Approximately 2,430 square feet

LOT SIZE

Approximately 4,356 square feet

BUILT

1977

WALK SCORE®

Very Walkable (87)

TRANSIT SCORE®

Some Transit (47)

PRICE:

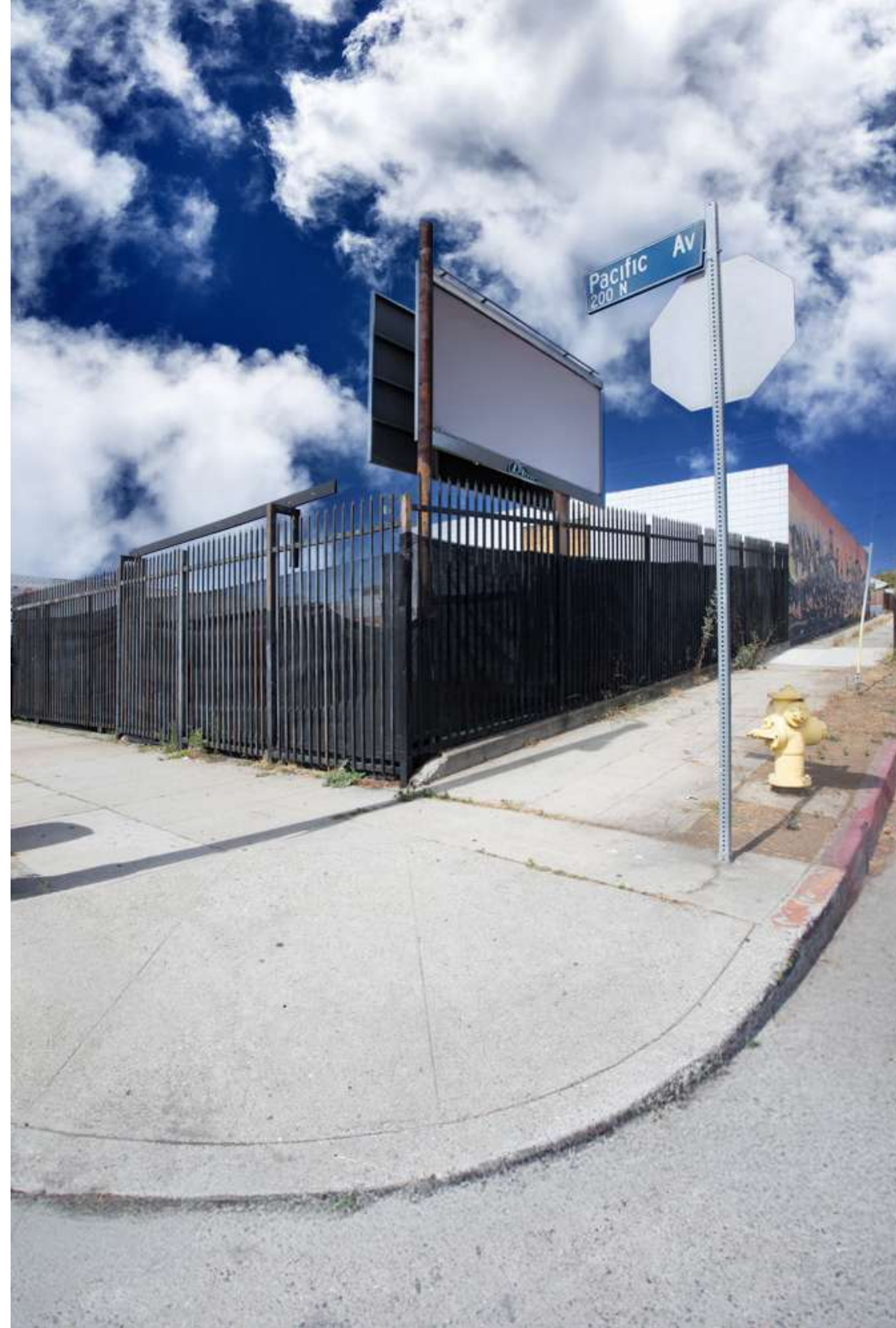
\$1,150,000

ZONING

C2-1VL-CPIO

STORIES

One (1)



Property Highlights

- ❖ Freestanding commercial warehouse
- ❖ Features HVAC throughout
- ❖ Gated
- ❖ Prime San Pedro / Harbor Area location
- ❖ Near the Port of Los Angeles and West Harbor waterfront redevelopment
- ❖ Excellent access to I-110 Freeway and regional transportation routes
- ❖ Strong owner-user or investment opportunity



*Rendering for illustrative purposes only; locations and relative positioning are not to scale.



Property Summary

241 North Pacific Avenue presents a rare opportunity to acquire a freestanding commercial warehouse in the heart of San Pedro, just moments from the Port of Los Angeles and the new West Harbor waterfront development. Positioned within one of Southern California's most active port-adjacent markets, the property benefits from excellent accessibility, strong regional connectivity, and proximity to major economic drivers throughout the South Bay and Harbor Area.

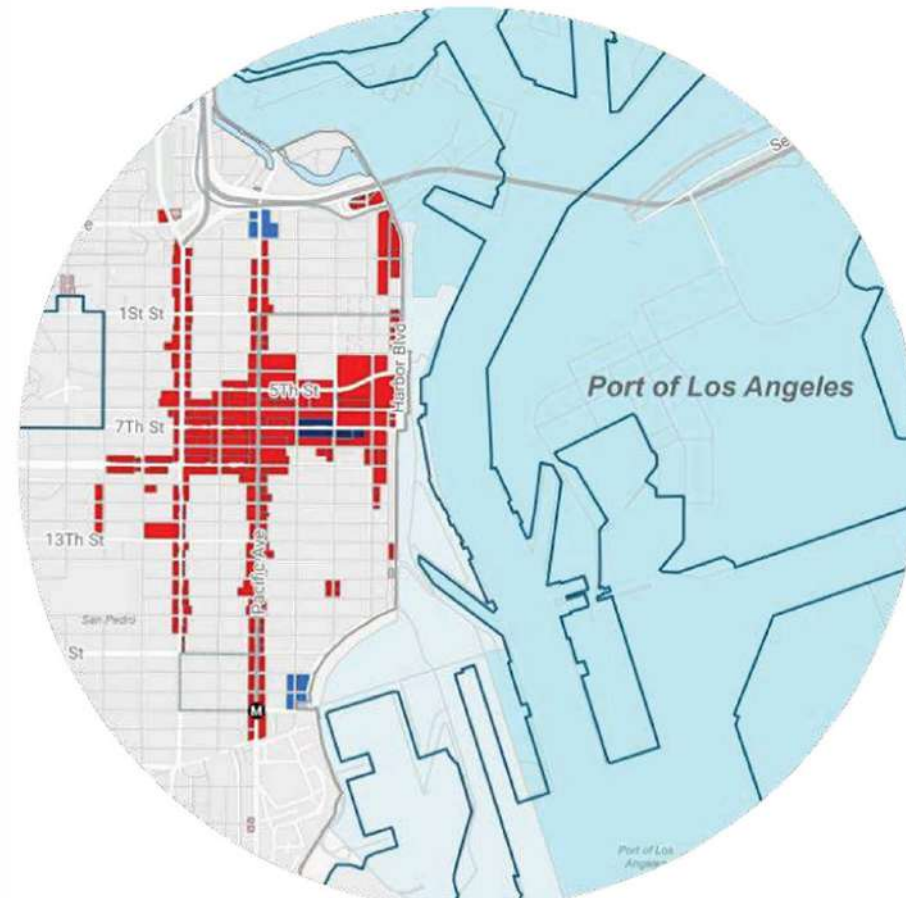
The property offers a functional industrial layout ideal for owner-users, warehouse/distribution operations, contractors, creative industrial users, or investors seeking a strategic infill location near the harbor. Its freestanding configuration provides operational flexibility, dedicated access, and strong street presence along Pacific Avenue.

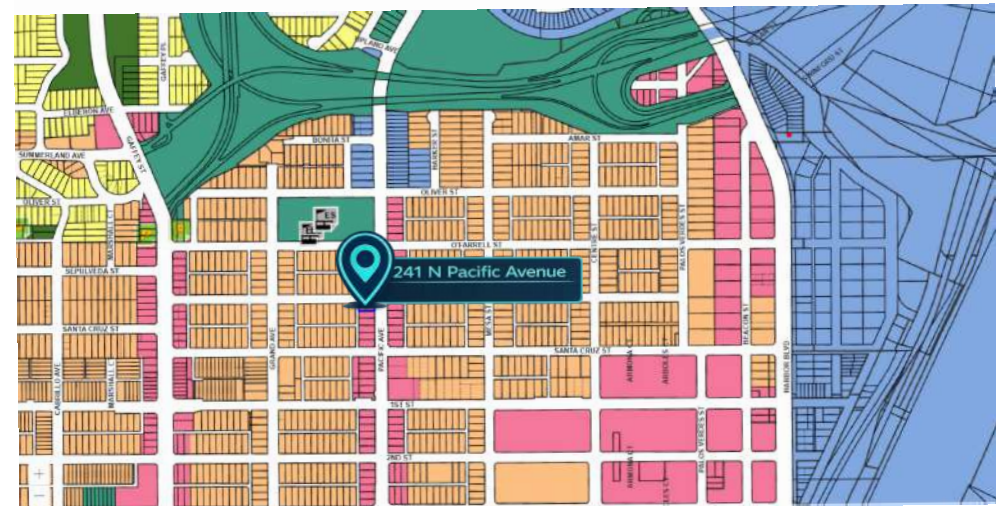
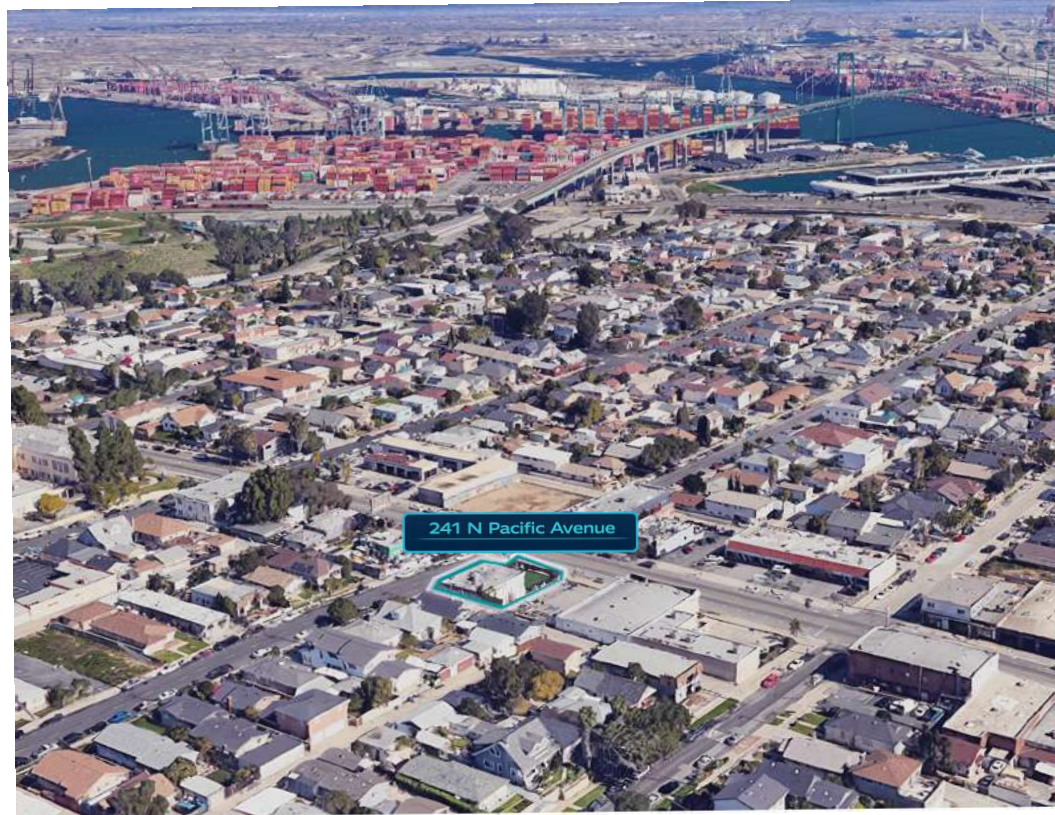
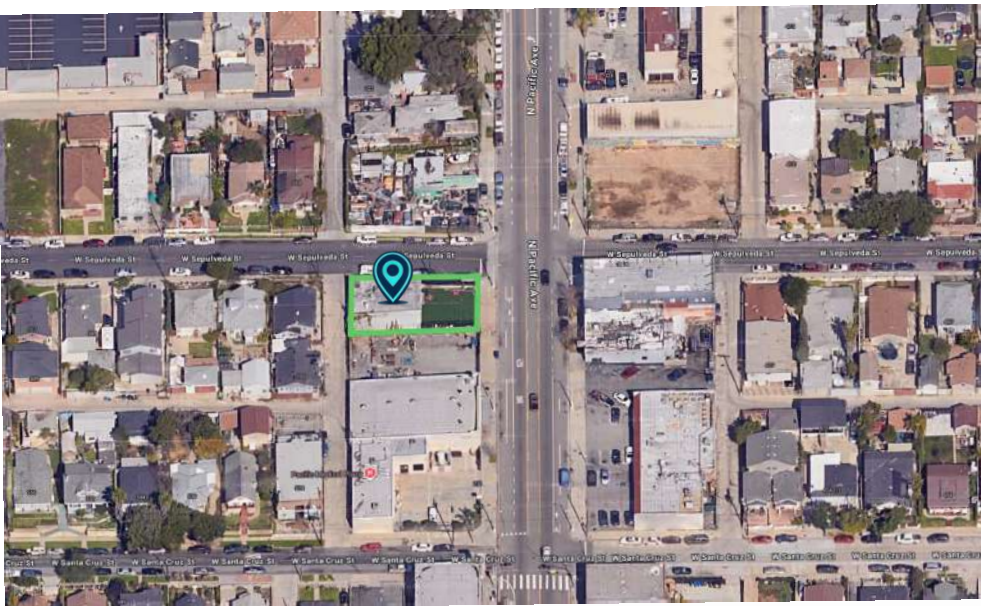
Located near the rapidly evolving LA Waterfront district, the property is surrounded by ongoing public and private investment including new dining, entertainment, hospitality, and retail developments. Nearby amenities include the USS Iowa Museum, Los Angeles Waterfront, West Harbor, and the vibrant Downtown San Pedro arts and restaurant scene.

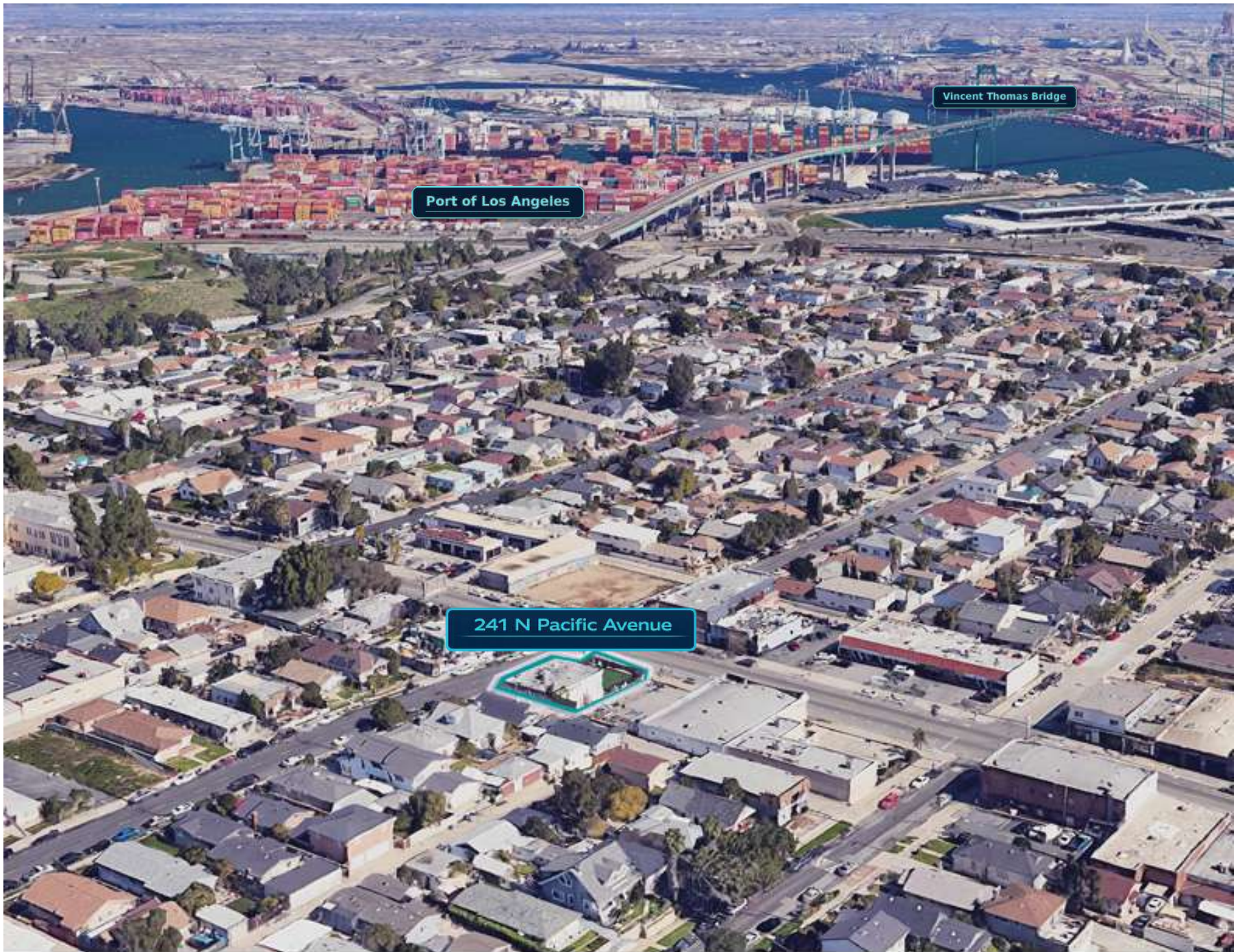
With close proximity to major transportation corridors including the I-110 Freeway, Vincent Thomas Bridge, and regional port infrastructure, 241 S Pacific Avenue is well positioned for businesses seeking access to the greater Los Angeles industrial and logistics network.

Amenities

- ❖ Downtown San Pedro Arts District — immediate area
- ❖ Barton Hill Elementary School — ±0.4 miles
- ❖ Bandini Canyon Park — ±0.5 miles
- ❖ Warner Grand Theatre — ±0.5 miles
- ❖ Port of Los Angeles — ±0.8-1.0 miles
- ❖ Harbor Boulevard Waterfront Corridor — ±0.9 miles
- ❖ Vincent Thomas Bridge — ±1.0 mile
- ❖ West Harbor Waterfront — ±1.1 miles
- ❖ Battleship USS Iowa Museum — ±1.1 miles
- ❖ Los Angeles Maritime Museum — ±1.1 miles
- ❖ Ports O' Call Village Redevelopment Area — ±1.1 miles
- ❖ CRAFTED at the Port of Los Angeles — ±1.2 miles
- ❖ Catalina Express — ±1.2 miles
- ❖ Los Angeles World Cruise Center — ±1.3 miles
- ❖ San Pedro Fish Market — ±1.3 miles
- ❖ Harbor Freeway (I-110) — ±1.4 miles
- ❖ Target — ±1.5 miles
- ❖ Ross Dress for Less — ±1.5 miles
- ❖ Korean Bell of Friendship (Angels Gate Park) — ±1.7 miles
- ❖ Trader Joe's — ±1.7 miles
- ❖ In-N-Out Burger — ±1.8 miles
- ❖ San Pedro High School — ±2.0 miles
- ❖ 22nd Street Landing — ±2.7 miles
- ❖ Point Fermin Park & Lighthouse — ±3.2 miles
- ❖ Cabrillo Beach — ±3.5 miles
- ❖ Cabrillo Marine Aquarium — ±3.6 miles







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Property Photos





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